



WITH A DIFFERENCE



6 NEW DETACHED & LINK DETACHED HOMES IN FORDINGBRIDGE



Imperial Homes is pleased to announce our latest development, "Avon Mews," consisting of six elegant homes located in the charming town of Fordingbridge within the New Forest.

This exceptional development includes two detached three-bedroom homes and four three-bedroom link-detached homes.



www.imperialhomes.uk | 01489 764847

Avon Mews, Provost Street, Fordingbridge SP6 1AY



YOUR HOME IN AVON MEWS: WHAT TO EXPECT?



As the new owner and resident of Avon Mews, you can expect Imperial Homes customary high standards. The attractive exterior of your new home will lead you into a well-designed and generously spacious living area.

These two-storey properties feature a well-equipped kitchen that opens onto the rear garden through patio doors with each property boasting a generously-sized family bathroom.

All bedrooms are situated on the first floor of your new home, with the main bedroom featuring a proportionate en-suite.

Every new home has been carefully designed to meet modern living specifications, featuring Kardean flooring, soft-close kitchen units, and fully-integrated white goods.

The outdoor space features a paved patio area and either allocated parking or a carport with each property.

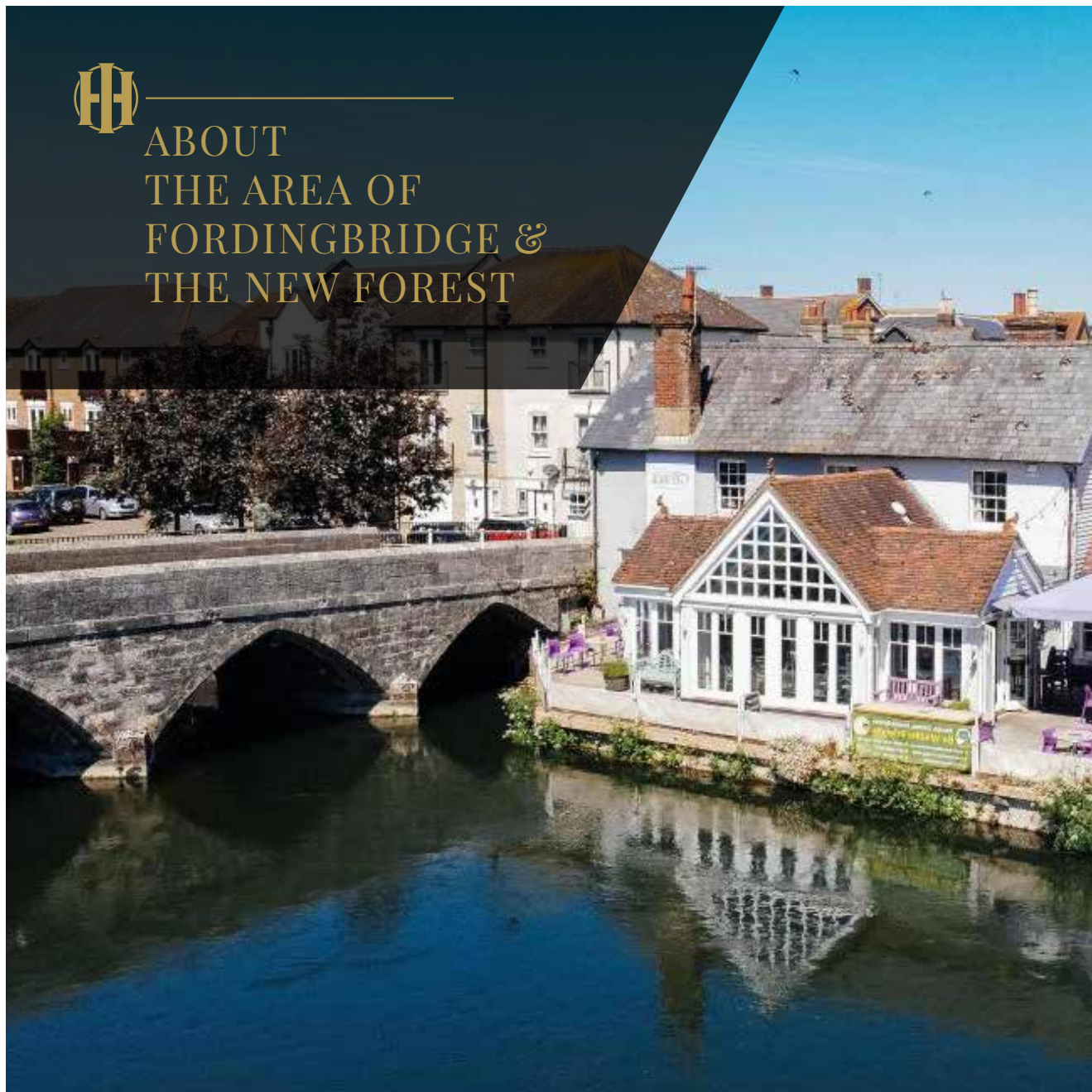


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ABOUT THE AREA OF FORDINGBRIDGE & THE NEW FOREST



Fordingbridge is a charming town situated on the eastern border of the New Forest National Park in Hampshire. It is located near the border of Dorset and Wiltshire and is known for its magnificent late medieval seven-arch bridge that spans the River Avon. This bridge is a prominent landmark of the town and a popular spot for visitors to take pictures and enjoy the stunning views.

St Mary's Church is another notable attraction in Fordingbridge. This ancient church is located just off the High Street and was mentioned in the Domesday Book of 1086.

Avon Mews, is conveniently located within walking distance from a range of independent shops, public houses, and restaurants. The town has plenty of attractions for visitors to explore, including the Fordingbridge Riverside Park, which features a children's play area, sports fields, and day fishing tickets for those who love fishing. The Godshill area is a popular spot for dog walking, and the Hockley Farm Shop offers bike hire for visitors who want to explore the beautiful countryside.



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EDUCATION IN THE AREA OF FORDINGBRIDGE



Fordingbridge has a range of educational opportunities available to its residents. For young children, Fordingbridge Infant School and Fordingbridge Junior School are the primary education options. These schools provide a strong foundation in basic education and prepare children for the next stage of their academic journey.

For higher education, there are several options available nearby in Salisbury, Southampton, and Brockenhurst. These institutions offer a variety of courses and programs to suit the needs and interests of students from all backgrounds.

Here are some of the most popular local schools in Fordingbridge:

Fordingbridge Infant School

Fordingbridge Junior School

The Burgate school and sixth form

INDEPENDENT SCHOOL

Forres Sandle Manor School is a private educational institution that provides high-quality education to students.

It is an independent school that prides itself on offering a supportive and nurturing environment for children to learn and grow. The school is located in the scenic countryside of Fordingbridge, Hampshire and offers education to children aged between 3 and 13 years old.

With a focus on academic excellence, as well as the development of character and personality, Forres Sandle Manor School is a top choice for families seeking a well-rounded education for their children.







1 PLOT 1 936 SQ FT

This is a detached three-bedroom house with a separate living area, an ensuite bathroom in the main bedroom, and a double carport.

2 PLOT 2 936 SQ FT

This is a link detached three-bedroom house with a separate living area, an ensuite bathroom in the main bedroom, a carport, and additional parking space.

3 PLOT 3 936 SQ FT

This is a link detached three-bedroom house with a spacious kitchen, a separate living area, an ensuite bathroom in the main bedroom, and a carport for parking.

4 PLOT 4 936 SQ FT

This is a link detached three-bedroom house with a separate living area, an ensuite bathroom in the main bedroom, and two parking spaces.

5 PLOT 5 936 SQ FT

This is a link detached three-bedroom house with a separate living area, an ensuite bathroom in the main bedroom. Large established garden and single carport with parking space.

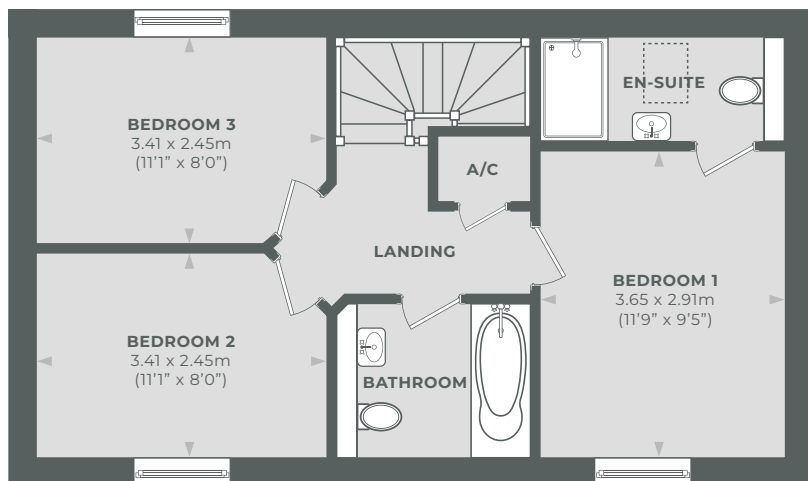
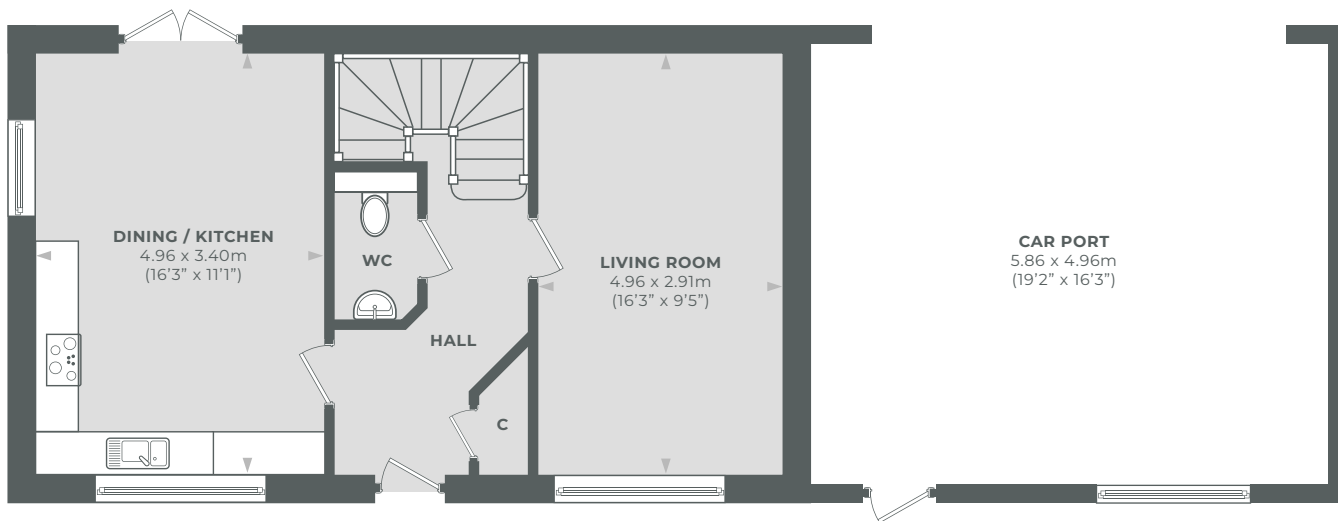
6 PLOT 6 936 SQ FT

This is a detached three-bedroom house with a separate living area, an ensuite bathroom in the main bedroom. Large established garden and two parking spaces.



PLOT 1
3 BEDROOM
DETACHED HOUSE
936 SQUARE FEET



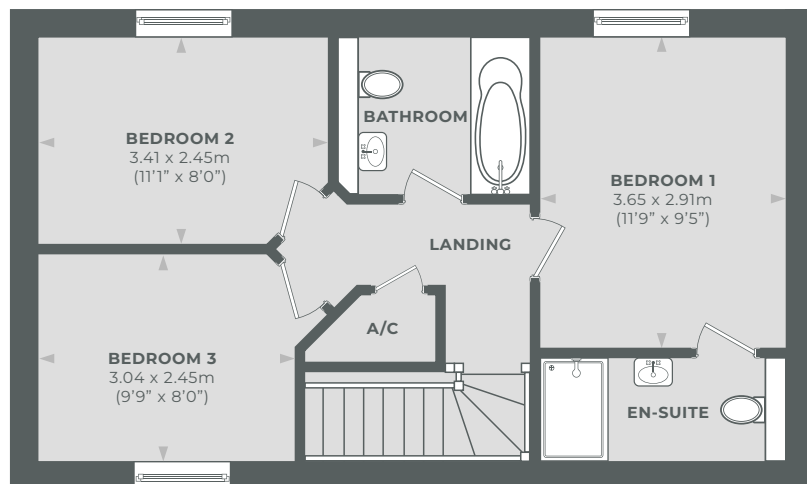
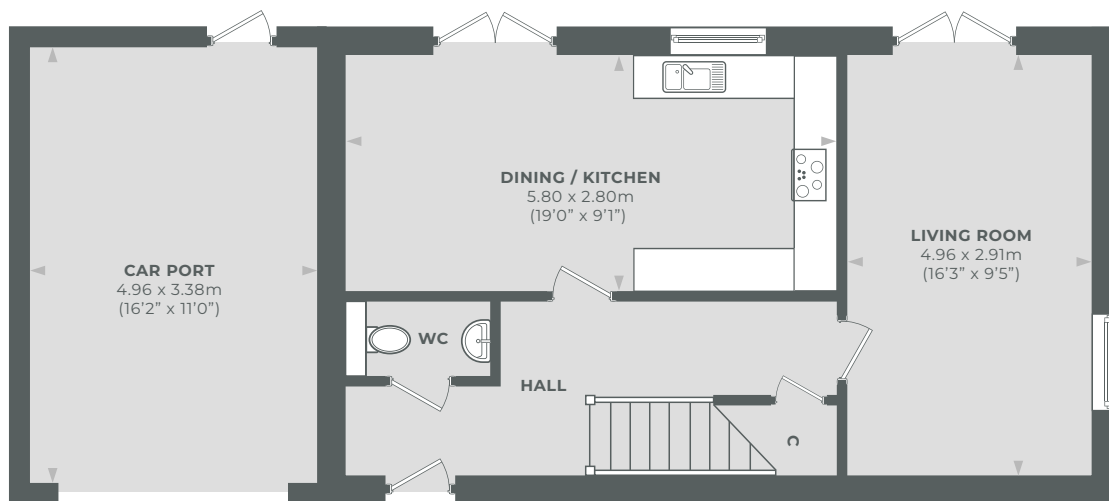


AREA	SQUARE FEET
Dining/Kitchen	16' 3" x 11' 1"
Living Room	16' 3" x 9' 5"
Bedroom One	11' 9" x 9' 5"
Bedroom Two	11' 1" x 8' 0"
Bedroom Three	11' 1" x 8' 0"



PLOT 2
3 BEDROOM LINK
DETACHED HOUSE
936 SQUARE FEET



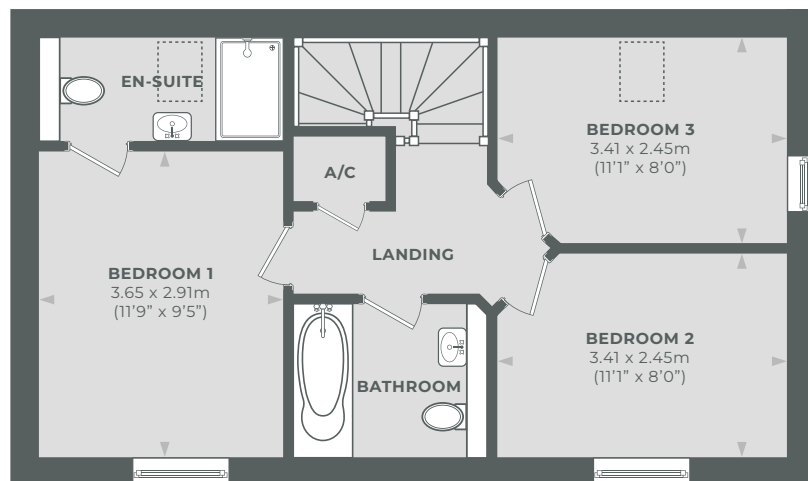
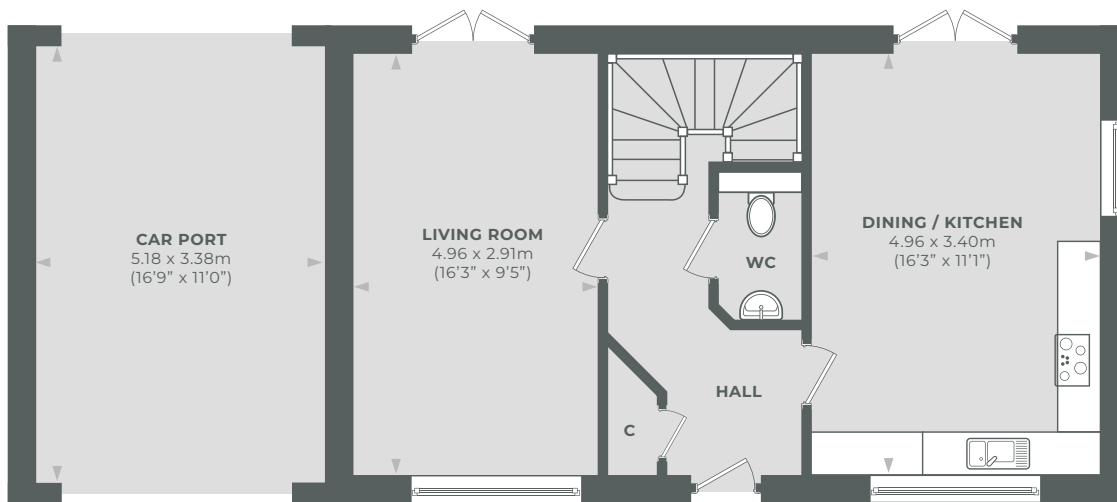


AREA	SQUARE FEET
Dining/Kitchen	19' 0" x 9' 1"
Living Room	16' 3" x 9' 5"
Bedroom One	11' 9" x 9' 5"
Bedroom Two	11' 1" x 8' 0"
Bedroom Three	9' 9" x 8' 0"



PLOT 3
3 BEDROOM LINK
DETACHED HOUSE
936 SQUARE FEET



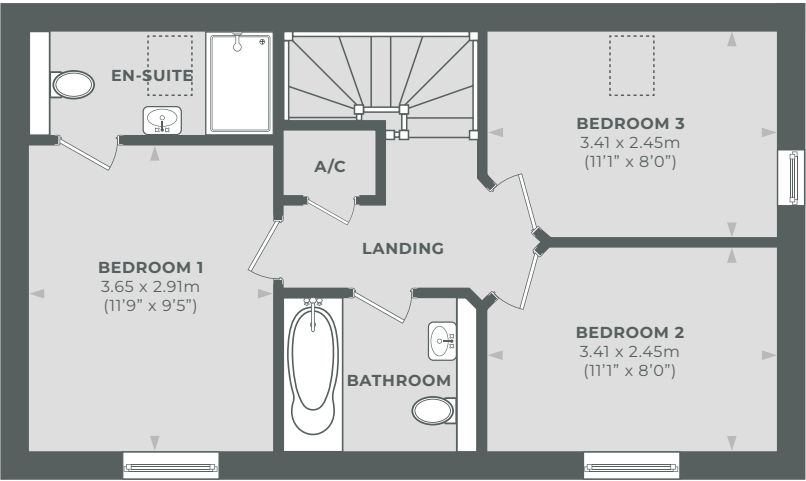
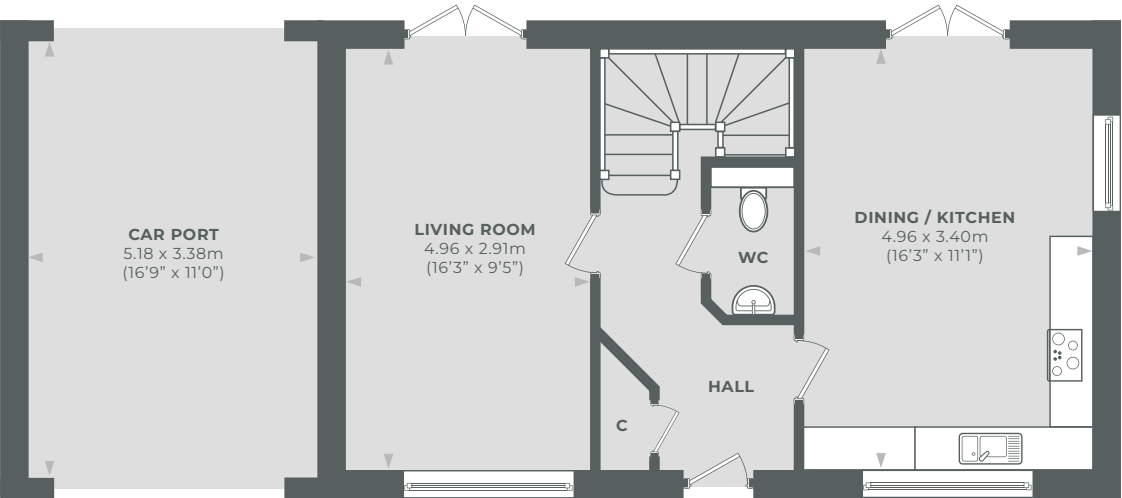


AREA	SQUARE FEET
Dining/Kitchen	16' 3" x 11' 1"
Living Room	16' 3" x 9' 5"
Bedroom One	11' 9" x 9' 5"
Bedroom Two	11' 1" x 8' 0"
Bedroom Three	11' 1" x 8' 0"



PLOT 4
3 BEDROOM LINK
DETACHED HOUSE
936 SQUARE FEET



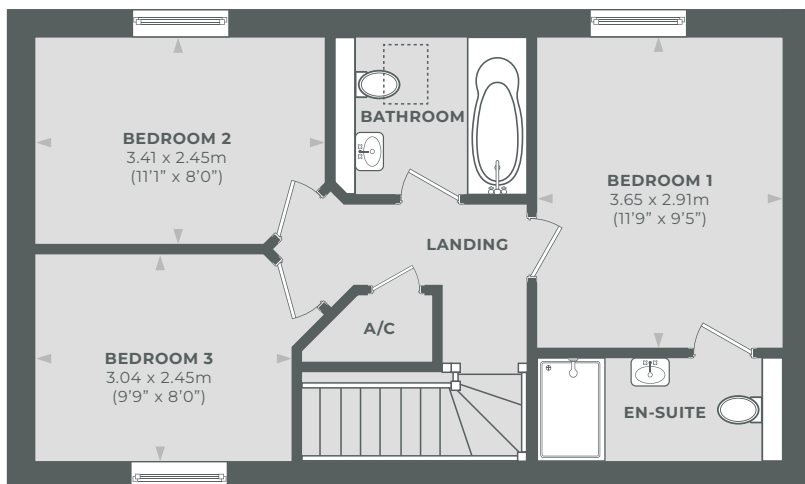
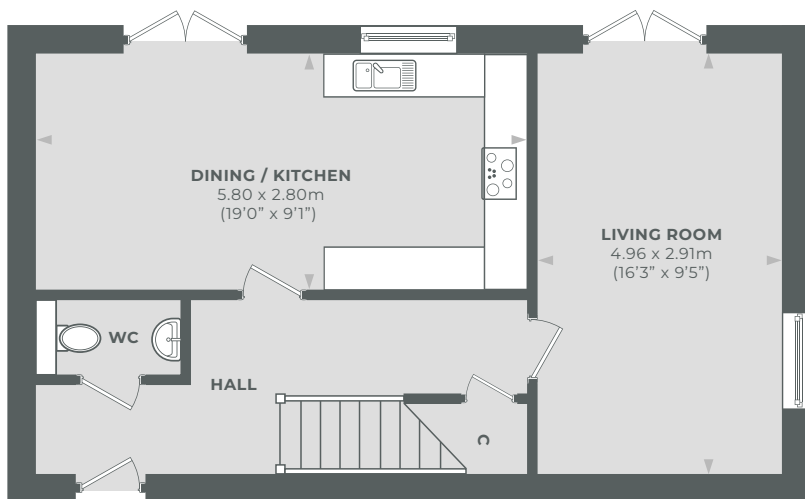


AREA	SQUARE FEET
Dining/Kitchen	16' 3" x 11' 1"
Living Room	16' 3" x 9' 5"
Bedroom One	11' 9" x 9' 5"
Bedroom Two	11' 1" x 8' 0"
Bedroom Three	11' 1" x 8' 0"



PLOT 5
3 BEDROOM LINK
DETACHED HOUSE
936 SQUARE FEET



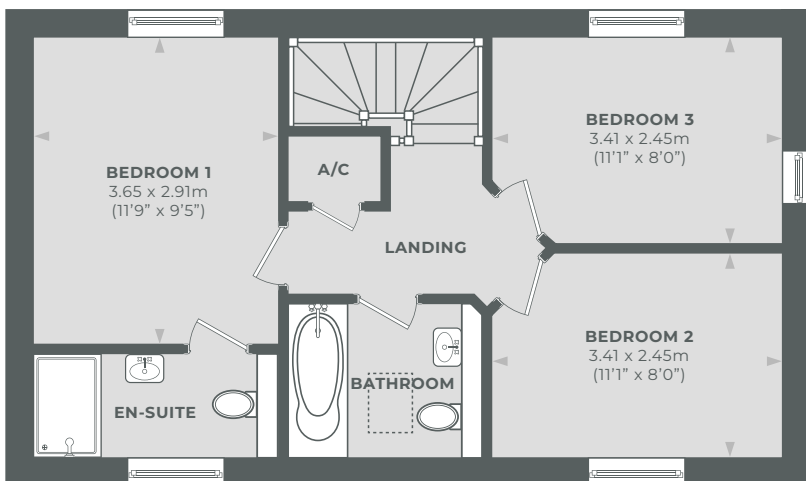
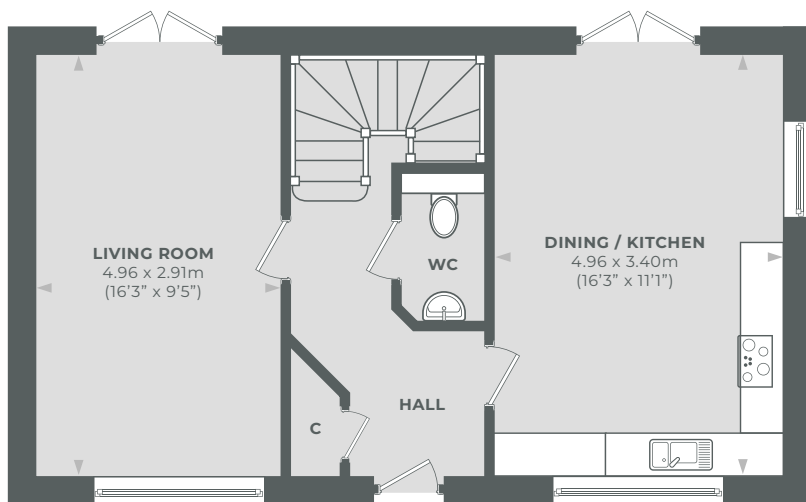


AREA	SQUARE FEET
Dining/Kitchen	19' 0" x 9' 1"
Living Room	16' 3" x 9' 5"
Bedroom One	11' 9" x 9' 5"
Bedroom Two	11' 1" x 8' 0"
Bedroom Three	9' 9" x 8' 0"



PLOT 6
3 BEDROOM
DETACHED HOUSE
936 SQUARE FEET





AREA	SQUARE FEET
Dining/Kitchen	16' 3" x 11' 1"
Living Room	16' 3" x 9' 5"
Bedroom One	11' 9" x 9' 5"
Bedroom Two	11' 1" x 8' 0"
Bedroom Three	11' 1" x 8' 0"



SENIOR TEAM: DIRECTING EXCELLENCE

JOE DORRINGTON:

Joe began his career in construction in 1999 and he quickly established himself as a highly regarded name in the industry. Joe's portfolio reads as an impressive catalogue of successful projects ranging from domestic extensions through to multi-million pound housing schemes.

This experience allowed him to co found Imperial Homes in 2013. Today, Joe uses his wealth of knowledge to manage and oversee our construction programmes.



RICHARD PAINE:

Richard joined Imperial Homes in 2016, and now boasts an impressive 27 year career in the development industry. With his roots in Housing Associations in the South, Richard is a renowned procurer of land for affordable housing schemes and with private developments, with an eye for purchasing the right land at the right price.



BEN OLDS:

Ben joined Imperial Homes in December 2019, bringing an invaluable fresh perspective that has been built on 17 years' experience in the sector. Most recently a senior figure in mixed-use development, Ben's extensive knowledge of the field has made him an expert in sourcing and unlocking land, negotiating contracts and delivering new, exciting opportunities for our clients. Ben has a truly natural ability to develop, nurture and strengthen the all-important landowner relationships.





THE ETHOS & CUSTOMER CARE

Style and quality is at the forefront of every development programme embarked on by Imperial Homes, underpinned by excellence in everything we do. Our teams are focused on securing the most suitable sites in the very best locations, ensuring diligence in design, employing superior craftsmanship and demanding the finest of finishes.

We maintain a responsibility to both the community and environment, upholding a policy to only build energy efficient homes that not only reflect but enhance their surroundings.

Imperial Homes has completed outstanding new homes developments throughout the South Coast encompassing everything from urban apartment complexes to individual coastal and country homes. The company's relentless attention to detail in both service and product has secured a reputation for delivering exceptional homes in prime locations. Imperial Homes deliver a complete customer care package with a dedicated team focused on smoothing the whole process of buying and moving into your new home which can sometimes be daunting.

Depending on what stage the build is at, customers receive regular updates on progress of the build and anticipated completion dates. Customers are provided with the comforting assurance of a 10 year warranty on all our properties backed by full maintenance support.



AVON MEWS FORDINGBRIDGE SPECIFICATION

KITCHEN / DINING / FAMILY ROOM

- Fully fitted units designed by specialists with soft close to doors and drawers
- 1.5 bowl stainless steel sink
- Laminate worktops and upstand
- White LED down lights
- Under pelmet lighting to kitchen units
- Induction Hob, vented extractor and glass splash-back
- Fully Integrated double oven, fridge-freezer and dishwasher
- Karndean floors

CLOAK ROOM

- White LED down-lights
- Karndean floor

BATHROOM & ENSUITE

- Full height tiling to shower
- Half height matching tiles to cistern and bath
- Splashback tiling behind basin
- Floor tiling
- Chrome towel radiator
- Vanity Under basin storage units
- White LED Down-lights

GARDEN & OUTSIDE

- External lighting to front and rear
- Outside Tap
- Fully fenced and turfed back gardens
- Paving to pathways and patios
- Flemish bond feature brickwork
- Hand creased bricks
- Pebble grey timber windows and external doors

GENERAL

- 10 years structural defects warranty with Advantage
- Air source heat pump
- Shaker style fitted wardrobes to principle bedroom

DISCLAIMER

At the time of publishing this specification is correct. However, during the construction process all items are subject to modification as necessary and without notice. Some gardens may be sloped or over a split levels, please ask our sales team for more information.



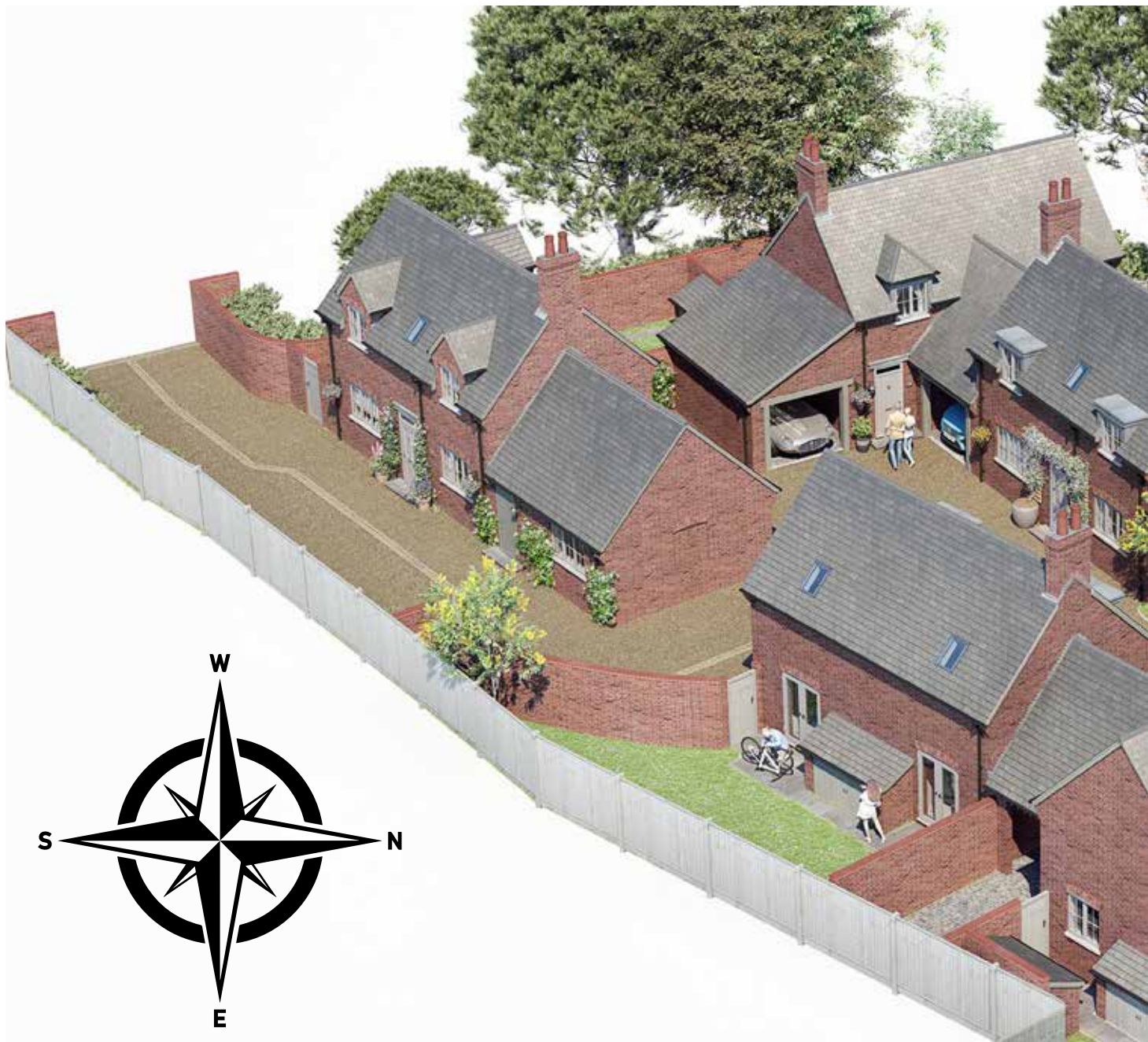
LEGAL INFORMATION

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we could ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense.
4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at our head office by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representation confirms as soon as possible all matters relating to title including extent and boundaries of the property and other important matters before exchange of contracts.



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