THE OBSERVATORY

2 BEDROOMS | 2 BATHROOMS | 112.4m² / 1,210ft²

Price from: £ 485,000







OVERVIEW

Inspired by Scandinavian atrium houses and designed specifically for Hampshire Hills, The Observatory by Honka Homes combines beautiful solid timber architecture, expansive glazing and a sheltered terrace. A warm, light-filled retreat where Nordic simplicity and countryside views create the perfect setting for slow mornings and time spent together.

The Observatory combines lasting quality with exceptional year-round comfort. A predicted EPC rating of A, air source heat pump and underfloor heating provide energy-efficient warmth in winter, while air conditioning keeps the home comfortably cool during summer.

With two generous en-suite bedrooms, each enjoying private outdoor access, and an inviting central living space, The Observatory offers a distinctive countryside retreat designed to be enjoyed for generations.

AT A GLANCE

THE OBSERVATORY

PREDICTED EPC	HYBRID BUILD USING	BUILD TIME
A RATED	134MM THICK 'LOG' WITH STEICO WOOD FIBRE INSULATION	6 MONTHS

01 / DESIGN AND BUILD SPECIFICATION

- Equivalent build standard: UK Building Regulations
- Gross floor area: 112.4m² / 1,210ft²
- External dimensions: 16.8m L × 6.8m W × 3.65m H
- Max internal height: 2.75m
- Solid Honka FXL134 timber log construction with a tinted Teknos Helo wax finish
- All homes can be designed to be inclusive, accessible and adaptable to suit individual needs

02 / KEY PERFORMANCE FEATURES

- EPC: A (predicted)
- U-values: Walls 0.18, Floor 0.13, Roof 0.11
- Air-tightness: <5.0 ACH
- All-electric home with roof-mounted solar panels (8 × 480W, 3.84kWp)
- All A-rated Neff appliances

03 / COMFORT AND WELLBEING

- Heating: Air source heat pump (ASHP) with underfloor heating
- Cooling: Air conditioning
- Air filtering: Not included
- Glazing: Aluminium-clad pine frames with triple glazing
- Fully furnished: Not as standard

04 / INCLUSIONS, WARRANTIES AND DELIVERY

- 1 year defects warranty from Lodgico
- 10 year structural warranty from Honka

05 / APPROVED CONSTRUCTION PARTNER

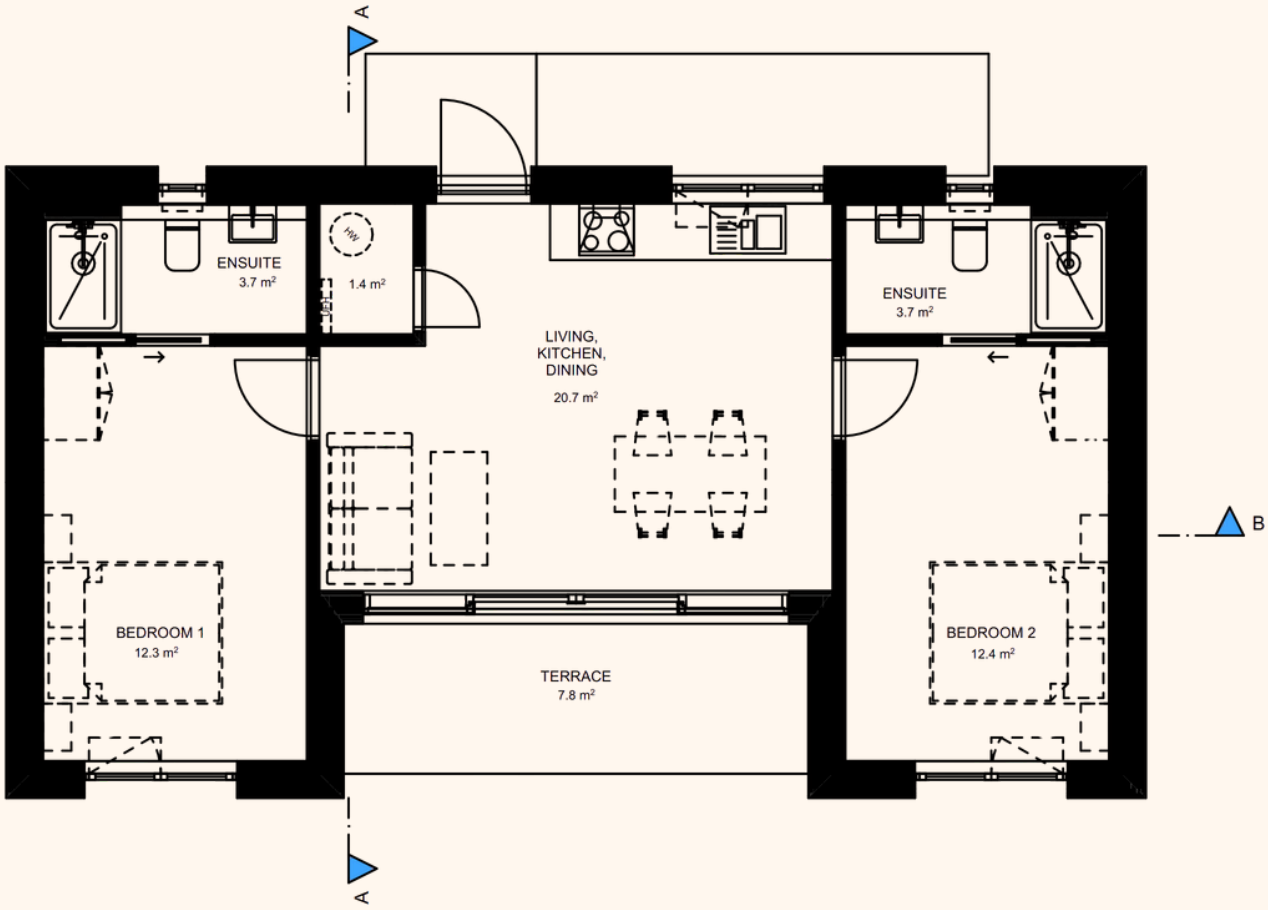
Founded in Finland in 1958, Honka Homes creates distinctive timber homes that combine Scandinavian craftsmanship with innovative, sustainable construction. With a focus on natural materials, healthy indoor environments and timeless design, their homes offer lasting quality, everyday comfort and a close connection to nature.

THE OBSERVATORY

SPACE & LIVING

- Two generous double bedroom suites, each with a private en-suite, offering comfort and privacy for family and guests
- Light-filled, open-plan kitchen, dining and living space for relaxed mornings and time spent together
- Expansive full-height glazing framing far-reaching Hampshire countryside views
- Warm, natural timber interiors creating a calm and welcoming atmosphere throughout
- Principal bedroom suite with private en-suite and direct access to the outdoors
- Second bedroom suite with its own en-suite and outdoor access, ideal for visiting family and friends
- Generous, partially covered terrace for sheltered outdoor dining, morning coffee and quiet moments surrounded by nature
- Scandinavian atrium-inspired design connecting the living spaces with the surrounding landscape

FLOOR PLAN



Note: Floor plans and elevations illustrative, with final orientation, finishes and features subject to consultation and contracted client approval.