



EDEN PARK  
WEYMOUTH





## WELCOME TO **EDEN PARK**

**We are thrilled to introduce you to our latest development of beautiful homes in the stunning seaside town of Weymouth.**

Eden Park comprises eighteen quality homes with a mix of two, three and four bedroom properties – beautifully finished with a traditional yet contemporary feel. Each has its own individual character, style and charm.

The development is set in a prestigious, peaceful residential area just a few minutes inland from the seafront and harbour. It is perfectly positioned within walking distance of great schools, shops, supermarkets and transport links – but on a calm, private road away from the hustle and bustle. Within a short walk you can be at the RSPB Radipole Nature Reserve with its stunning wildlife, as well as the play areas, tennis and basketball courts of Radipole Park Gardens.

Eden Park is on the doorstep of the Dorset Downs to the north, where you can enjoy a lovely afternoon walk – and the Jurassic Coast World Heritage Site to the south.

With plenty to see and do all around Weymouth, a thriving town centre and a welcoming community, you'll feel right at home at Eden Park.



## CONVENIENCE ON YOUR DOORSTEP

### PRIMARY SCHOOLS

Radipole Primary School  
Southill Primary School

### GYM

Mission Fitness Weymouth

### SECONDARY SCHOOL

The Wey Valley School

### TRAIN STATIONS

Weymouth Station  
Upwey Station

### COLLEGE

Weymouth College

### SUPERMARKETS

Sainsbury's, Morrisons,  
Lidl, Aldi, Asda



STUNNING  
COASTLINE AND  
ONE OF EUROPE'S  
BEST BEACHES





# TAKE LIFE AT YOUR OWN PACE

**The beauty of Eden Park's location is that you have the freedom to live life at your own pace. If you are looking for relaxed living, saunter straight out into country walks, or head out on a leisurely cycle ride, from the tranquil residential spot.**

Weymouth Golf Club is just six minutes by car to the west, if a gentle round or two is your thing. And Lodmoor Nature Reserve is just a couple of minutes further in the opposite direction, where you can quietly take in a diverse breadth of wildlife at the large reedbed, open water, saltmarsh and wet grassland.

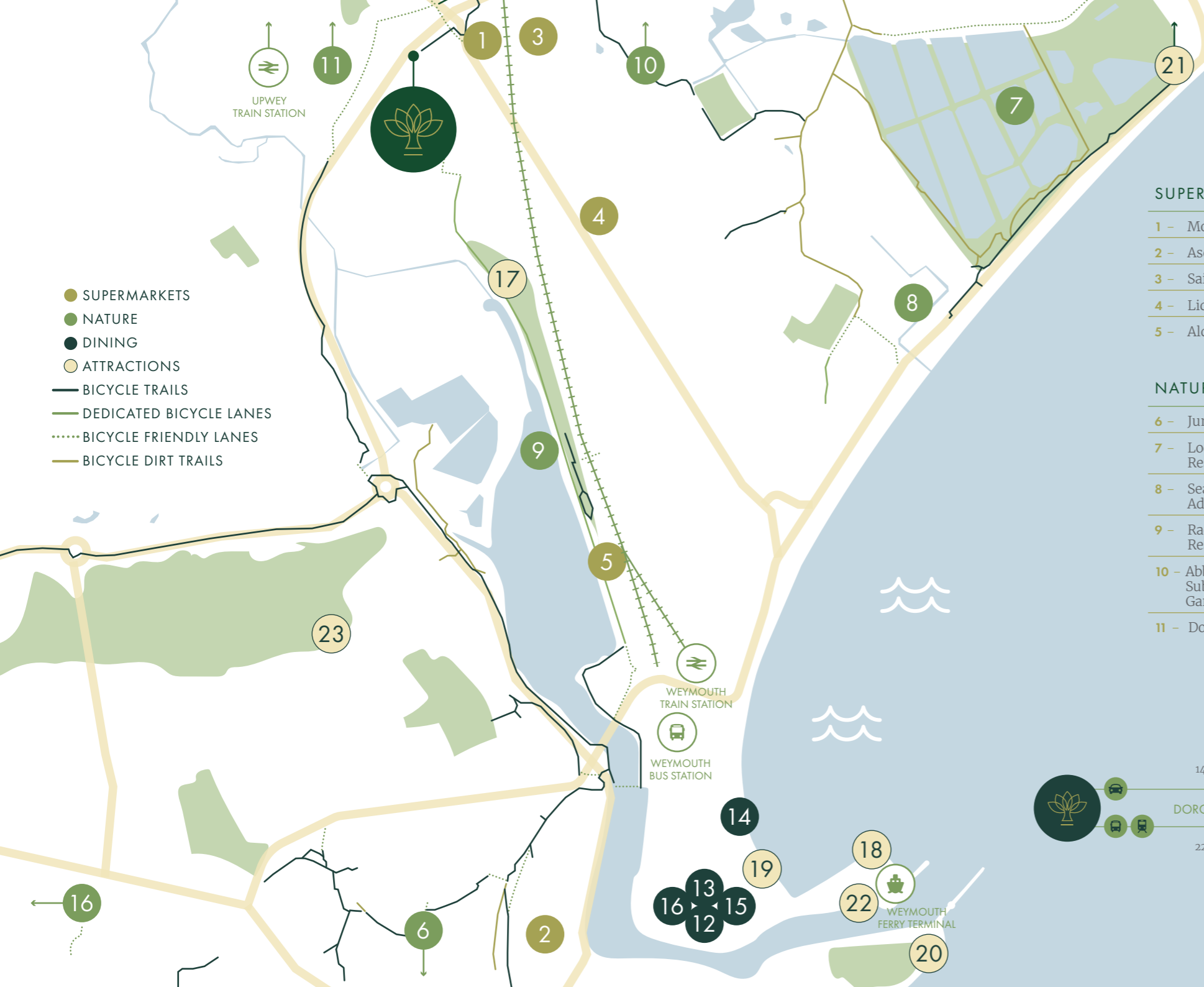
However, if you are looking for a slightly quicker pace of life, you will find plenty of things to keep you on the go.

Visit Weymouth beach – voted the UK's number one beach by TripAdvisor, boasting golden sands and a whole host of seaside attractions. And shop 'til you drop on the two main shopping streets – St Mary Street and St Thomas Street.

Catch a performance at Weymouth Theatre, overlooking the beach. Go rollerskating at Weymouth Pavillion. See the latest releases at the town's state-of-the-art multiplex cinema. Take your pick from the extensive selection of local restaurants, bars and tearooms. And make the most of the coastal setting with boat trips, sailing, fishing, kayaking and more.

The county town of Dorchester is just a short bus ride away, and a National Cycle route, right on your doorstep, connects Dorchester, Weymouth and Portland providing even more choice. The town's train station offers main line links to both London Waterloo and Bristol Temple Meads.





# THE LOCAL AREA

## SUPERMARKETS

	Car	Bike	Walk
1 - Morrisons	2min	1min	4min
2 - Asda	6min	12min	42min
3 - Sainsbury's	5min	6min	16min
4 - Lidl	3min	4min	12min
5 - Aldi	6min	8min	24min

## DINING

	Car	Bike	Walk
12 - Manbos Bistro	7min	11min	39min
13 - Crustacean	7min	11min	39min
14 - Al Molo	6min	14min	33min
15 - Thai House	6min	10min	33min
16 - Stanleys	7min	12min	41min

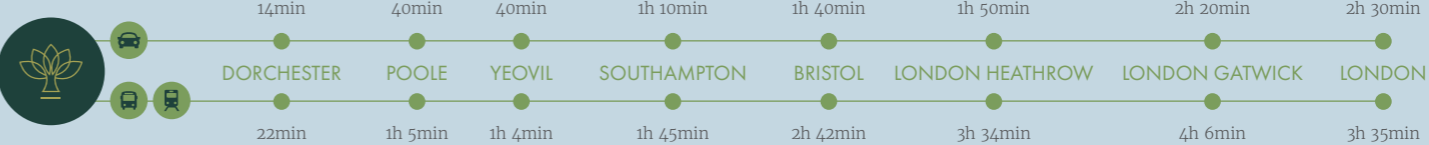
## NATURE

	Car	Bike	Walk
6 - Jurassic Safari	12min	22min	-
7 - Lodmoor Nature Reserve	12min	11min	37min
8 - Sea Life Adventure Park	8min	12min	39min
9 - Radipole Nature Reserve	3min	4min	12min
10 - Abbotsbury Subtropical Gardens	20min	54min	-
11 - Dorset Downs	5min	5min	11min

## ATTRACTIONS

	Car	Bike	Walk
17 - Radipole Park	2min	4min	13min
18 - Jurassic Skyline	12min	14min	45min
19 - Sandworld Sculpture Park	8min	15min	42min
20 - Nothe Fort	12min	14min	51min
21 - Dorset Snowsport Centre	22min	50min	-
22 - Weymouth Pavillion	8min	13min	41min

## JOURNEY TIMES



All timings indicate an average travel time.

# EXPLORE MORE

Weymouth is packed full of things to see and do, and the surrounding region is rich with history, nature and interest. Here's just a flavour of our recommended places to visit...



## WEYMOUTH BEACH

[www.visit-dorset.com](http://www.visit-dorset.com)

Not only is the three-mile stretch of seafront ranked number one in the UK, it is also number nine across the whole of Europe. With the perfect English sandy beach, donkey rides, sticks of rock, Punch and Judy shows and fish and chips aplenty, you could not ask for a better seafront – and it is only minutes from your door.

## ABBOTSBURY SUBTROPICAL GARDENS

[www.abbotsbury-tourism.co.uk/gardens](http://www.abbotsbury-tourism.co.uk/gardens)

A short drive out of Weymouth takes you to one of the world's finest gardens. Set in 20 acres of walled woodland valley, experience the stunning selection of exotic flowers, adventure playground, nature trail and teahouse – something for all the family. Recently voted the Historic Houses Association / Christie's Garden of the Year, it truly is well worth a visit.



## JURASSIC SAFARI

[www.jurassicsafari.co.uk](http://www.jurassicsafari.co.uk)

Weymouth lies on Dorset's Jurassic Coast – the UK's only World Heritage Site of Outstanding Natural Beauty, putting it alongside the likes of the Great Barrier Reef, the Grand Canyon and the Taj Mahal. There are 95 miles of stunning coastline in total and one of the best ways to explore is on a Jurassic Safari – so climb aboard a classic Land Rover for an adventure that takes you to some of the most spectacular views and wildlife in the country.

## MANBOS BISTRO

[www.manbosbistro.com](http://www.manbosbistro.com)

If you are looking for a unique dining experience, then look no further than Manbos Bistro. With only a handful of tables (it is advised to book in advance), a vibrant atmosphere and a varied menu, you will quickly see why it is so popular. Taste some of the best local ingredients, freshly prepared, and enjoy some seriously delicious dishes in a laid-back setting. It may look modest from the outside, but inside it is an experience you will not forget.



## WEYMOUTH HARBOUR

[www.weymouth-harbour.co.uk](http://www.weymouth-harbour.co.uk)

The Old Harbour at Weymouth is truly picturesque. Just wander around its bustling coffee shops, fish and chip shops, pubs and gift shops and soak up the atmosphere. The Georgian harbour is a great place to explore on foot – or sit back and take it all in from the harbour wall. If you would prefer to see a different view of the harbour, you can jump aboard a high-speed boat tour, or even head off on a deep-sea fishing trip.

## JURASSIC SKYLINE AT THE SEA LIFE ADVENTURE PARK

[www.jurassic skyline.com](http://www.jurassic skyline.com)

The renowned SEA LIFE Adventure Park is enough of an attraction on its own, with an array of exotic creatures and exciting rides. But the Jurassic Skyline takes it to another level. The viewing tower, which rises to 53 metres, provides unrivalled views of the breathtaking Jurassic Coast and Dorset countryside. Perfect for people of all ages, simply sit back and enjoy the 360° panoramic views.

## SANDWORLD SCULPTURE PARK

[www.sandworld.co.uk](http://www.sandworld.co.uk)

Sculpture park, art gallery, sand festival... Sandworld is truly unique. The life-sized works of art are created entirely out of sand and water by world class, award winning sculptors. Each year features a different theme and you can even try your hand at creating your own masterpiece.



## NOTHE FORT

[www.nothefort.org.uk](http://www.nothefort.org.uk)

Built by the Victorians to protect Portland Harbour, this coastal defence is one of the best-preserved forts of its kind. Walk around the tunnels and underground passages and you will quickly begin to understand its importance. The fort also includes a museum to learn about its impressive heritage.



A scenic coastal view featuring a concrete promenade, a cliffside with dense vegetation, a rocky shore, and a sailboat on the ocean. The promenade is a curved concrete wall with a flat top, where a man and a woman are walking. To the right, a set of stairs leads down to a rocky beach. In the distance, a blue sailboat is on the water. The sky is overcast and the water is a pale blue-grey. The cliffside is covered in thick, brownish-green bushes and a large, spiky plant. The foreground is slightly blurred, showing green foliage.

ADVENTURE  
IN ABUNDANCE

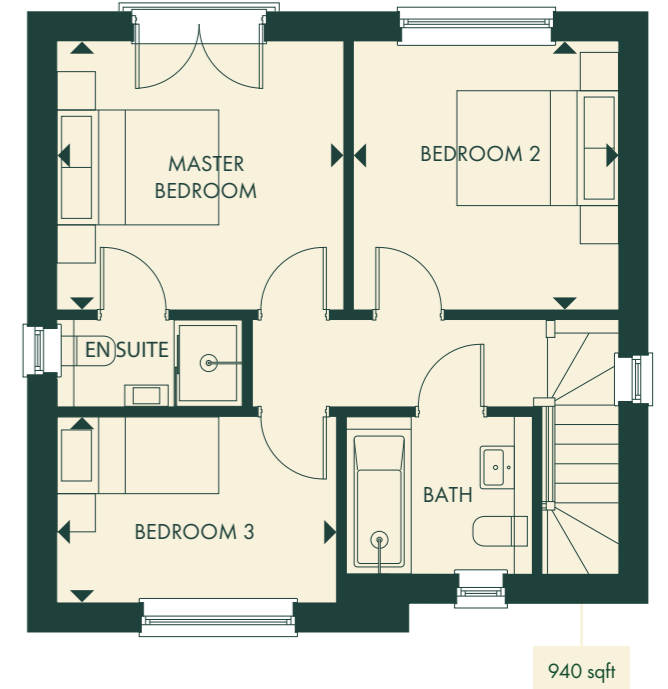
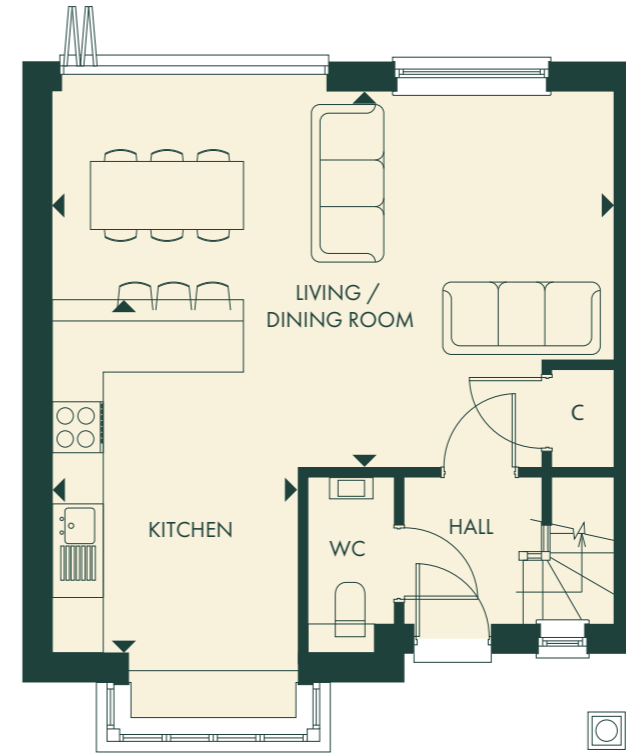


# SITE PLAN



# FLOOR PLAN A THREE BEDROOM HOME

# HOME 1



940 sqft

KITCHEN	2890 x 4000	9' 6" x 13' 1"	BEDROOM 2	3111 x 3153	10' 2" x 10' 4"
LIVING / DINING	6600 x 4410	21' 8" x 14' 6"	BEDROOM 3	3287 x 2182	10' 9" x 7' 2"
MASTER BEDROOM	3365 x 3153	11' 0" x 10' 4"			

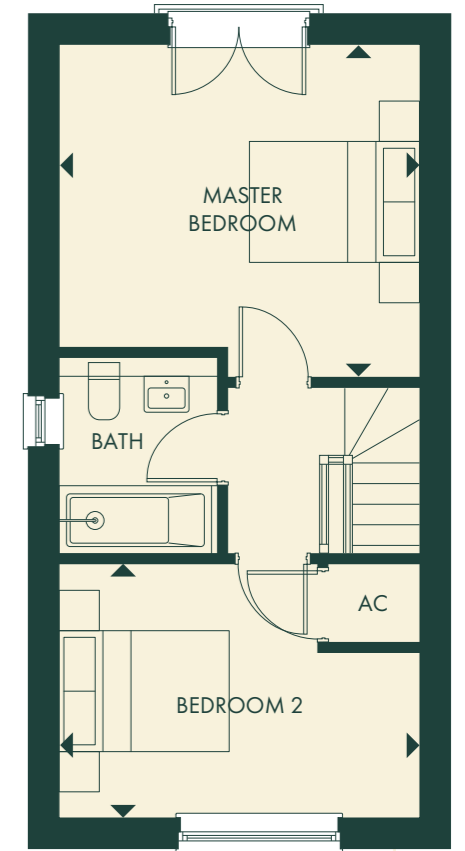
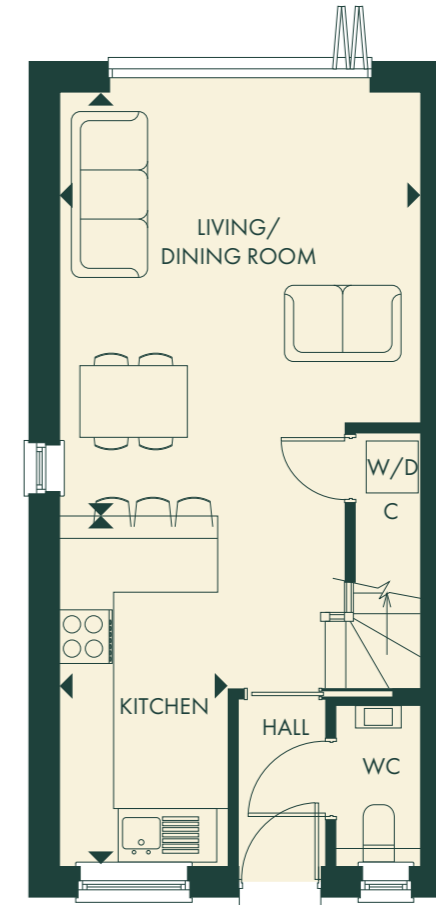
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FLOOR PLAN  
TWO BEDROOM HOMES

HOMES  
2, 3, 4, 5, 6, 7, 11 & 12



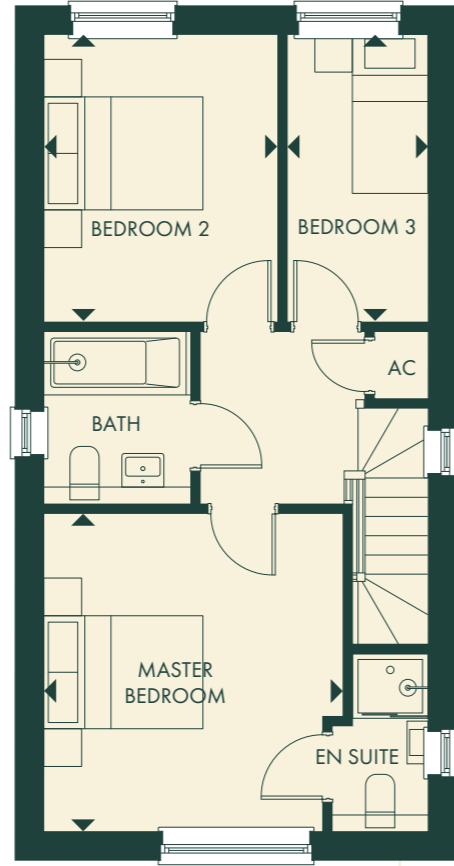
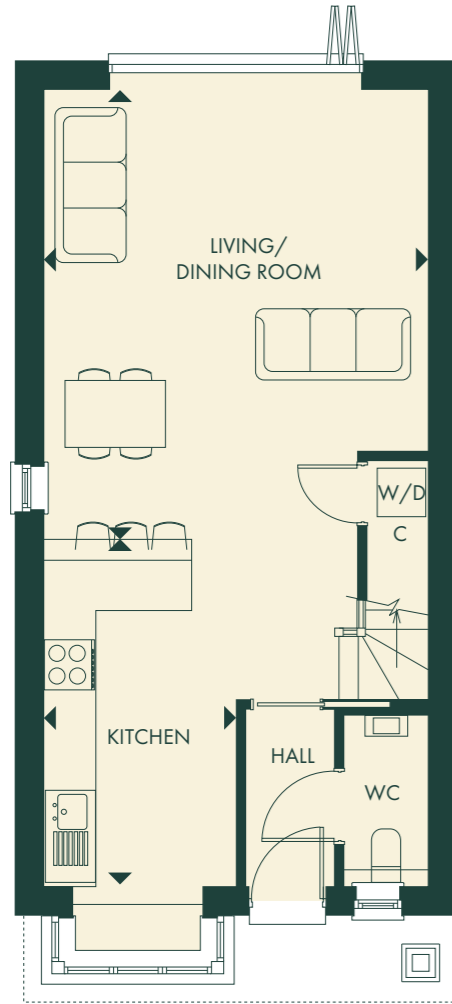
760 sqft

KITCHEN	1882 x 3800	6' 2" x 12' 6"
LIVING / DINING	4025 x 4825	13' 2" x 15' 10"

MASTER BEDROOM	4025 x 3710	13' 2" x 12' 2"
BEDROOM 2	4025 x 2827	13' 2" x 9' 3"

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FLOOR PLAN  
THREE BEDROOM HOMES



965 sqft

KITCHEN	2314 x 4200	7' 7" x 13' 9"
LIVING / DINING	4577 x 5327	15' 0" x 17' 6"
MASTER BEDROOM	3551 x 3794	11' 8" x 12' 5"

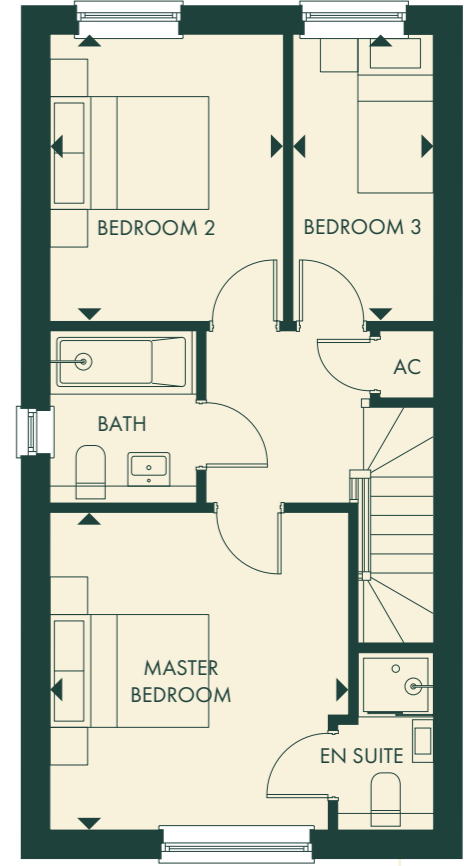
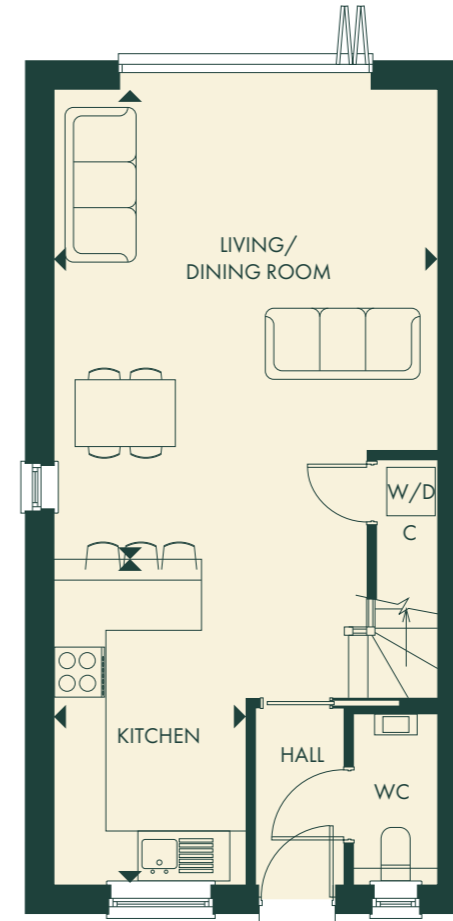
BEDROOM 2	2777 x 3433	9' 1" x 11' 3"
BEDROOM 3	1674 x 3433	5' 6" x 11' 3"

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HOMES  
8 - 10

FLOOR PLAN  
THREE BEDROOM HOMES



955 sqft

KITCHEN	2287 x 4200	7' 6" x 13' 9"
LIVING / DINING	4588 x 5327	15' 1" x 17' 6"
MASTER BEDROOM	3563 x 3794	11' 8" x 12' 5"

BEDROOM 2	2788 x 3433	9' 2" x 11' 3"
BEDROOM 3	1674 x 3433	5' 6" x 11' 3"

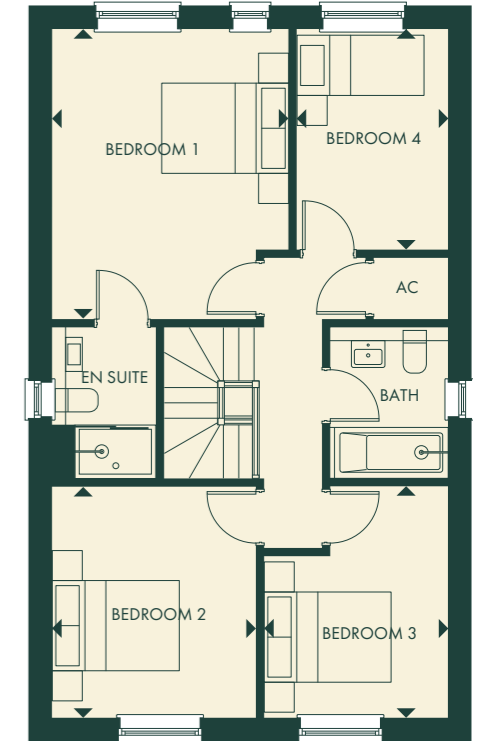
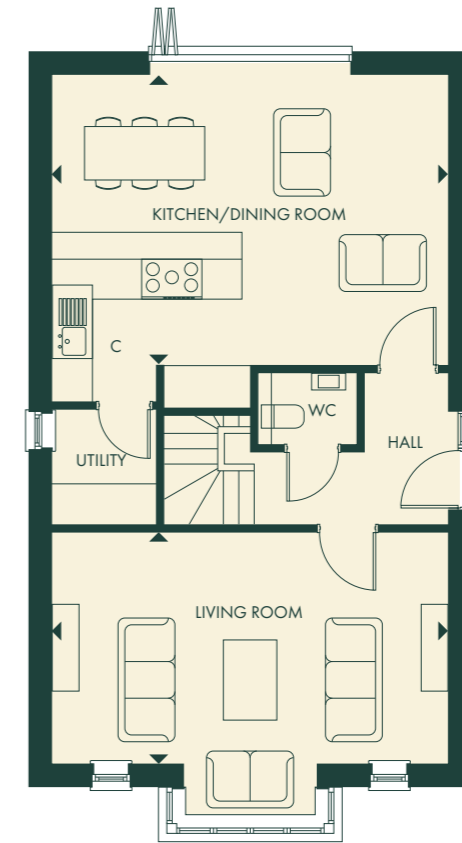
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FLOOR PLAN  
FOUR BEDROOM HOMES

HOMES  
17 & 18



1350 sqft

KITCHEN / DINING	5927 x 4344	19' 5" x 14' 3"
LIVING ROOM	5927 x 3459	19' 5" x 11' 4"
MASTER BEDROOM	3538 x 4344	11' 7" x 14' 3"

BEDROOM 2	3046 x 3459	9' 12" x 11' 4"
BEDROOM 3	2755 x 3459	9' 0" x 11' 4"
BEDROOM 4	2263 x 3304	7' 5" x 10' 10"

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# EXCEPTIONAL ATTENTION TO DETAIL, INSIDE AND OUT.



KITCHENS

- Matt handleless doors with timber effect wall units
- Stone worktops with undermounted basin
- Neff oven & induction hob
- Integrated under counter fridge, freezer and dishwasher
- Integrated extractor to wall unit
- Breakfast bar
- High quality laminate wood effect flooring



BATHROOMS

- High quality Sanuex sanitaryware with wall mounted vanity basin and wall hung pan
- Vado Brassware with concealed valve and overhead showerhead to en suite
- Victorian style feature floor tiles
- White contemporary wall tiles
- Towel radiators



BEDROOMS

- Luxurious fitted carpet to all bedrooms
- Juliet balconies to selected homes



MISCELLANEOUS

- Gas central heating
- Carpeted timber staircase with hardwood handrail
- Open plan kitchen, dining and living areas
- Bi-fold doors leading out to gardens
- Traditional style doors with traditional architrave and skirting
- Polished chrome lever handles
- Utility cupboards with space for a washing machine and dryer
- Hillindon oak front doors to homes with a brick finish
- Derby painted grey front doors to homes with a render finish
- Fully landscaped front and rear gardens where applicable
- Outside light
- Outside tap

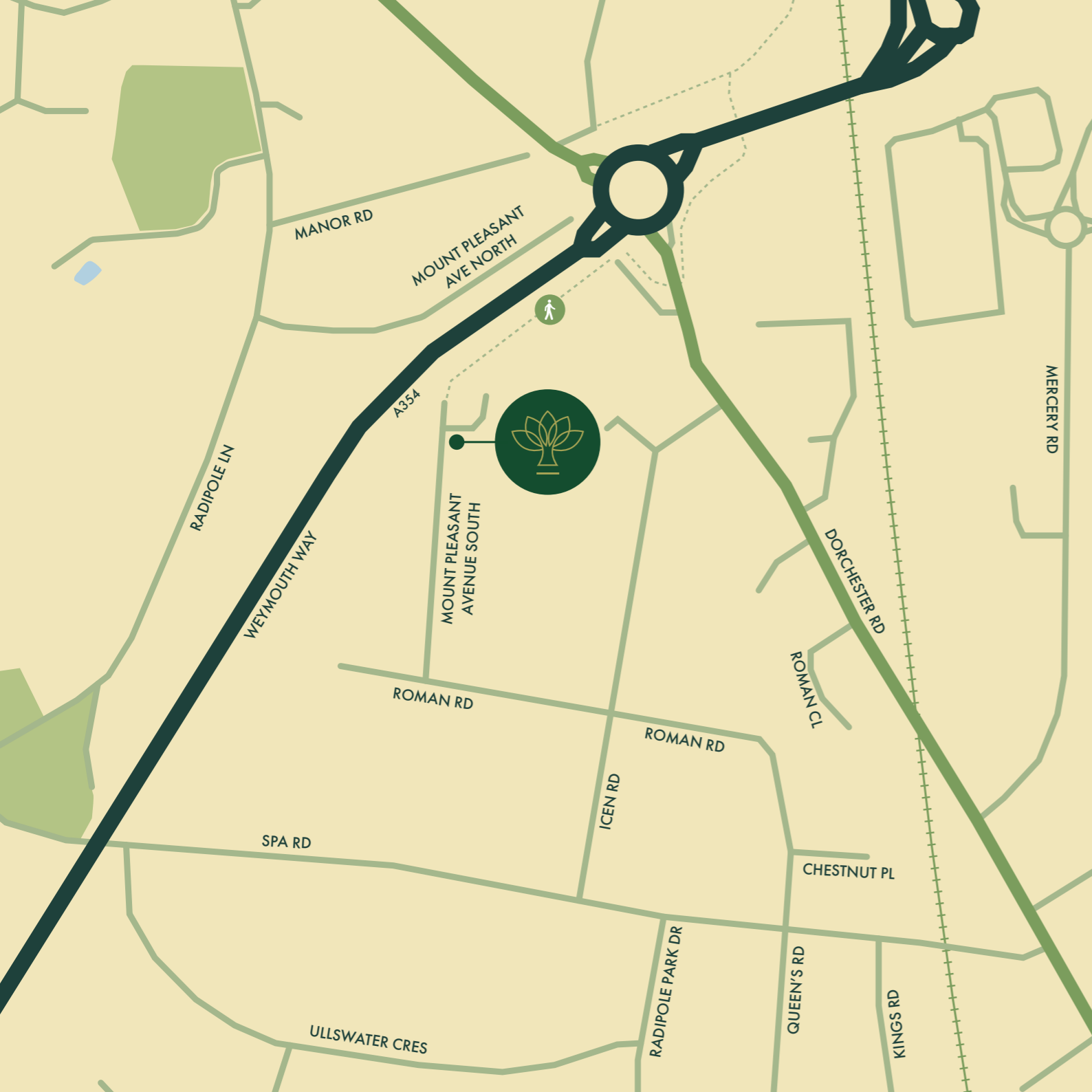


LIGHTING AND ELECTRICAL

- 100% LED energy saving lighting
- Shaver socket
- TV points to all bedrooms
- Integrated worktop lighting to kitchen
- Down lights to all bedrooms
- USB charging port to kitchen and master bedroom

*We endeavour to improve upon our development, therefore, we may occasionally substitute items within this specification. Images shown are indicative only, and are used for illustrative purposes. Any photographs shown are of previous developments and are used to display the quality of finish of a Juno home.*





# WHERE QUALITY MATTERS, AND EXPERIENCE COUNTS

**We are passionate about the high quality homes we create.**

Applying two generations of development skills, each project we embark upon is completed to the very highest of standards. We've been involved with the restoration and conversion of important listed buildings and landmark properties in Dorset and Hampshire. We place great importance on building sustainable homes that both reduce running costs, and are kind to the environment.

Every Juno home goes through a stringent design process, involving interior designers, architects and landscape gardeners to maximise the standard of living.

*The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.*





**EDEN PARK**  
WEYMOUTH

Mount Pleasant Avenue South, Weymouth, Dorset DT3 5FQ

