WITH A DIFFERENCE

6 NEW HOMES IN POPULAR LOCATION OF OLIVER'S BATTERY

Cromwell Place, Oliver's Battery Road South, Oliver's Battery, Winchester SO224JQ

Imperial Homes are delighted to offer a development of 6 Homes at Cromwell Place Oliver's Battery.

This outstanding development offers 4 three bedroom end terraced homes, and 2, two bedroom terraced homes in the popular area of Oliver's Battery Winchester.

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OLIVER'S BATTERY, WINCHESTER AREA EDUCATION & COMMUTING

Cromwell Place is set in an excellent location close to Winchester City Centre with a short commute to Eastleigh and Southampton. The rail links provide a choice of regular services to London Waterloo - just an hour away, Southampton, Portsmouth and Eastleigh.

Oliver's Battery is a comfortable, quiet place to live, with outstanding views of surrounding fields, woods and downlands and yet is within easy reach of the countryside, motorway network, a regional airport and two major ports.

Lying handily close to the road network, Oliver's Battery also offers regular bus services linking Winchester to many of the county's smaller towns. The M3 motorway takes motorists up and down southern England, whilst several major A roads converge nearby, offering connections to many different parts of the UK.

Oliver's Battery also benefits from a range of local shops, a church with a hall and excellent schools within easy reach including a pre-school, Oliver's Battery Primary and Nursery School and Kings School Winchester.

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PLOT 1 CROMWELL PLACE

Plot 1 at the far right of the development is a lovely 3 bedroom end terraced home, providing a spacious open plan kitchen, dining and family room. There is a good sized lounge again making this home an ideal size for a new family. The home comes complete with a rear garden and easily manageable front garden plus private off-road parking.

PLOT 2 CROMWELL PLACE

Situated in the middle of the second block, this lovely 2 bedroom terraced home provides great open plan living with 2 good sized bedrooms. The home comes complete with a front and rear garden plus private off-road parking.

PLOT 3 CROMWELL PLACE

Situated at the left of the second block, this lovely 3 bedroom end terraced home provides a spacious open plan kitchen, dining and family room. There is a good sized lounge making this home an ideal size for a new family. The home also comes complete with a rear garden and easily manageable front garden plus private off-road parking.

PLOT 4 CROMWELL PLACE

Plot 4 is situated at the right of the first block. This lovely 3 bedroom end terraced home provides a spacious open plan kitchen, dining and family room. There is a good sized lounge making this home an ideal size for a new family. The home comes complete with a rear garden and easily manageable front garden plus private off-road parking.

PLOT 5 CROMWELL PLACE

Situated at the middle of the first block, this delightful 2 bedroom terraced home provides great open plan living with 2 good sized bedrooms. The home comes complete with a front and rear garden plus private off-road parking.

PLOT 6 CROMWELL PLACE

Situated to the left as you enter the development, this lovely 3 bedroom end terraced home provides a spacious open plan kitchen, dining and family room. There is a good sized lounge making this home an ideal size for a new family. The home comes complete with a rear garden and easily manageable front garden plus private off-road parking.

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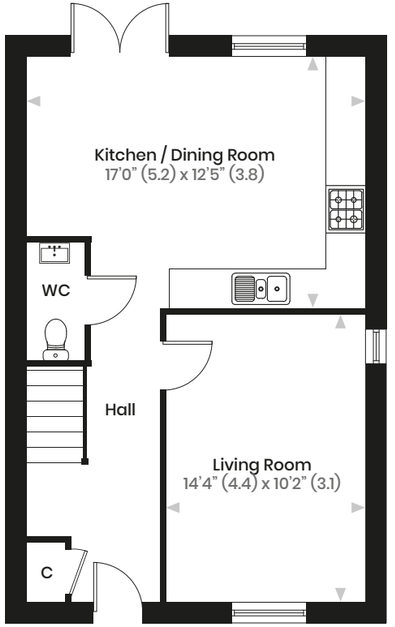
CROMWELL PLACE
PLOTS 1 & 4
3 BEDROOM
END TERRACE
936 SQUARE FEET

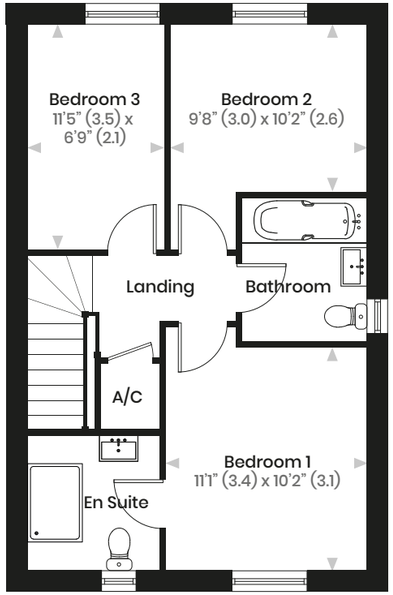
AREA	SQUARE FEET
Kitchen/Dining	17’ 0” x 12’ 5”
Living Room	14’ 4” x 10’ 2”
Bedroom One	11’ 1” x 10’ 2”
Bedroom Two	9’ 8” x 10’ 2”
Bedroom Three	11’ 5” x 6’ 9”

FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



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CROMWELL PLACE
PLOTS 2 & 5
2 BEDROOM MID TERRACE
775 SQUARE FEET

PLEASE NOTE: PLOT 5 IS A MIRROR IMAGE OF THE PLANS TO THE RIGHT

AREA	SQUARE FEET
Kitchen/Dining	16’ 0” x 10’ 5”
Living Room	13’ 1” x 9’ 2”
Bedroom One	11’ 4” x 8’ 9”
Bedroom Two	11’ 4” x 8’ 9”

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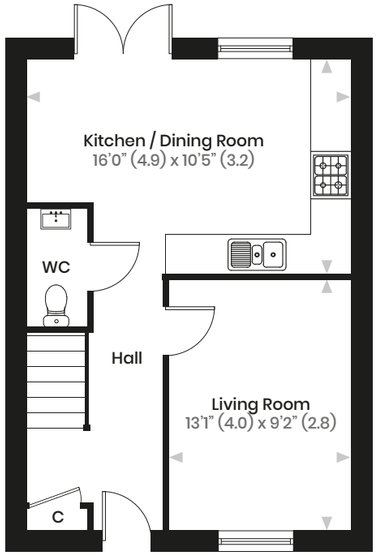
FLOOR PLAN

GROUND FLOOR



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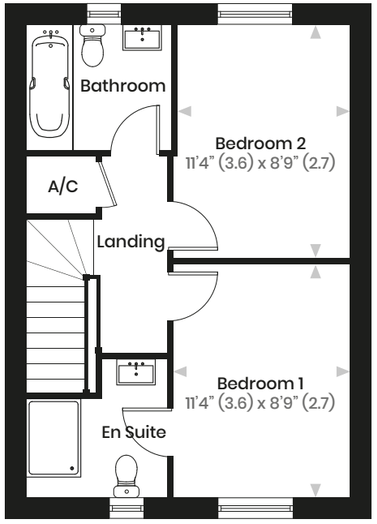

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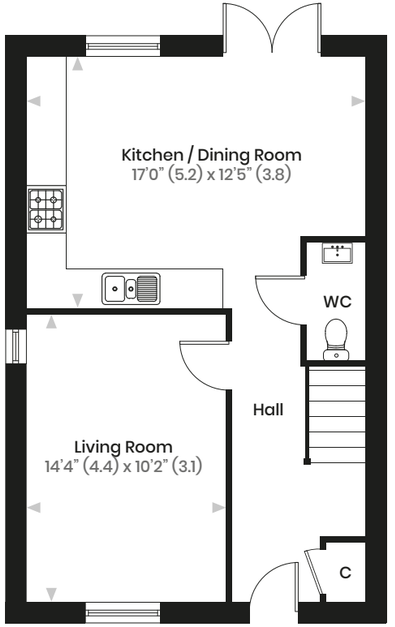
CROMWELL PLACE
PLOTS 3 & 6
3 BEDROOM
END TERRACE
936 SQUARE FEET

AREA	SQUARE FEET
Kitchen/Dining	17’ 0” x 12’ 5”
Living Room	14’ 4” x 10’ 2”
Bedroom One	11’ 1” x 10’ 2”
Bedroom Two	9’ 8” x 10’ 2”
Bedroom Three	11’ 5” x 6’ 9”

FLOOR PLAN

GROUND FLOOR



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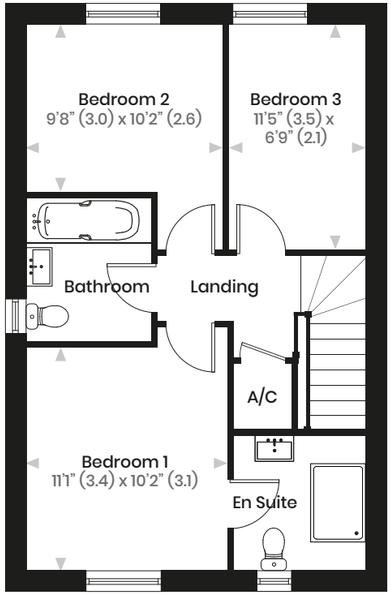

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SENIOR TEAM: DIRECTING EXCELLENCE

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.

CROMWELL PLACE SPECIFICATION

KITCHEN / DINING / FAMILY ROOM

- Fully fitted units designed by specialists with soft close to doors and drawers
- 1.5 bowl sink
- LED Down lights
- Induction Hob and Glass Splash-back
- Fully Integrated double oven, fridge-freezer, dishwasher and washer dryer
- Karndean floors
- Patio doors to rear garden

CLOAK ROOM

- LED Down-lights
- Karndean floors

BATHROOM & ENSUITE

- Porcelanosa full height tiling to showering and bath areas
- Half height matching tiles to cistern
- Splashback tiling behind basin
- Floor tiling
- Chrome towel radiator
- Vanity Under basin storage units
- LED Down-lights

GARDEN & OUTSIDE

- External lighting to front and rear
- Outside waterproof power point
- Outside Tap
- Fully fenced and turfed back gardens
- Paving to pathways and patios

* Garden shed

GENERAL

- 10 years structural defects warranty
- Digital Ready TV points
- Underfloor heating throughout the ground floor
- High performance UPVC double glazing

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LEGAL INFORMATION

1. MONEY LAUNDERING REGULATIONS: Intending purchasers with 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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HOMES

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