



OSBORNE QUARTERS

NETLEY



200 ACRES OF PARKLAND ON YOUR DOORSTEP

We are proud to present this prestigious and genuinely unique development nestled in the enchanting and historic surroundings of Royal Victoria Country Park.

Osborne Quarters is a select development of 30 two-bedroom homes, lovingly restored from glorious Victorian dwellings. Thoughtfully refurbished whilst retaining their 19th century exterior charm, these homes have been finished in a contemporary style.

Sitting within the perfect location to access everything the park has to offer, take advantage of the labyrinth of paths to find your favourite jogging route or morning dog walk. You're also only a short drive away from local shops, transport links and a variety of restaurants.





EXPLORE YOUR 200 ACRE GARDEN

- 1 Sophie's Pond
- 2 Horse Pond Wood
- 3 The Fairy Garden
- 4 Gift Shop
- 5 Cedar Tea Rooms
- 6 Children's Play Area
- 7 BBQ Area
- 8 Miniature Railway Station
- 9 The Chapel
- 10 Beach
- 11 Netley Sailing Club
- 12 Bluebell Wood
- 13 Cemetery Wood
- 14 Sports Pavillion

KEY

- Public Road
- Footpath
- Hamble Rail Trail
- Royal Victoria Railway

Access to the development is via Hound Road only.





AN EXTENSION OF YOUR GARDEN

Opened to the public in 1980, Royal Victoria Country Park is a popular recreational destination for Hampshire locals. Set on the banks of the Solent with views across to the Isle of Wight, the park offers visitors pebbled beaches, grassy parkland and miles of shady woodland to explore. Not to mention a café, gift shop, fairy garden, private glamping and BBQ areas for hire.

An extensive network of paths wind their way around the grounds and invite walkers, and their four-legged friends, to embrace their natural surroundings. For the nature lovers, Sophie's Pond sits on the shore at the Park's main gates and welcomes budding ornithologists to befriend the ducks and swans that jostle for attention.

The Park is also home to cricket matches on the green and to Netley Sailing Club. With a full racing programme from April to January, boats, yachts and windsurfers can regularly be seen bobbing about in the Solent making the most of the breeze and the fantastic slipway access from the bank of the Park.





Purpose built in 1863 and opened by Queen Victoria herself, at 3/4 of a mile-long, Royal Victoria Military Hospital was an imposing sight, not to mention the largest of its kind.

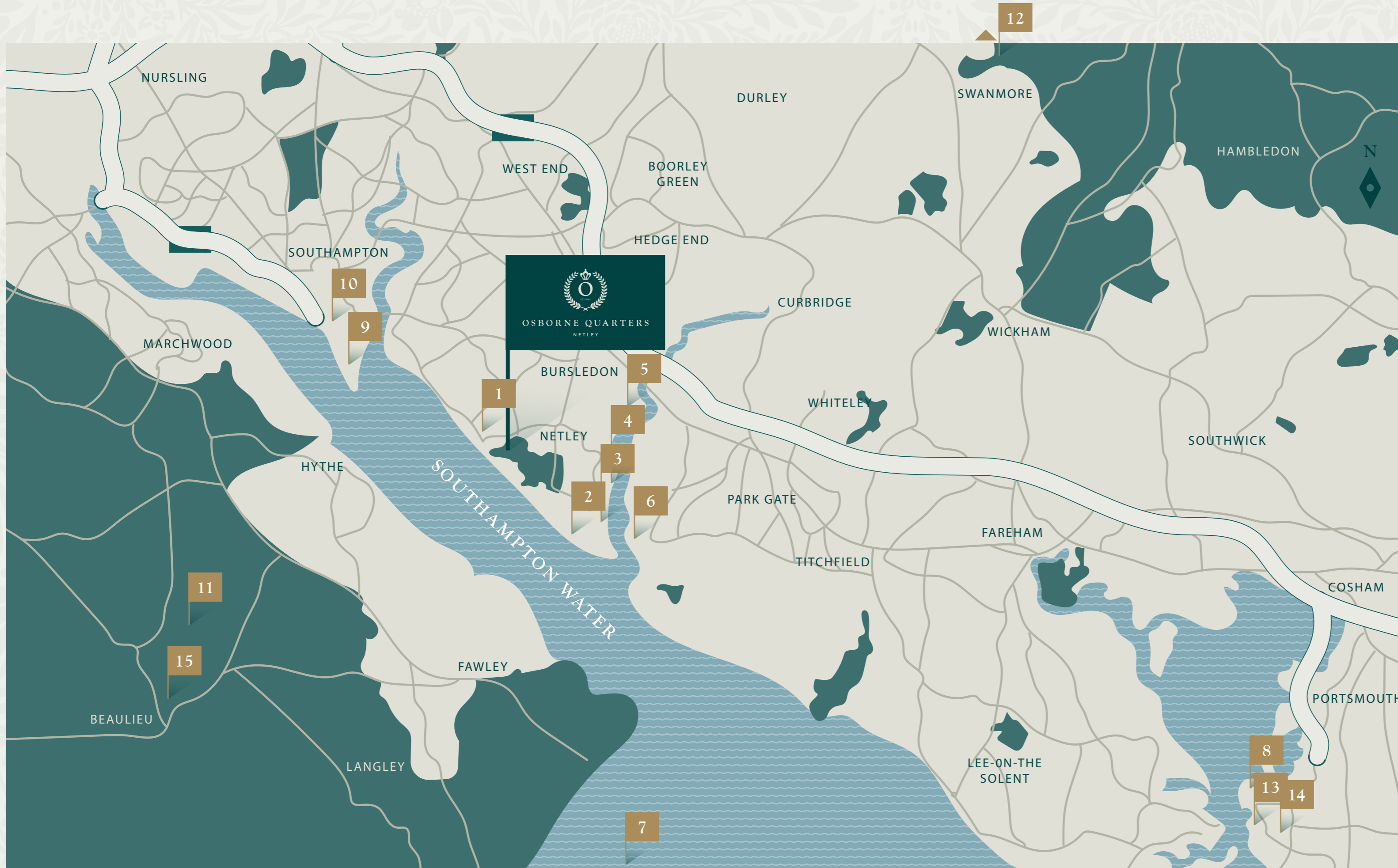
Chosen for its strategic position on the Solent, the red bricked structure helped treat and rehabilitate thousands of wounded soldiers until its demolition in 1966. Now only the original central chapel remains, acting as a visitor centre and reminder of the important role Netley played in our history.

HISTORIC NEIGHBOURS

Netley is flanked by two historic gems, Royal Victoria Country Park and the ruins of Netley Abbey.

Constructed in the 13th century by the Cistercian monks who settled on the wooded shores of Netley, the Abbey was once an impressive structure. It has been repurposed and remodelled countless times within its history. The romantic, ivy clad ruins once attracted the talents of painter John Constable and a visit is said to have inspired Jane Austen to write the gothic Northanger Abbey. Now a conservation site, open to visitors, the Abbey continues to inspire countless generations with its architectural significance.





EXPLORE THE LOCAL AREA

- 1 Netley Abbey

- 2 Hamble-Le-Rice

- 3 Hamble Marina

- 4 Warsash Ferry

- 5 The Jolly Sailor Pub

- 6 Maritime Academy

- 7 Isle of Wight

- 8 Mary Rose Museum

- 9 Ocean Village

- 10 West Quay Shopping Centre

- 11 The New Forest

- 12 Marwell Zoo

- 13 Gunwharf Quays

- 14 Spinnaker Tower

- 15 National Motor Museum at Beaulieu



LIFE ON THE SOLENT

The Solent is an 18 mile stretch of open water that separates Hampshire and the Isle of Wight. Home to Cowes Week, one of the largest yachting regattas in the world. The Solent is famously the final resting place of Henry VIII's The Mary Rose, so maritime enthusiasts are well catered for.

Further along from Netley is the village of Hamble-le-Rice, with its cobbled streets and bustling marina populated with a range of eateries which specialise in locally produced food and ale, this is the perfect spot to watch the world go by. Hamble was also the backdrop to the popular 1980's BBC drama, 'Howards Way'. You might recognise many of its landmarks including The Jolly Sailor pub that offers delicious homecooked dishes from a waterside location, including its very own pontoon ready set for diners.

A small ferry runs throughout the day to Warsash which is just across the water from Hamble. If you're looking for super yachts and dreamy cruisers, then head to Ocean Village and the Royal Southampton Yacht Club on the waterfront. Always a hive of social activity, Ocean Village has everything from steakhouses, brasseries, hip hotels with open terrace bars and a luxury spa.



BACK IN TIME FOR DINNER

With a prime south Hampshire location there's a whole host of exciting places waiting to be explored just around the corner. West Quay in lively Southampton can offer hours of endless activity. It's packed full of big-name shops, unique restaurants as well as a deluxe cinema and Hollywood Bowl. For a designer lifestyle without the price tag, Gunwharf Quays in Portsmouth is the place to be. Rising high above the maritime city is Spinnaker Tower. A 170-metre landmark, the brave are invited to abseil down this iconic structure.

If you'd rather keep your feet on the ground, take time to explore the endless heathland and coastal paths of the New Forest, where wild ponies roam free and ancient woodlands surround quaint country pubs, there's always an excuse to pop in and sample the local ales. A high-octane day out can be had at the National Motor Museum, Beaulieu and the annual three-day New Forest and Hampshire County Show is not one to be missed.

With so much on offer right on your doorstep, your weekends never looked so good.





HOME, BUT NOT AS YOU KNOW IT

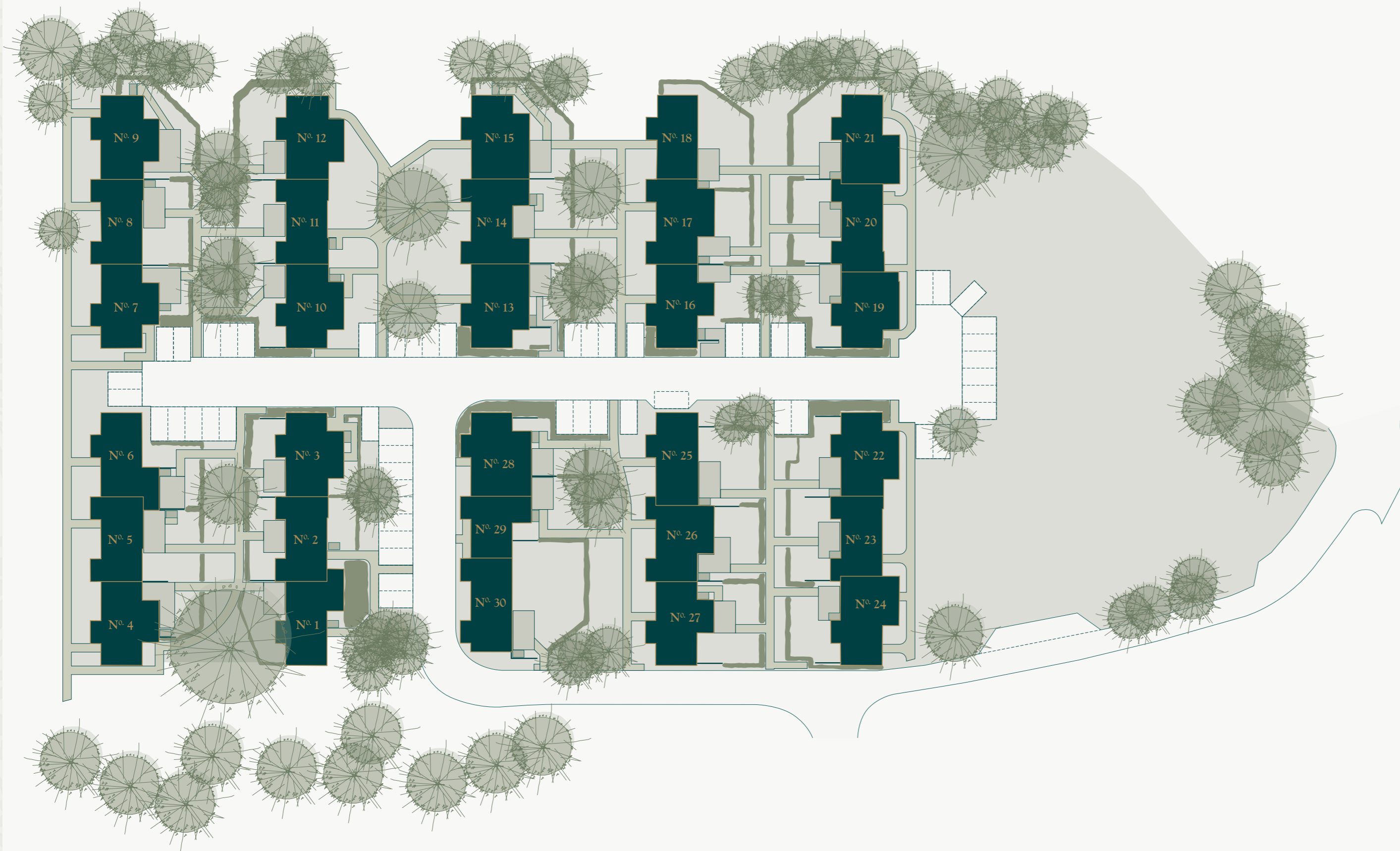
1863-4 ○ The original married quarters were built and formed part of the Royal Victoria Hospital. Most of the exterior fabric dates to this period, including the main single-storey blocks, built in red brick in a modest picturesque cottage style.

1914 ○ Addition of the rear extensions to each block were made, housing 'sculleries and sanitary annexes'. These were part of extensive works to update the facilities within the married quarters.

Mid-late 20th century ○ A period of considerable repair and modern refurbishment, coinciding with the conversion of the blocks to the Hampshire Police Training Academy. New doorways and windows were added and complete re-roofing carried out.

2019 ○ Substantial work to restore the blocks to individual homes. Care has been taken to preserve original features and retain the Victorian architectural charm, whilst bringing the homes to 21st century standards with the latest insulation techniques and heating technology.





THE DEVELOPMENT

Perfectly proportioned and laid out with Victorian precision, our lovingly reimagined homes at Osborne Quarters offer lush private gardens and ample parking. Make the most of the neat village green, just a short stroll from your front door, where evening BBQ's and friendly matches of cricket or football with your new neighbours are encouraged.



SPECIFICATION

KITCHEN

- Light grey shaker doors
- Designer pewter knobs and bar handles
- Stainless steel cooker hoods
- Composite stone worktops
- Undermounted sinks
- Under cabinet lighting
- Bosch ovens, induction hobs and dishwashers
- Caple fridge freezers and integrated extractors

BATHROOMS

- Vitra concealed cisterns with wall-hung pans
- Vado brassware
- Ceramic basin with handmade solid oak wash basin stands
- Fixed overhead wall-mounted showers with wall-mounted hand showers
- Concealed valves
- Chrome electric towel radiators
- Low level integrated lighting on sensors
- Large format stone effect tiling with feature subway tiles

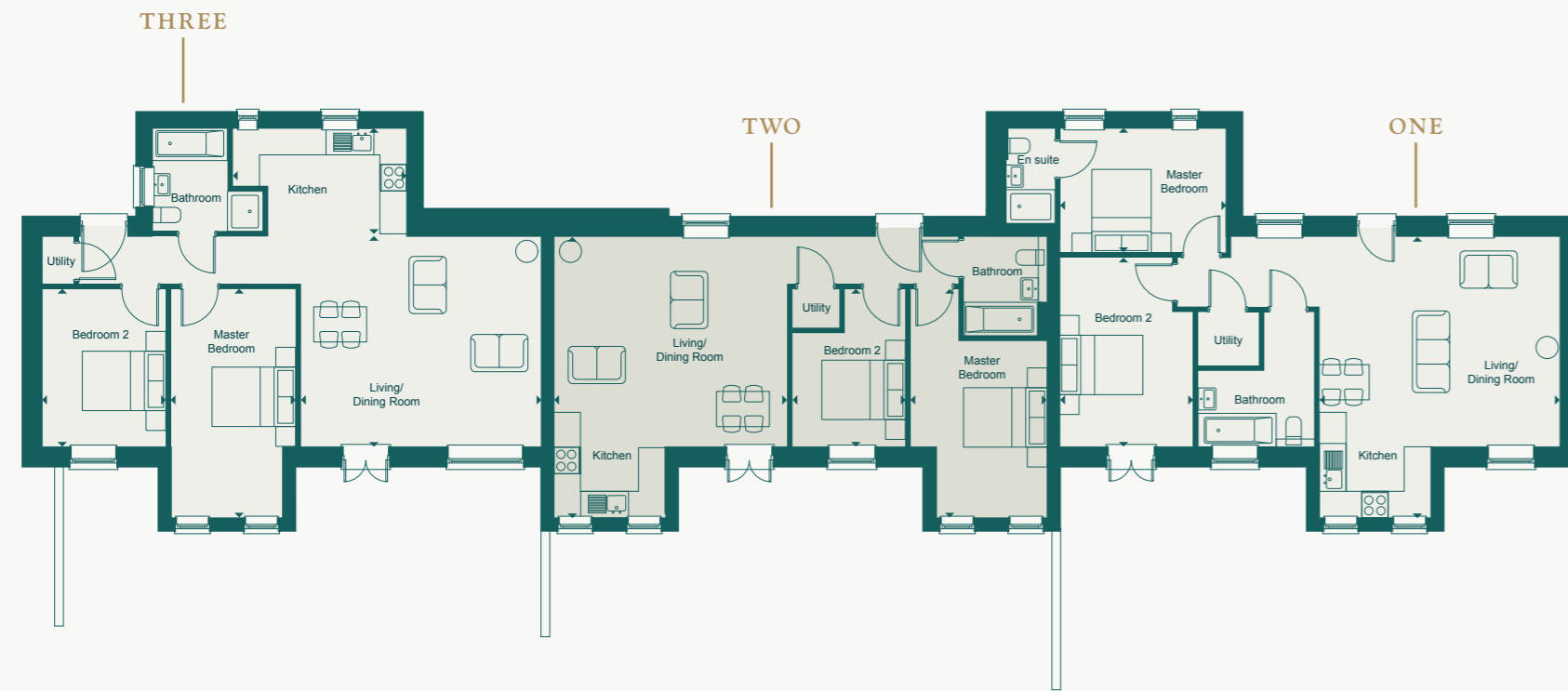
ADDITIONAL

- Wood burners to living rooms
- LED downlighting throughout
- High level TV points
- Wood effect laminate flooring to kitchens, hallways and living areas
- Luxury carpet to bedrooms
- Cottage style white painted doors
- Designer lever handle in antiqued finish
- Utility cupboards

The images shown depict previous Juno Developments' projects.

Please note, the items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.

NUMBER ONE, TWO AND THREE



NUMBER THREE

Kitchen	3900mm x 2400mm	12' 10" x 7' 10"
Living / Dining Room	5350mm x 4700mm	17' 7" x 15' 5"
Master Bedroom	5100mm x 2750mm	16' 9" x 9' 0"
Bedroom 2	3550mm x 2800mm	11' 8" x 9' 2"

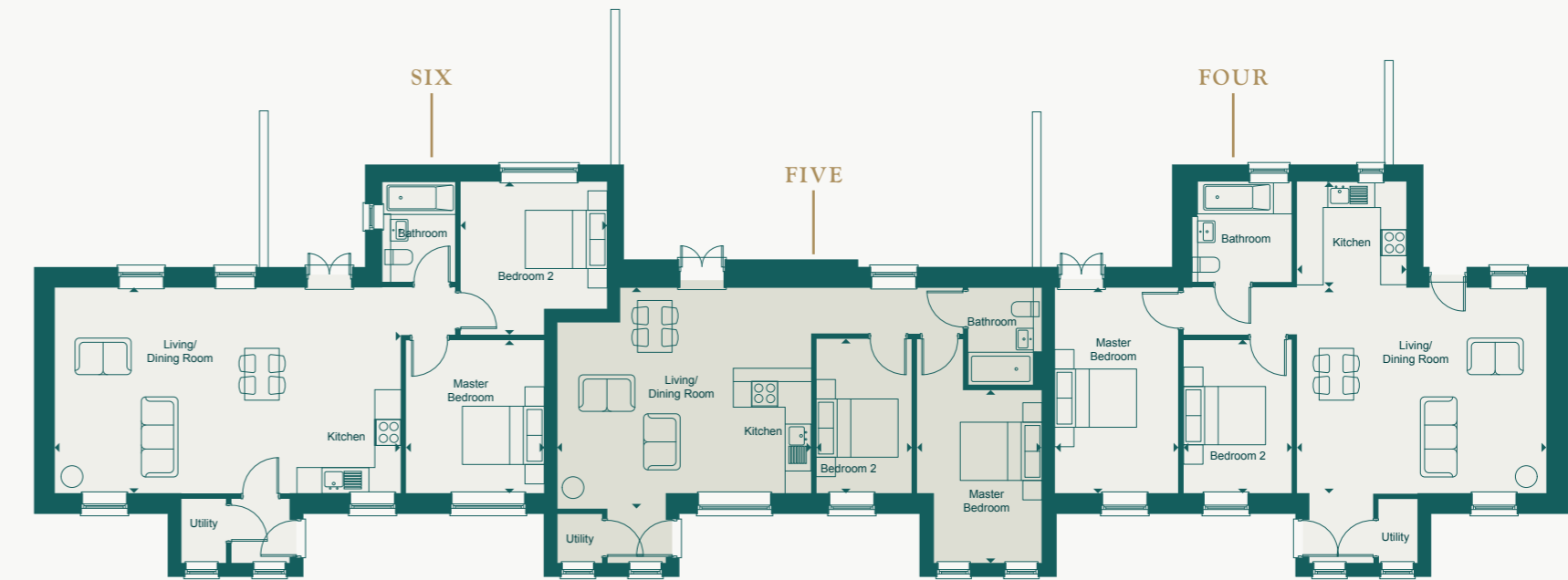
NUMBER TWO

Living / Dining Room / Kitchen	6350mm x 5200mm	20' 10" x 17' 1"
Master Bedroom	3900mm x 3050mm	12' 10" x 10' 0"
Bedroom 2	2600mm x 2500mm	8' 6" x 8' 2"

NUMBER ONE

Living / Dining Room / Kitchen	6300mm x 5400mm	20' 8" x 17' 9"
Master Bedroom	3900mm x 3000mm	12' 10" x 9' 10"
Bedroom 2	4300mm x 3000mm	14' 1" x 9' 10"

NUMBER FOUR, FIVE AND SIX



NUMBER SIX

Living / Dining Room / Kitchen	7900mm x 4700mm	25' 11" x 15' 5"
Master Bedroom	3500mm x 3200mm	11' 6" x 10' 6"
Bedroom 2	3500mm x 3300mm	11' 6" x 10' 10"

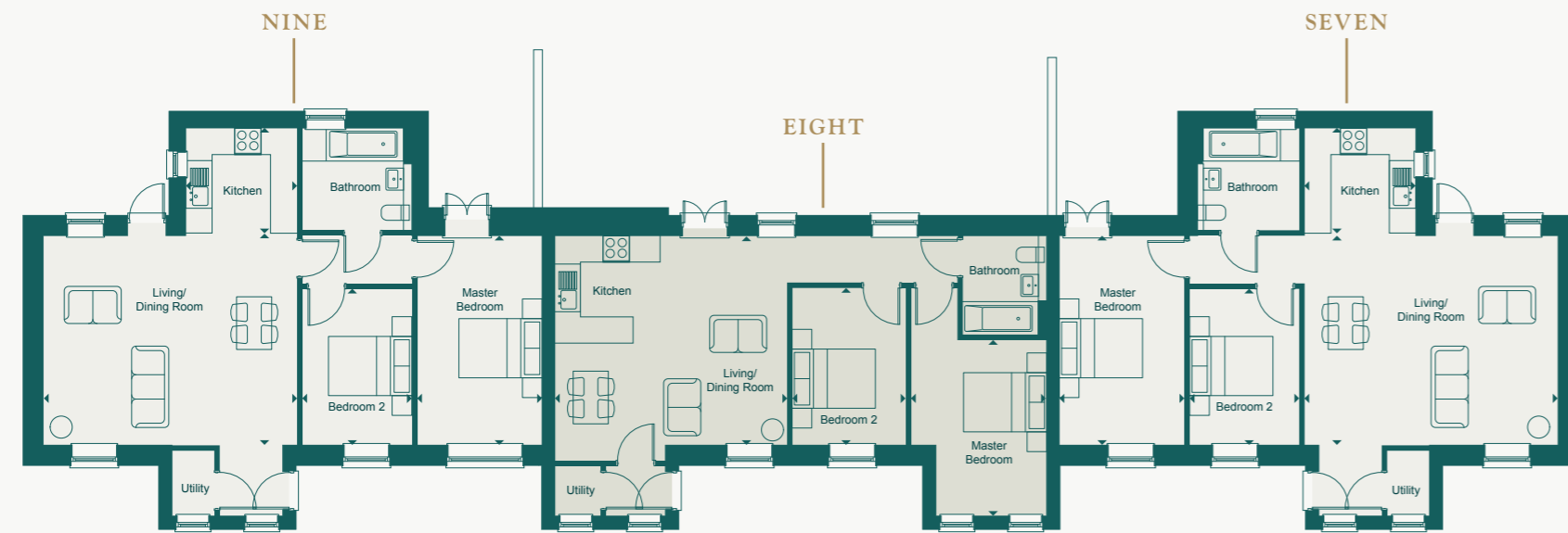
NUMBER FIVE

Living / Dining Room / Kitchen	5800mm x 4700mm	19' 0" x 15' 5"
Master Bedroom	3950mm x 2850mm	13' 0" x 9' 4"
Bedroom 2	3550mm x 2200mm	11' 8" x 7' 3"

NUMBER FOUR

Kitchen	2500mm x 2400mm	8' 2" x 7' 10"
Living / Dining Room	5665mm x 4700mm	18' 7" x 15' 5"
Master Bedroom	4700mm x 2800mm	15' 5" x 9' 2"
Bedroom 2	3550mm x 2500mm	11' 8" x 8' 2"

NUMBER SEVEN, EIGHT AND NINE



NUMBER NINE

Kitchen	2500mm x 2400mm	8' 2" x 7' 10"
Living / Dining Room	5700mm x 4700mm	18' 8" x 15' 5"
Master Bedroom	4700mm x 2800mm	15' 5" x 9' 2"
Bedroom 2	3550mm x 2500mm	11' 8" x 8' 2"

NUMBER EIGHT

Living / Dining Room / Kitchen	5300mm x 5000mm	17' 5" x 16' 5"
Master Bedroom	4100mm x 3100mm	13' 5" x 10' 2"
Bedroom 2	3600mm x 2600mm	11' 10" x 8' 6"

NUMBER SEVEN

Kitchen	2500mm x 2400mm	8' 2" x 7' 10"
Living / Dining Room	5700mm x 4700mm	18' 8" x 15' 5"
Master Bedroom	4700mm x 2800mm	15' 5" x 9' 2"
Bedroom 2	3600mm x 2500mm	11' 10" x 8' 2"

NUMBER TEN, ELEVEN AND TWELVE



NUMBER TWELVE

Kitchen	3400mm x 2400mm	11' 2" x 7' 10"
Living / Dining Room	5400mm x 4700mm	17' 9" x 15' 5"
Master Bedroom	4100mm x 2800mm	13' 5" x 9' 2"
Bedroom 2	3600mm x 2800mm	11' 10" x 9' 2"

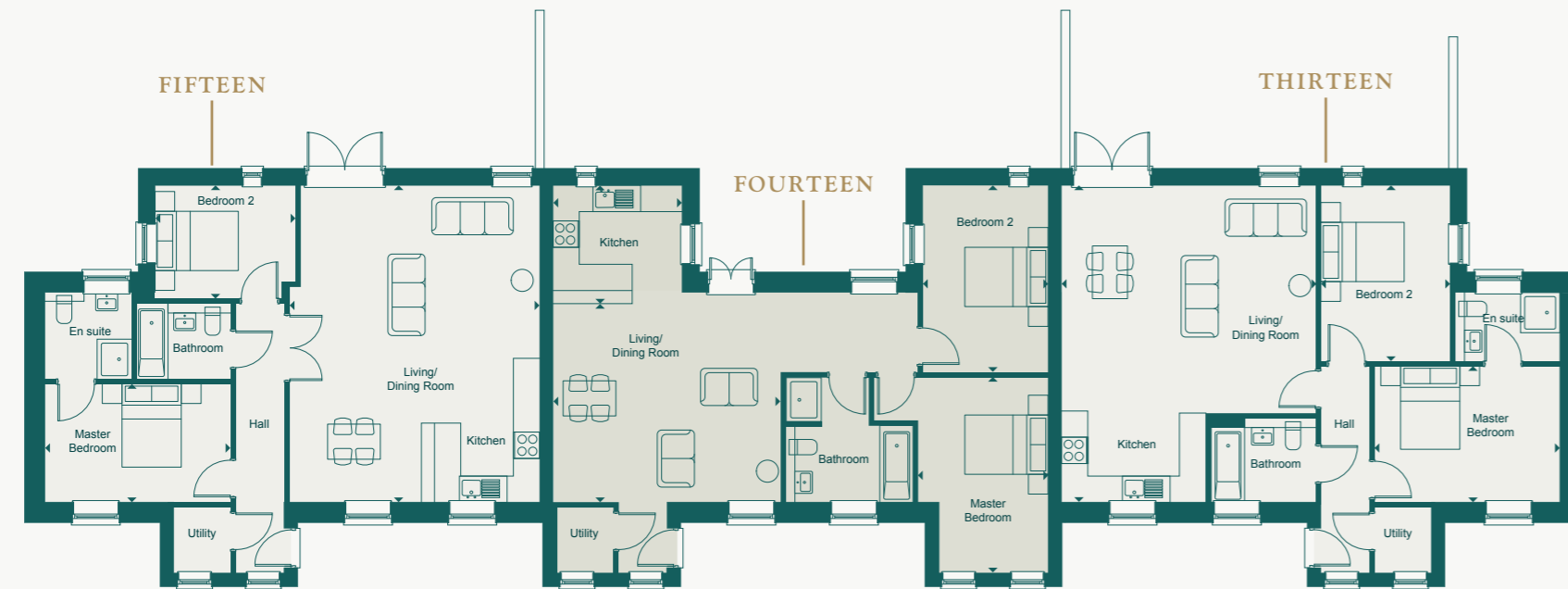
NUMBER ELEVEN

Living / Dining Room / Kitchen	6200mm x 5300mm	20' 4" x 17' 5"
Master Bedroom	3900mm x 3100mm	12' 10" x 10' 2"
Bedroom 2	3500mm x 2600mm	11' 6" x 8' 6"

NUMBER TEN

Kitchen	4200mm x 2400mm	13' 9" x 7' 10"
Living / Dining Room	5200mm x 4800mm	17' 1" x 15' 9"
Master Bedroom	5100mm x 3100mm	16' 9" x 10' 2"
Bedroom 2	3600mm x 2780mm	11' 10" x 9' 1"

NUMBER THIRTEEN, FOURTEEN AND FIFTEEN



NUMBER FIFTEEN

Living / Dining Room / Kitchen
7300mm x 5700mm 23' 11" x 18' 8"

Master Bedroom
4200mm x 2700mm 13' 9" x 8' 10"

Bedroom 2
3200mm x 2600mm 10' 6" x 8' 6"

NUMBER FOURTEEN

Kitchen
3000mm x 2500mm 9' 10" x 8' 2"

Living / Dining Room
5200mm x 4700mm 17' 1" x 15' 5"

Master Bedroom
4500mm x 2900mm 14' 9" x 9' 6"

Bedroom 2
4300mm x 2900mm 14' 1" x 9' 6"

NUMBER THIRTEEN

Living / Dining Room / Kitchen
7100mm x 5800mm 23' 4" x 19' 0"

Master Bedroom
4200mm x 3100mm 13' 9" x 10' 2"

Bedroom 2
4100mm x 2900mm 13' 5" x 9' 6"

NUMBER SIXTEEN, SEVENTEEN AND EIGHTEEN



NUMBER EIGHTEEN

Living / Dining Room / Kitchen
5600mm x 4800mm 18' 4" x 15' 9"

Master Bedroom
3900mm x 2900mm 12' 10" x 9' 6"

Bedroom 2
3500mm x 2800mm 11' 6" x 9' 2"

NUMBER SEVENTEEN

Living / Dining Room / Kitchen
6300mm x 5400mm 20' 8" x 17' 9"

Master Bedroom
3700mm x 3100mm 12' 2" x 10' 2"

Bedroom 2
3300mm x 2900mm 10' 10" x 9' 6"

NUMBER SIXTEEN

Kitchen
3800mm x 2400mm 12' 6" x 7' 10"

Living / Dining Room
4700mm x 4300mm 15' 5" x 14' 1"

Master Bedroom
3500mm x 2900mm 11' 6" x 9' 6"

Bedroom 2
3800mm x 2900mm 12' 6" x 9' 6"

NUMBER NINETEEN, TWENTY AND TWENTY-ONE



NUMBER TWENTY-ONE

Living / Dining Room / Kitchen
7800mm x 5300mm 25' 7" x 17' 5"

Master Bedroom
3500mm x 3000mm 11' 6" x 9' 10"

Bedroom 2
3600mm x 2900mm 11' 10" x 9' 6"

NUMBER TWENTY

Living / Dining Room / Kitchen
6200mm x 5000mm 20' 4" x 16' 5"

Master Bedroom
4200mm x 3500mm 13' 9" x 11' 6"

Bedroom 2
3500mm x 2800mm 11' 6" x 9' 2"

NUMBER NINETEEN

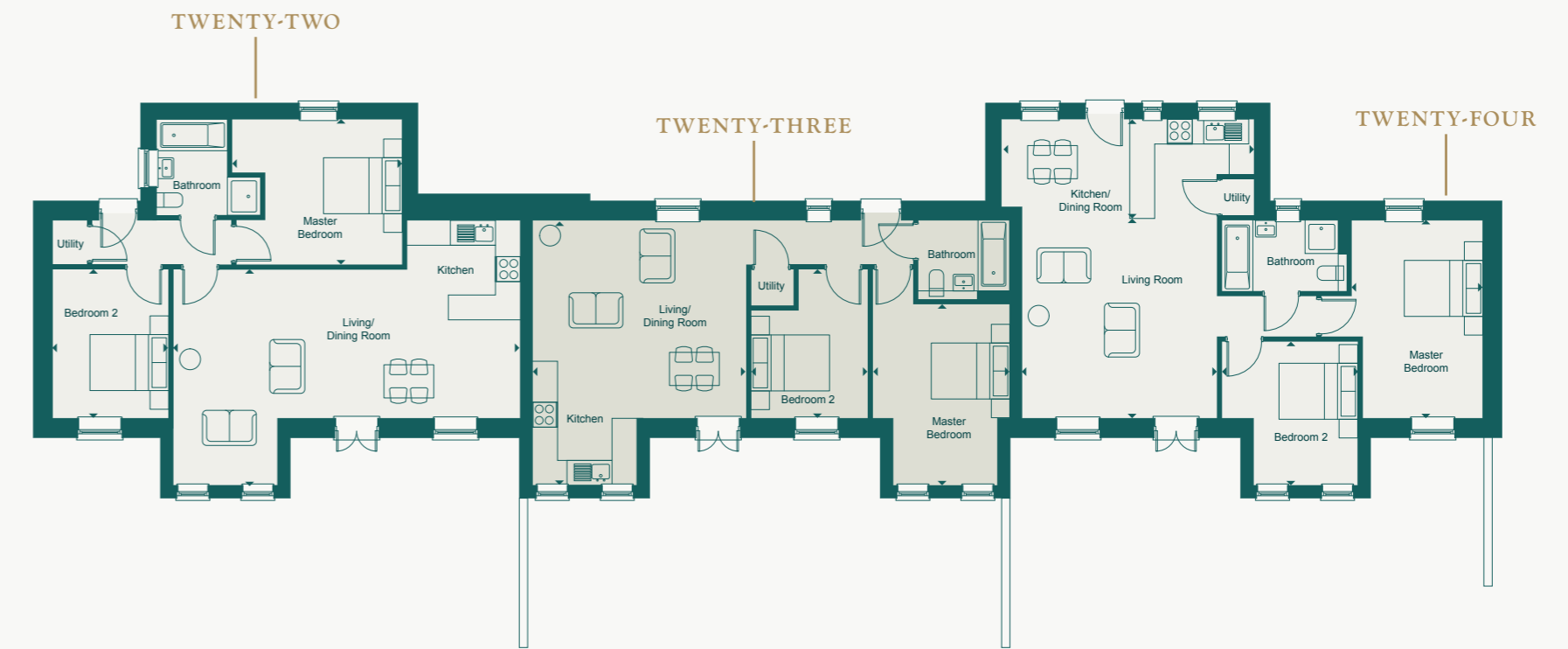
Kitchen
4100mm x 2400mm 13' 5" x 7' 10"

Living / Dining Room
5200mm x 4800mm 17' 1" x 15' 9"

Master Bedroom
5100mm x 3100mm 16' 9" x 10' 2"

Bedroom 2
3500mm x 2800mm 11' 6" x 9' 2"

NUMBER TWENTY-TWO, TWENTY-THREE AND TWENTY-FOUR



NUMBER TWENTY-TWO

Living / Dining Room / Kitchen
8400mm x 5100mm 27' 7" x 16' 9"

Master Bedroom
3950mm x 3550mm 13' 0" x 11' 8"

Bedroom 2
3600mm x 2800mm 11' 10" x 9' 2"

NUMBER TWENTY-THREE

Living / Dining Room / Kitchen
6300mm x 5050mm 20' 8" x 16' 7"

Master Bedroom
4300mm x 3200mm 14' 1" x 10' 6"

Bedroom 2
3600mm x 2800mm 11' 10" x 9' 2"

NUMBER TWENTY-FOUR

Kitchen / Dining Room
6000mm x 2050mm 19' 8" x 6' 9"

Living Room
4700mm x 4700mm 15' 5" x 15' 5"

Master Bedroom
4800mm x 3100mm 15' 9" x 10' 2"

Bedroom 2
3500mm x 3300mm 11' 6" x 10' 10"

NUMBER TWENTY-FIVE, TWENTY-SIX AND TWENTY-SEVEN



NUMBER TWENTY-FIVE

Living / Dining Room / Kitchen
5600mm x 4700mm 18' 4" x 15' 5"

Master Bedroom
3900mm x 3500mm 12' 10" x 11' 6"

Bedroom 2
3500mm x 2800mm 11' 6" x 9' 2"

NUMBER TWENTY-SIX

Living / Dining Room / Kitchen
6300mm x 5500mm 20' 8" x 18' 1"

Master Bedroom
3600mm x 3000mm 11' 10" x 9' 10"

Bedroom 2
3300mm x 2900mm 10' 10" x 9' 6"

NUMBER TWENTY-SEVEN

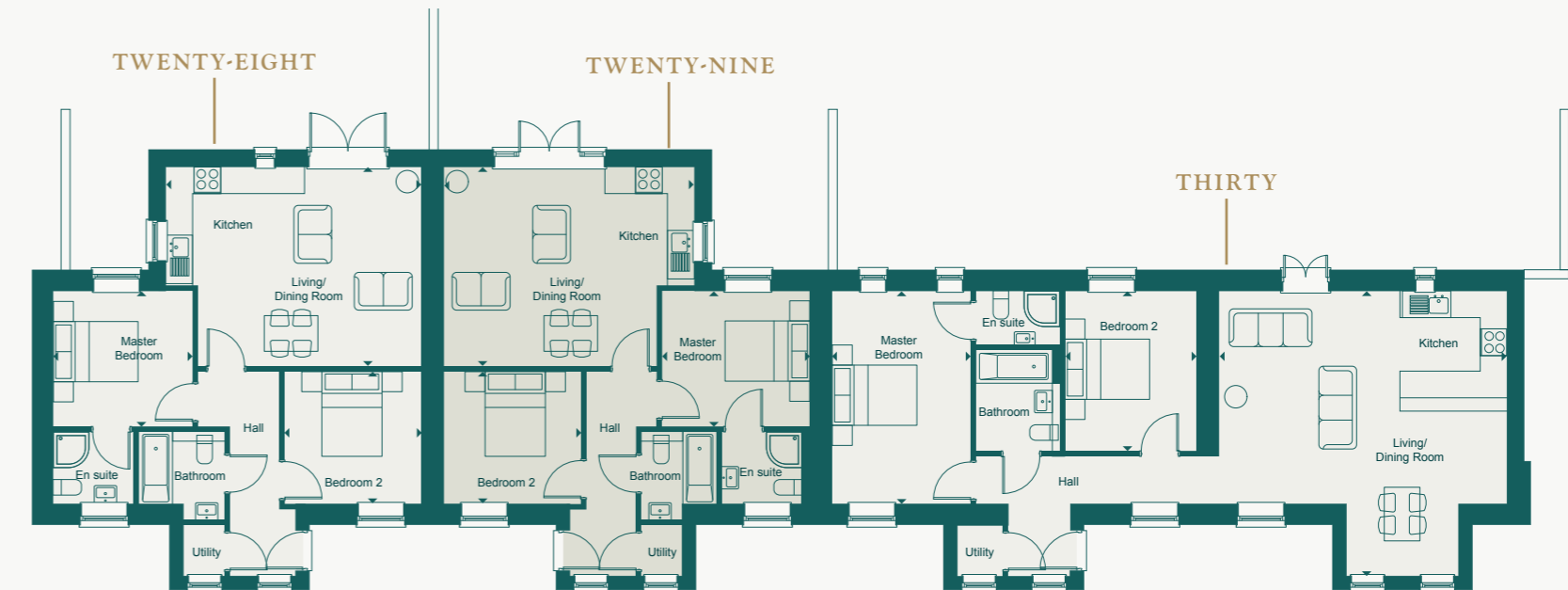
Kitchen
3800mm x 2400mm 12' 6" x 7' 10"

Living / Dining Room
4700mm x 4500mm 15' 5" x 14' 9"

Master Bedroom
3500mm x 2800mm 11' 6" x 9' 2"

Bedroom 2
3700mm x 2900mm 12' 2" x 9' 6"

NUMBER TWENTY-EIGHT, TWENTY-NINE AND THIRTY



NUMBER TWENTY-EIGHT

Living / Dining Room / Kitchen
5800mm x 4500mm 19' 0" x 14' 9"

Master Bedroom
3100mm x 3000mm 10' 2" x 9' 10"

Bedroom 2
3000mm x 3000mm 9' 10" x 9' 10"

NUMBER TWENTY-NINE

Living / Dining Room / Kitchen
5500mm x 4500mm 18' 1" x 14' 9"

Master Bedroom
3300mm x 3000mm 10' 10" x 9' 10"

Bedroom 2
3100mm x 3000mm 10' 2" x 9' 10"

NUMBER THIRTY

Living / Dining Room / Kitchen
6400mm x 4700mm 21' 0" x 15' 5"

Master Bedroom
4700mm x 3100mm 15' 5" x 10' 2"

Bedroom 2
3600mm x 2900mm 11' 10" x 9' 6"



WHERE QUALITY MATTERS AND EXPERIENCE COUNTS

Hand-picked projects and landmark developments are the common thread running through Juno's portfolio. Multi-award winning developers passionate about design and detail priding themselves on their rankings as one of the leading developers on the South Coast.

Here at Juno we are proud of what we do, we work hard to achieve the best possible designs and standards employing traditional values.

VISIT ALL OF OUR BEAUTIFUL HOMES AT JUNODEV.COM

juno

17 Branksome Business Park,
Bourne Valley Rd, Poole,
BH12 1DW

01202 767767

The information within this document is indicative and is intended to act as a guide only 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 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.



OSBORNE QUARTERS

NETLEY

OSBORNE QUARTERS, ROYAL VICTORIA COUNTRY PARK,
NETLEY ABBEY, SOUTHAMPTON, SO31 5HX



For further information please contact the Sales Advisors
at Savills on 02380 713967