





## 4 NEW HOMES OVERLOOKING ST CATHERINE'S HILL WINCHESTER

Imperial Homes are delighted to offer four beautiful new homes situated in the highly sought after area of historic Winchester with its abundance of local amenities. Often referred to as 'Upside Down Houses', each of these four gorgeous three bedroom homes have downstairs sleeping and upstairs living space that provide wonderful views of St Catherine's Hill.



## YOUR NEW HOME: WHAT TO EXPECT?

Imperial Homes believe your home should be perfect and with this in mind we tailor our homes to be attractive, impressive and practical and Southdown Court is no exception.

Each property offers a generously presented living area with balcony balustrades and french doors affording wonderful views towards St Catherine's Hill.

The kitchen has been designed to a very high specification with handleless doors and quartz worktops. The open plan kitchen, living and dining area is Kardean floor throughout.

Entrance to the home is on the ground floor with a spacious hallway, one master bedroom with en-suite and two further reasonably sized bedrooms all with plush carpet floorings as is the hallway and stairs. The family bathroom is designed to a high specification.

The property also provides convenient off-road private parking. Your new house is located close to the thriving city centre of Winchester and offers several options for commuting.

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## WINCHESTER AREA AND COMMUTING

A cathedral city, Winchester was the first and formal capital of England with the city and surrounding area simply packed full of history and culture. The city centre and surrounding villages alone have a wide range of amenities, leisure facilities and entertainment offering so much to do locally.

Recently voted the safest place to live in the UK, Winchester has so much to offer, but if you wish to venture further afield, the access by plane, train or car is second to none.

For train commuters, Winchester offers a busy train line direct to Waterloo in under 60 minutes with the rail services also connecting to Hampshire's three main stations of Southampton, Portsmouth and Eastleigh, thus providing a wide choice for work and leisure.

The city also lies conveniently close to the road network. The nearby M3 and M27 motorways linking to several major A roads, take motorists around southern England, London and the coast, offering a comprehensive and varied range of connections.

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## EDUCATION IN AND AROUND WINCHESTER

Families living in Winchester are really spoiled for choice when it comes to education from Nursery to University. The city is steeped in learning and has an unrivalled array of providers of all types and for all ages. Our recommendations include:

### PRIVATE SCHOOLS

Winchester College Independent Boarding School For Boys  
St Swithun's Boarding School For Girls  
The Pilgrims School For Boys  
Twyford Preparatory (Co-educational)

### PRIMARY EDUCATION

Owslebury  
Twyford St. Mary's  
Oliver's Battery Primary  
St. Bede Church of England Primary School

### NURSERIES & PRE-SCHOOLS

St Paul's Pre-School  
Harestock Pre-School  
Bright Horizons  
Stepping Stones Pre-School  
Kingsmead Day Nursery

### STATE SECONDARY

Kings' School  
Henry Beaufort  
Westgate School

### COLLEGES & HIGHER EDUCATION

Peter Symonds  
University of Winchester  
Winchester school of Art

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## SOUTHDOWN COURT, WINCHESTER

### PLOT 1 SOUTHDOWN COURT, ST LEONARDS ROAD

Situated at the far left of the development, this lovely 3 bedroom semi-detached home provides great open plan living space with lots of light. The airy Juliet balcony also provides stunning views of St Catherine's Hill. Offering a master bedroom with en-suite, two further bedrooms and a family bathroom, this is an ideal size for a new family. The home comes complete with a manageable rear garden and private off-road parking.

### PLOT 2 SOUTHDOWN COURT, ST LEONARDS ROAD

The second home in from the left offers has the same stunning views of St Catherine's Hill with open plan living space and this three bedroom home is the joint middle property. The layout of the down stairs includes the entrance hall, three bedrooms, the master with en-suite and a family bathroom. There is a manageable garden area to the rear and off-road private parking is allocated at the front of the development that serves all 4 properties.

### PLOT 3 SOUTHDOWN COURT, ST LEONARDS ROAD

The third property from the left offers the same abundance of light from the floor to ceiling glazing and Juliet balcony. Built to take advantage of the stunning views of St Catherine's Hill, the open plan living area is again based on the first floor with the three bedrooms, en-suite and family bathroom situated on the ground floor. Again there is an attractive garden at the rear with the facility of private off road parking.

### PLOT 4 SOUTHDOWN COURT, ST LEONARDS ROAD

The spacious and airy open plan living of the first property on this bespoke development of four homes is also found on the first floor with the entrance hall, three bedrooms, en-suite and family bathroom being located on the ground floor. As with the other 3 properties on this unique development, stunning views of St Catherine's Hill are a highlight to your open plan living space. This property also offers a rear garden and benefits from private off-road parking adjacent to the house.





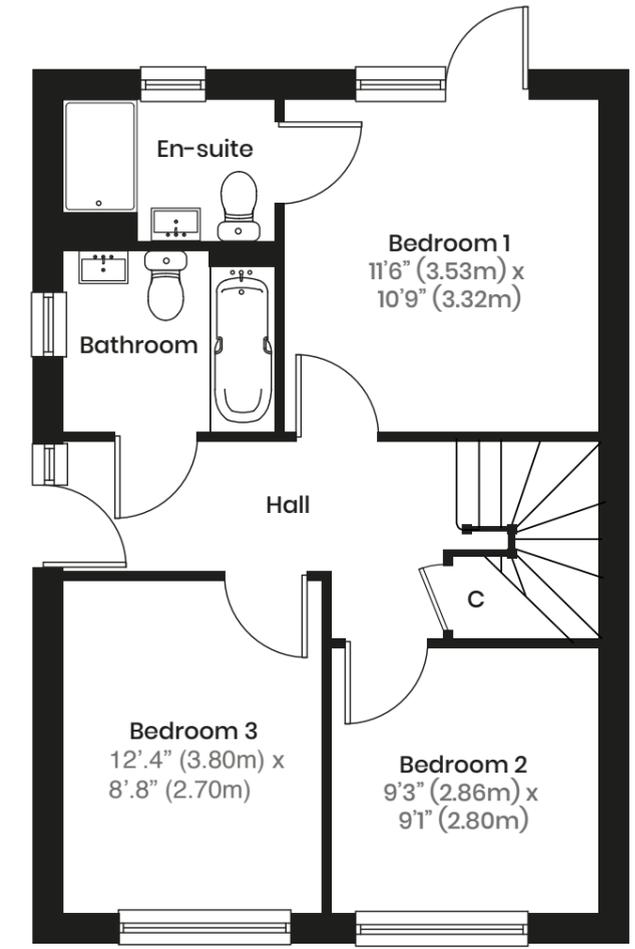
# PLOT 1 SOUTHDOWN COURT

1012 square feet

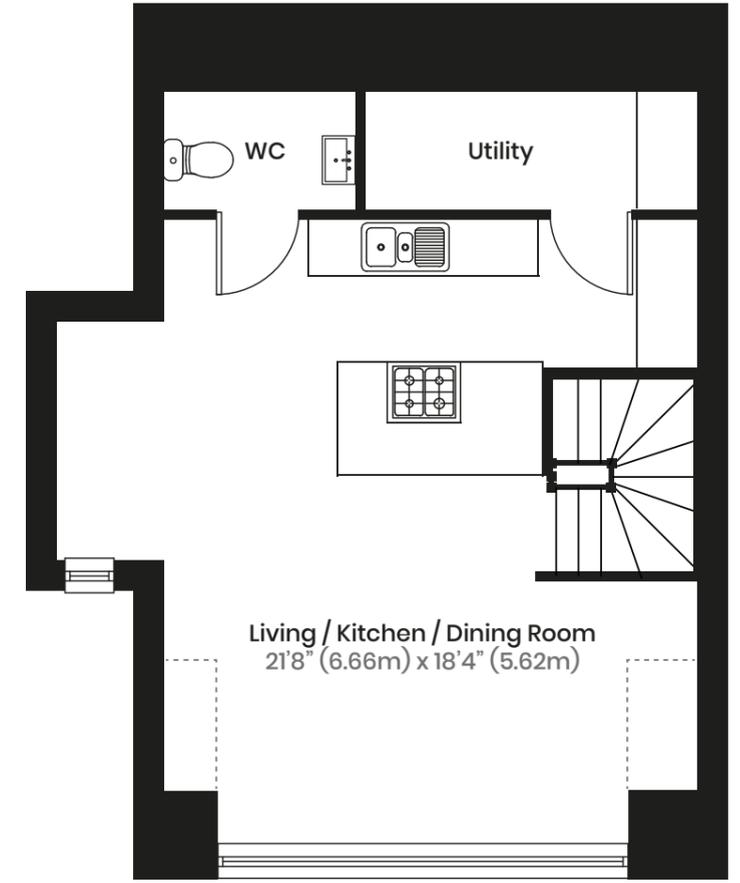
Area	Square feet
Living Room/Kitchen/Dining	21' 8" x 18' 4"
Bedroom One	11' 6" x 10' 9"
Bedroom Two	9' 3" x 9' 1"
Bedroom Three	12' 4" x 8' 8"



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GROUND FLOOR



FIRST FLOOR



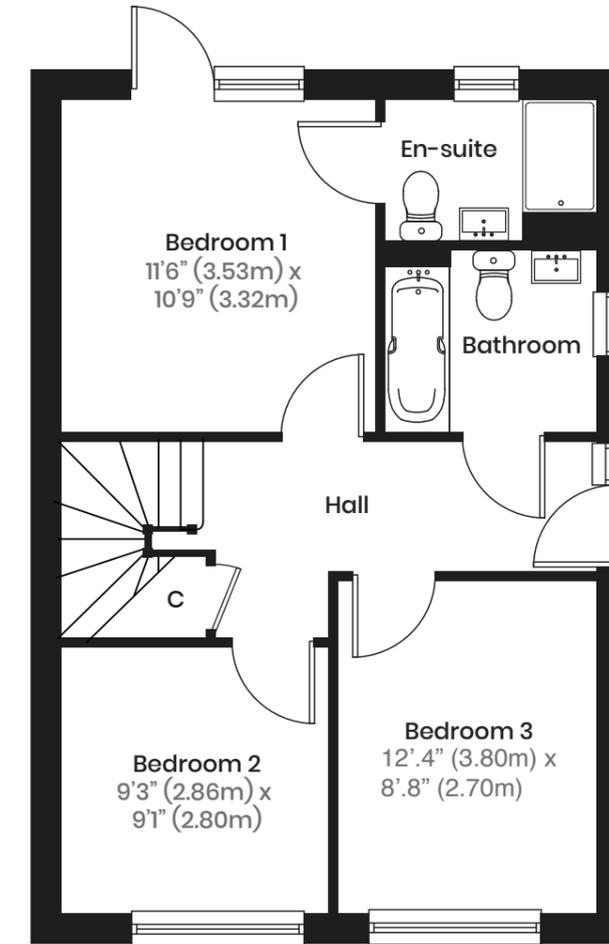
## PLOT 2 SOUTHDOWN COURT

1012 square feet

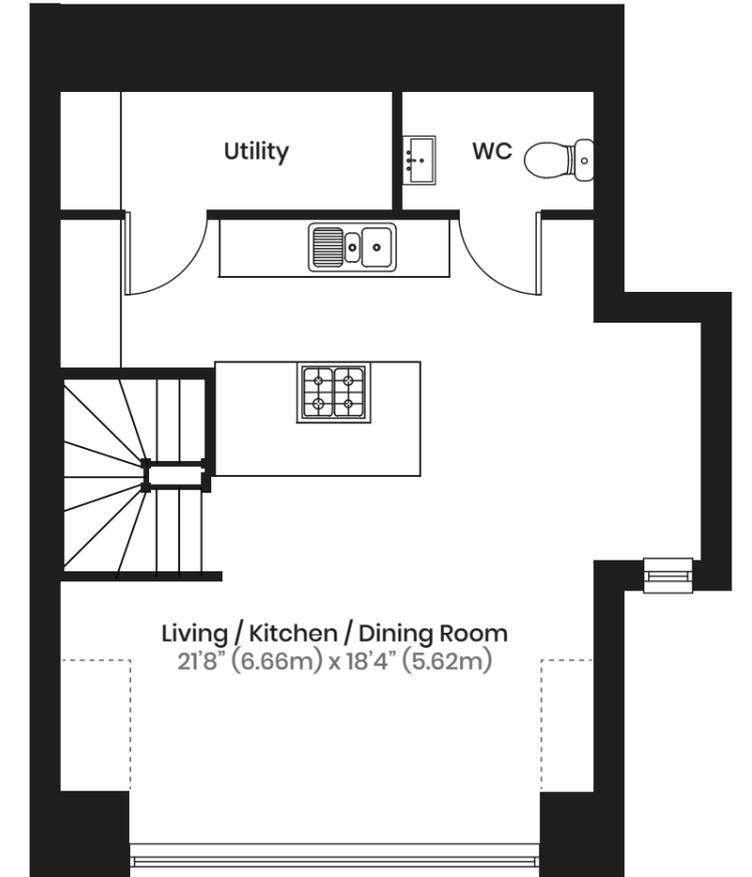
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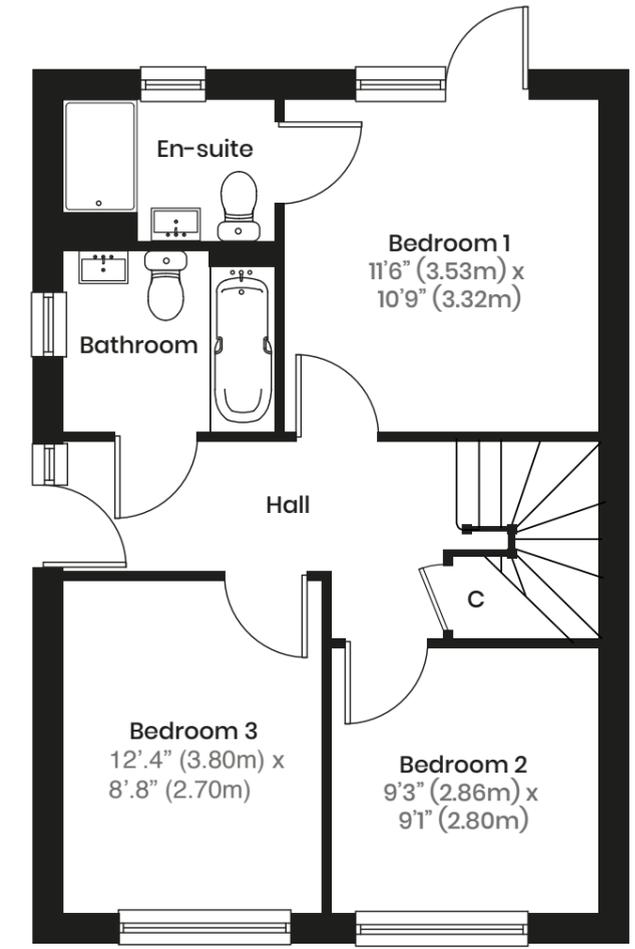
# PLOT 3 SOUTHDOWN COURT

1012 square feet

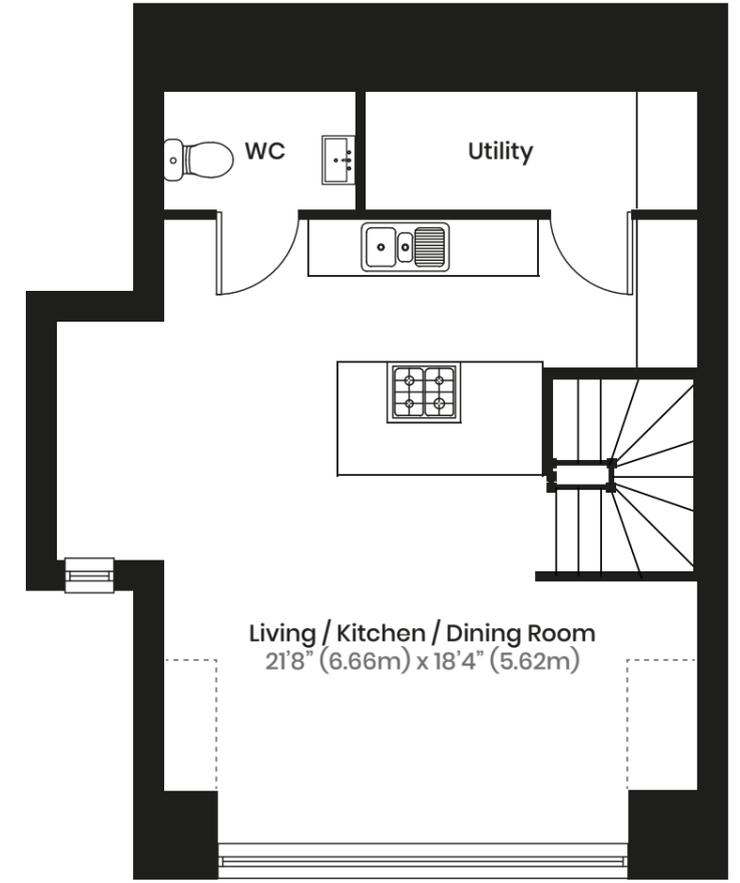
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FIRST FLOOR



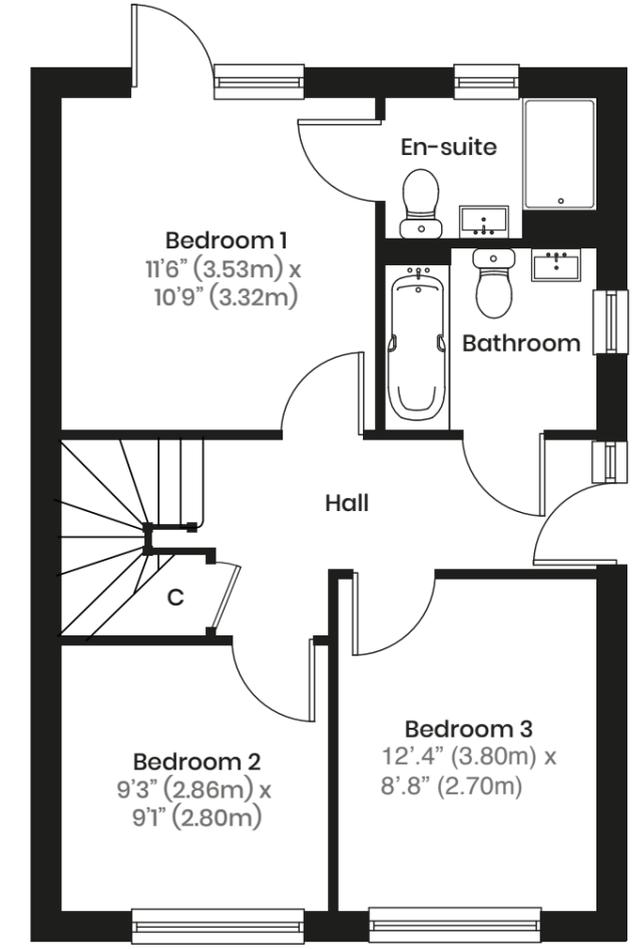
# PLOT 4 SOUTHDOWN COURT

1012 square feet

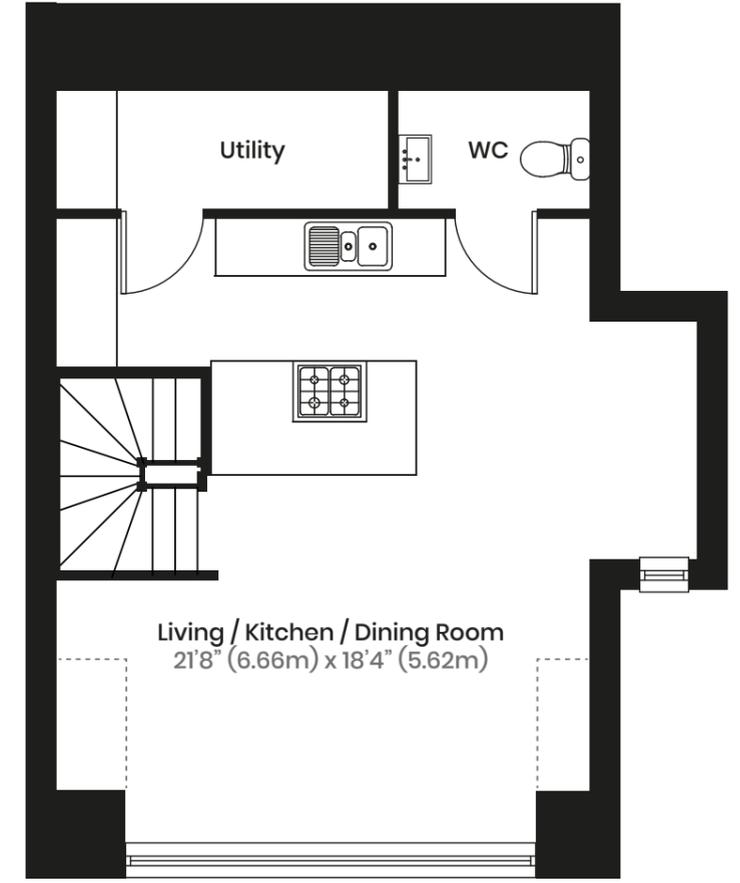
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GROUND FLOOR



FIRST FLOOR

## SENIOR TEAM: DIRECTING EXCELLENCE

### CHRIS SOUTHCOTT:

Chris is the co-founder of Imperial Homes. Originally qualifying as a plumbing and heating engineer in 2003, Chris established his own successful business, taking the leap into home building when he formed Parkdale Homes, which then evolved into a partnership with Joe Dorrington's company to create Imperial Homes in 2013.

Chris brings a vision of excellence and a keen eye for expansion opportunities; he is our lead for securing funding sources.



### JOE DORRINGTON:

Joe's career started in 1999 and he quickly established himself as a highly regarded name in the construction industry. Joe's portfolio reads as an impressive litany of successful projects ranging from domestic extensions through to multi-million pound schemes. In 2006, Joe set up Dorrington Homes, a multi-discipline property development outfit building both brand new homes and refurbishing - to the highest standards of course - existing sites.

This experience allowed him to go into partnership with Chris Southcott and create 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 a 25 year career of distinction in the development industry. With his roots in Housing Associations in the South, Richard is a renowned procurer of land for affordable construction schemes, with an eye for purchasing the right land at the right price.

Whether it is standard land planning, working with big national developers or finessing strategic land options, Richard's expertise is simply unmatched.



### BEN OLDS:

Ben joined Imperial Homes in December 2019, offering an invaluable fresh perspective, built on 15 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 natural ability to develop, nurture and strengthen those all-important landowner relationships.

His unrivalled network of professional contacts means there is nothing he doesn't know about who is doing what, when and where in the business.



## THE ETHOS & CUSTOMER CARE AT IMPERIAL HOMES

Longevity 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.





## SPECIFICATION

### KITCHEN / DINING / FAMILY ROOM

- Fully fitted handleless units designed by specialists with soft close to doors and drawers with quartz work top.
- 1.5 bowl sink
- LED Down lights
- Induction Hob
- Fully Integrated double oven, fridge-freezer and dishwasher
- Karndean floors
- Juliet balcony

### UTILITY ROOM

- Matching additional kitchen shaker style units and worktops
- 1.5 bowl sink
- Karndean floor
- Space for washing machine and dryer with electrics and plumbing

### CLOAK ROOM

- LED Down-lights
- Karndean floor

### BATHROOM & ENSUITE

- Karndean full height tiling to showering and bath areas
- Half height matching tiles to walls
- Karndean floor
- Chrome towel rails
- Vanity Under basin storage units

### 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

### GENERAL

- 10 years structural defects warranty
- Digital Ready TV points
- Carpeted bedrooms, lounge and stairs, tiled kitchen dining areas, utility, cloakroom and bathrooms
- High performance UPVC double glazing

### 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.



## 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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