







## THERE'S NO PLACE LIKE HOME

Seven marvellous new houses, each waiting for you to make them a home. Through painstaking design and expert crafting, each one offers the perfect blend of spacious layout, homely living and a finish that lives up beautifully to our renowned specifications of excellence.







## YOUR BEAUTIFUL NEW HOME: WHAT TO EXPECT?

Every one of our homes is built to welcome its new occupiers from day one. Whether it's the outstandingly equipped modern kitchen, the generously proportioned living areas, or the precious private smaller study spaces and nook style cloakroom, you are sure to feel right at home from the moment you enter.

Each property enjoys well-proportioned bedrooms, with Master en-suite facilities, finished to distinction along with the vibrant family bathroom.

Your new home is one of seven discreetly located properties each with their own distinct character, yet sharing common themes of privacy and pride. Neatly tended garden foliage complements beautifully finished frontages, with garage parking as standard, and in some cases, sweeping driveways.

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## ABOUT SWANMORE AND THE SURROUNDING AREAS

Swanmore, once an important centre of the brick making industry, and nestled in Hampshire's ancient Meon Valley, is a quintessentially English village, providing the classic rural motifs of independent shops, Post Office and country surrounds. Yet this is no isolated hamlet; The A334 road takes drivers into the heart of bustling Southampton just 12 miles away, whilst the A32 sweeps down to vibrant Portsmouth, roughly the same distance, and with equally clear connections to the M27 motorway.

Local schools are both rated good by OFSTED; from Swanmore Pre-School to Swanmore Primary and then Swanmore College, the village provides a joined-up educational journey from nursery to Year 13 for younger residents.

The village itself lies in a richly mixed green haven of meadows and woodland, a delight for nature lovers or simply those who relish the fresh air and verdant sweep of the southern English countryside.

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## THE PAVILIONS, SWANMORE



PLOT 1  
1 THE PAVILIONS

This beautiful 4-bedroom detached home offers spacious living, a study, and generous sized bedrooms including en-suite to the Master, plus garage and further parking.



PLOT 2  
2 THE PAVILIONS

Airy living space, 4 comfortable bedrooms with Master en-suite, separate study and convenient garage complemented by extra parking options make this a tremendous choice.



PLOT 3  
3 THE PAVILIONS

This stylishly finished home is perfect for peaceful home life, with its expansive living areas, 3 spacious bedrooms with master en-suite, study and private garage with extra parking.



PLOT 4  
4 THE PAVILIONS

Offering a blend of relaxed living spaces and complemented by 3 bedrooms including Master en-suite, private study and garage / excess parking options, this home really is the ideal.



PLOT 5  
5 THE PAVILIONS

A 3-bedroom detached home which combines beautifully laid out living areas with intimate study room, Master en-suite and generous garage and complementary parking.



PLOT 6  
6 THE PAVILIONS

A contemporary fusion of the tranquil and the practical, spacious living areas combine with cosy study, 4 bedrooms with Master en-suite and parking choices.



PLOT 7  
7 THE PAVILIONS

This outstandingly constructed 3-bedroom gem of a home is a leader in modern living. Master en-suite, private study and garage parking with further options await.





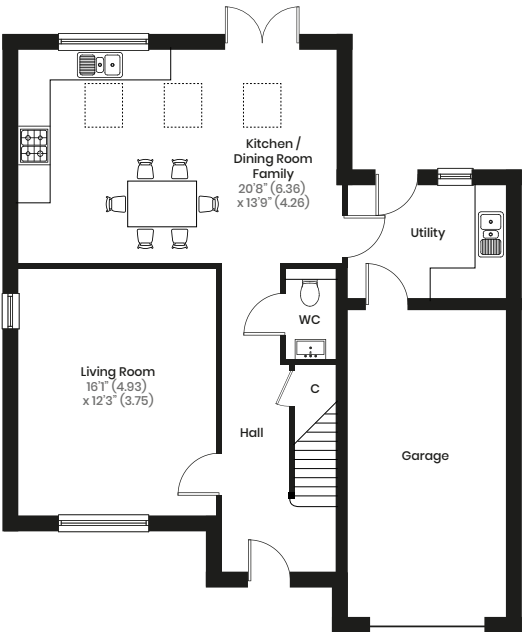


# PLOT 1 THE PAVILIONS

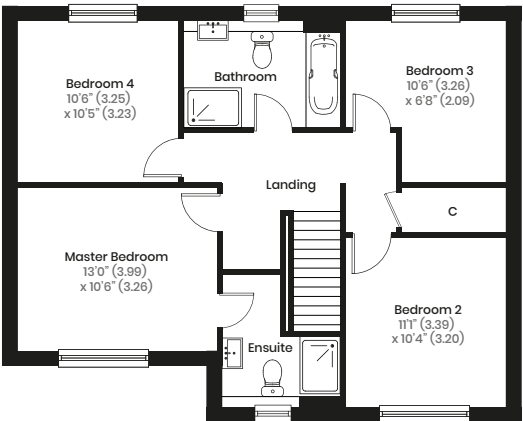
1507 square feet

Area	Square feet
Living Room	16’ 1” x 12’ 3”
Kitchen/Dining/Family	20’ 8” x 13’ 9”
Master Bedroom	13’ 0” x 10’ 6”
Bedroom Two	11’ 1” x 10’ 4”
Bedroom Three	10’ 6” x 6’ 8”
Bedroom Four	10’ 6” x 10’ 5”

GROUND FLOOR



FIRST FLOOR

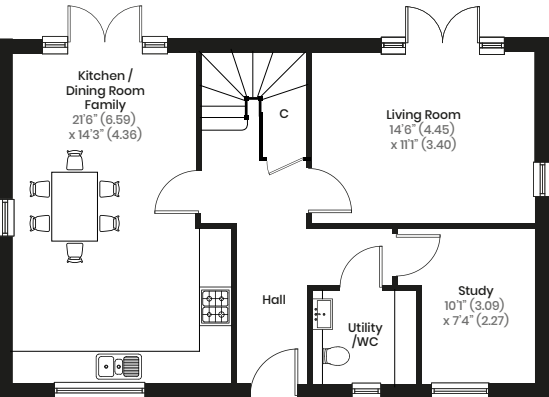


# PLOT 2 THE PAVILIONS

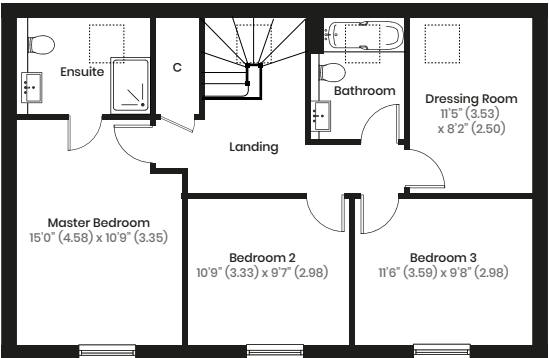
1464 square feet

Area	Square feet
Living Room	14’ 6” x 11’ 1”
Kitchen/Dining/Family	21’ 6” x 14’ 3”
Study	10’ 1” x 7’ 4”
Master Bedroom	15’ 0” x 10’ 9”
Bedroom Two	10’ 9” x 9’ 7”
Bedroom Three	11’ 6” x 9’ 8”
Bedroom Four	11’ 5” x 8’ 2”

GROUND FLOOR



FIRST FLOOR





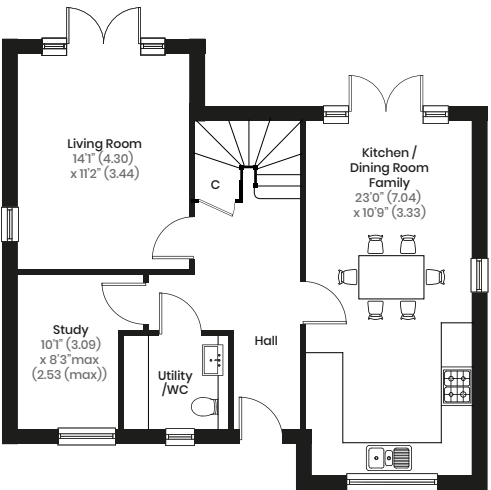


# PLOT 3 THE PAVILIONS

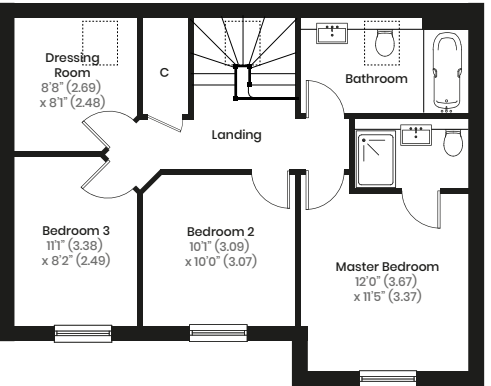
1292 square feet

Area	Square feet
Living Room	14' 1" x 11' 2"
Kitchen/Dining/Family	23' 0" x 10' 9"
Study	10' 1" x 8' 3"
Master Bedroom	12' 0" x 11' 5"
Bedroom Two	10' 1" x 10' 0"
Bedroom Three	11' 1" x 8' 2"
Dressing Room	8' 8" x 8' 1"

GROUND FLOOR



FIRST FLOOR

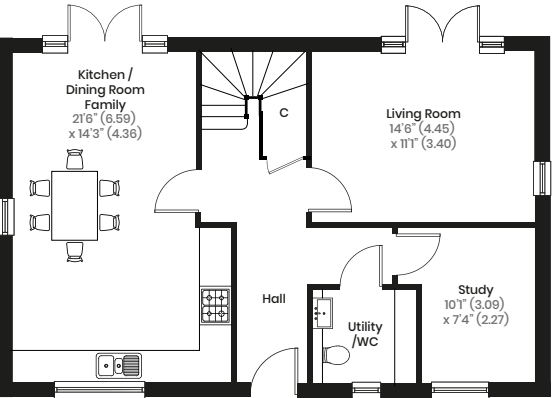


# PLOT 4 THE PAVILIONS

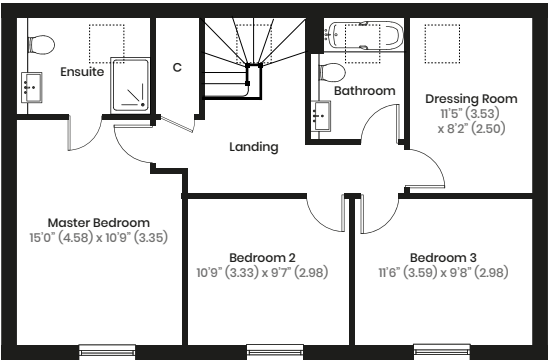
1464 square feet

Area	Square feet
Living Room	14' 6" x 11' 1"
Kitchen/Dining/Family	21' 6" x 14' 3"
Study	10' 1" x 7' 4"
Master Bedroom	15' 0" x 10' 9"
Bedroom Two	10' 9" x 9' 7"
Bedroom Three	11' 6" x 9' 8"
Dressing Room	11' 5" x 8' 2"

GROUND FLOOR



FIRST FLOOR





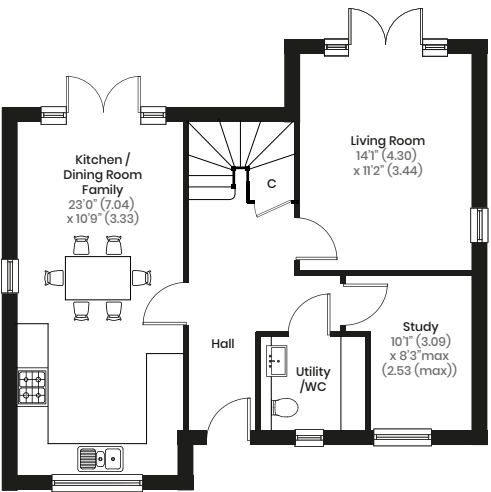


# PLOT 5 THE PAVILIONS

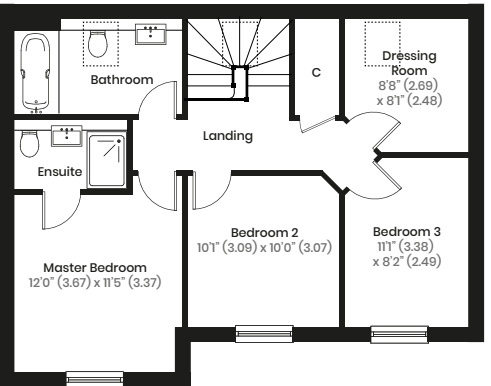
1292 square feet

Area	Square feet
Living Room	14' 1" x 11' 2"
Kitchen/Dining/Family	23' 0" x 10' 9"
Study	10' 1" x 8' 3"
Master Bedroom	12' 0" x 11' 5"
Bedroom Two	10' 1" x 10' 0"
Bedroom Three	11' 1" x 8' 2"
Dressing Room	8' 8" x 8' 1"

GROUND FLOOR



FIRST FLOOR

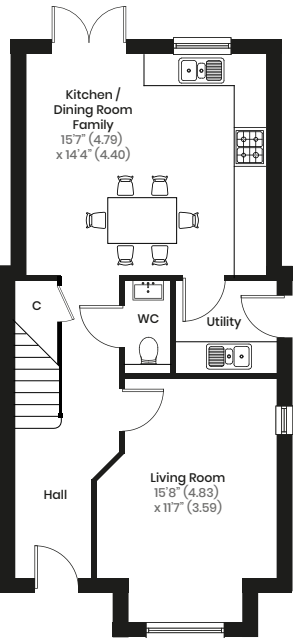


# PLOT 6 THE PAVILIONS

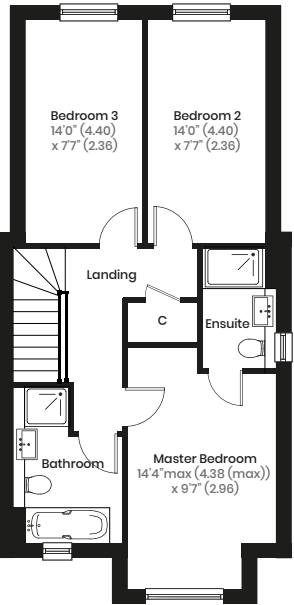
1163 square feet

Area	Square feet
Living Room	15' 8" x 11' 7"
Kitchen/Dining/Family	15' 7" x 14' 4"
Master Bedroom	14' 4" x 9' 7"
Bedroom Two	14' 0" x 7' 7"
Bedroom Three	14' 0" x 7' 7"

GROUND FLOOR



FIRST FLOOR





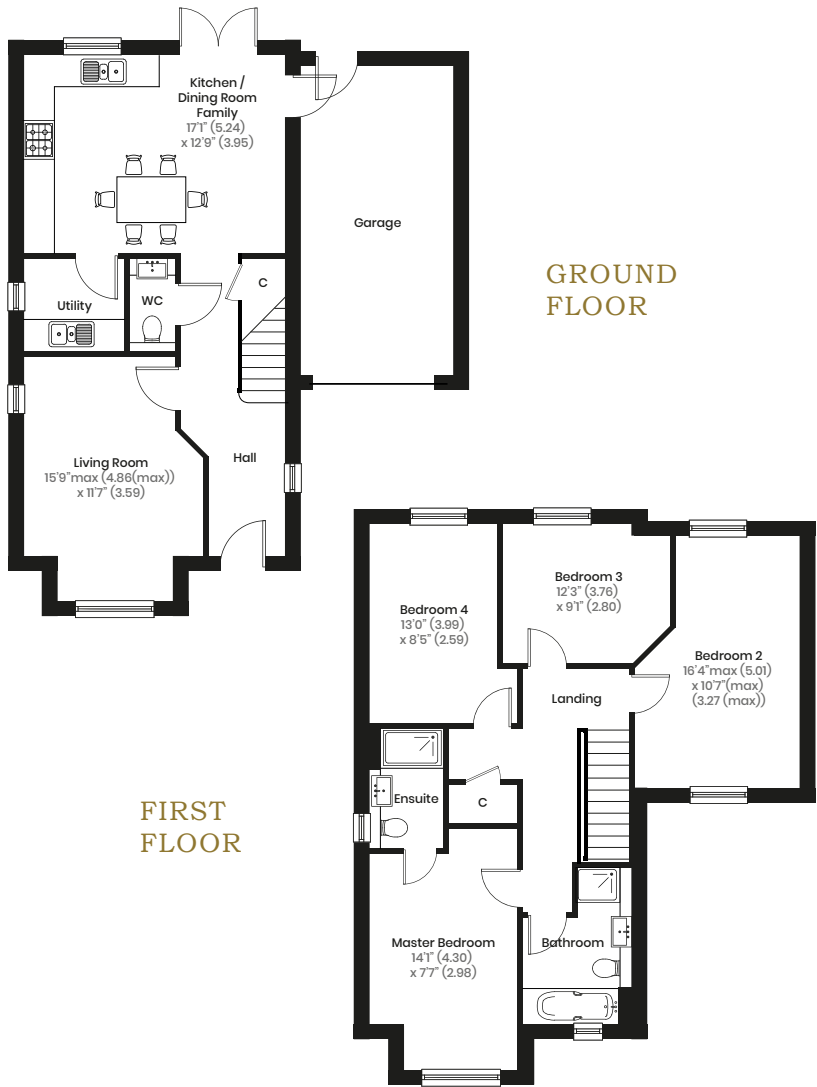


# PLOT 7 THE PAVILIONS

1446 square feet

Area	Square feet
Living Room	15' 9" x 11' 7"
Kitchen/Dining/Family	17' 1" x 12' 9"
Master Bedroom	14' 1" x 9' 9"
Bedroom Two	16' 4" x 10' 7"
Bedroom Three	12' 3" x 9' 1"
Bedroom Four	13' 0" x 8' 5"

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# THE ETHOS AND 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.

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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 shaker style 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 and dishwasher
- Ceramic tiled floors
- Patio doors to rear garden

### UTILITY ROOM

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

### CLOAK ROOM

- LED Down-lights
- Fully tiled floors

### BATHROOM & ENSUITE

- Porcelanosa full height tiling to showering and bath areas
- Half height matching tiles to walls
- Floor tiling
- Chrome towel rails
- 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

### GENERAL

- 10 years structural defects warrantee
- Digital Ready TV points
- Underfloor heating throughout the ground floor
- Carpeted hallway, 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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