



WITH A DIFFERENCE



4 STYLISH NEW HOMES IN KINGS WORTHY HAMPSHIRE



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Imperial Homes are proud to offer our latest development "The Springs," Four attractive chalet bungalows, located in the popular area of Kings Worthy.

This new development comprises of two three-bedroom detached chalet bungalows and two two-bedroom semi-detached chalet bungalows.



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The Springs, Springvale Road, Kings Worthy SO23 7LZ

YOUR HOME IN THE SPRINGS: WHAT TO EXPECT?



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As a new home owner in The Springs, Springvale Road, Kings Worthy, you can expect the usual standards associated to Imperial Homes. From your homes beautiful exterior, you will find yourself in a good sized space, with a thoughtful design and layout to your living and kitchen areas.

Set over two floor's, each property offers a well equipped kitchen and separate living area with patio doors leading to the rear garden. Each property offers a utility/boot room with a entrance from the outside and is adjoined to the kitchen area. All homes offer a good sized family bathroom.

The bedrooms are a good size with both the two bedroom and three bedroom homes offering a proportionate en-suite from the main bedroom.

Each chalet bungalow has been carefully designed to a modern living specification with Kardean flooring, soft close kitchen units and fully integrated white goods. The outside has turfed gardens, a paved patio area and parking.



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ABOUT THE AREA OF KINGS WORTHY & WINCHESTER



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The Springs, Springvale Road is set in the beautiful village location of Kings Worthy. This sought after area boasts excellent walks and bike trails with outstanding views of surrounding fields, woods and rivers. The village of Kings Worthy itself benefits from a range of local shops, two pubs and Cobb's farm shop.

If you need further amenities only a few miles away is Winchester City which offers an abundance of shops, restaurants and bars that can cater to all your needs.

There is excellent nurseries and schools within easy reach of Kings Worthy, including Woodhams Farm Day Nursery, Kings Worthy Primary School and Henry Beaufort School.

For commuters Kings Worthy is ideally located close to the A34 and M3 giving drivers easy access to the north and south of England. Winchester train station is only 2.4 miles away and the rail links provide a choice of regular services to London Waterloo - just an hour away, Southampton, Portsmouth and Eastleigh.



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EDUCATION IN THE AREA OF KINGS WORTHY



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King Worthy has a variety of nurseries and schools in the local area, surrounding villages and Winchester.

Listed below are some of the most popular schools:

NURSERY

Princes Mead School - Independent
Kings Worthy Early Years
Woodhams Farm Day Nursery

PRIMARY SCHOOL

Kings Worthy Primary School
South Wonston Primary School
Harestock Primary School
Weeke Primary School

SECONDARY EDUCATION

Henry Beaufort School
Kings School Winchester

INDEPENDENT

Princes Mead School – Pre Prep
Princes Mead School – Prep
St Swithun's School -Secondary School



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THE SPRINGS SITE MAP



1 PLOT 1 1270 SQ FT

3 Bedroom detached chalet bungalow
Open plan kitchen/dining and family room
Boot room leading off the kitchen
Two bedrooms to first floor with
a third double on the ground floor

2 PLOT 2 1421 SQ FT

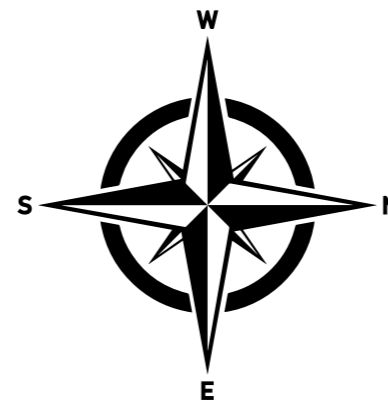
3 Bedroom detached chalet bungalow
Open plan kitchen/dining and family room
Three bedrooms to 1st floor with en-suite and family
bathroom
Boot room leading off the kitchen

3 PLOT 3 1033 SQ FT

2 Bedroom semi detached chalet bungalow
Two bedrooms to 1st floor with en-suite and family
bathroom
Open plan kitchen, dining and family room leading to
the garden through patio doors
Utility room off the kitchen

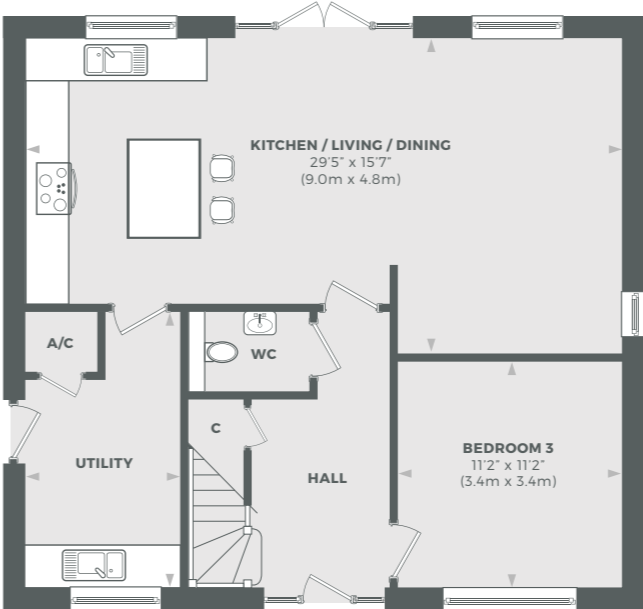
4 PLOT 4 1033 SQ FT

2 Bedroom semi detached chalet bungalow
Two bedrooms to 1st floor with en-suite and family
bathroom
Open plan kitchen, dining and family room leading to
the garden through patio doors
Utility room off the kitchen

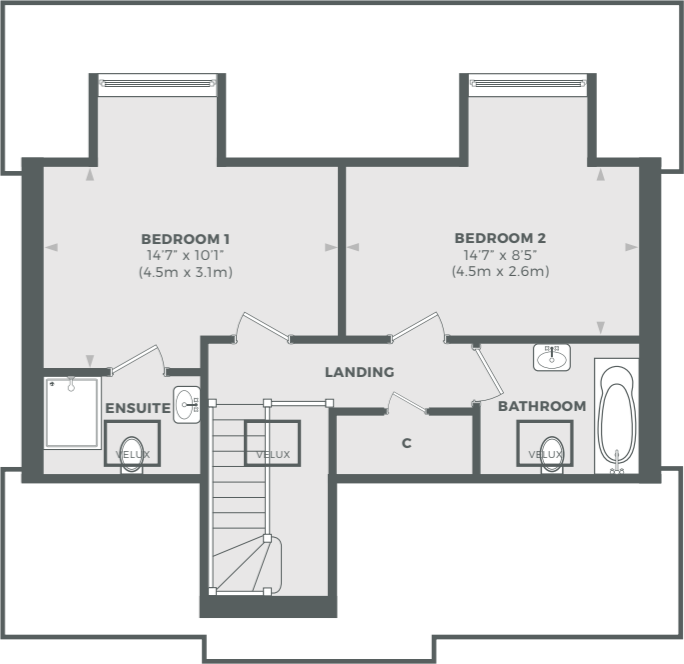




PLOT 1
3 BED DETACHED
CHALET BUNGALOW
1270 SQUARE FEET



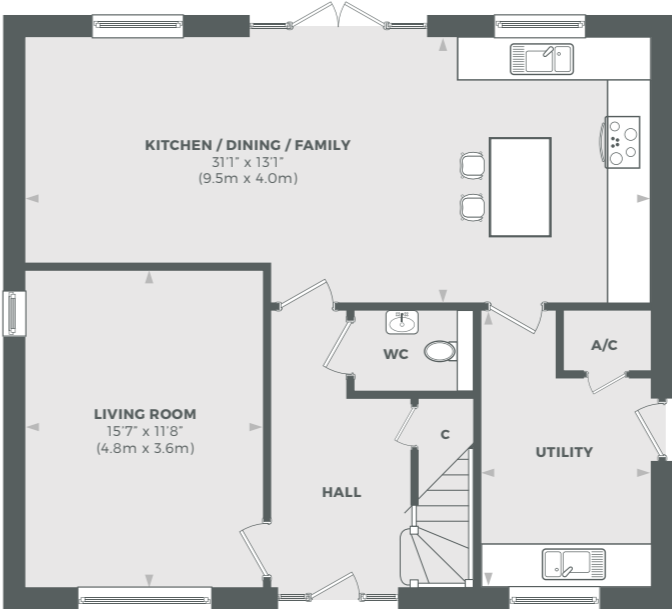
AREA	SQUARE FEET
Kitchen/Living/Dining	29' 5" x 15' 7"
Bedroom One	14' 7" x 10' 1"
Bedroom Two	14' 7" x 8' 5"
Bedroom Three	11' 2" x 11' 2"



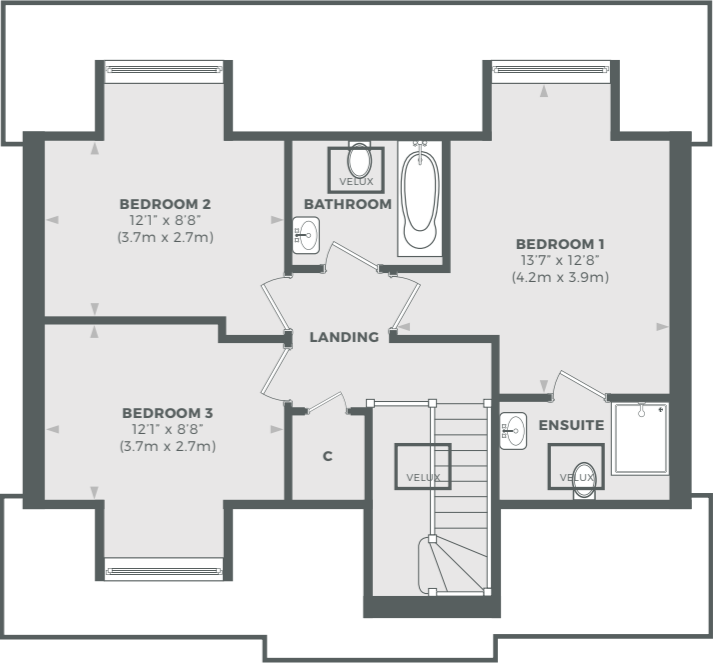
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PLOT 2
3 BED DETACHED
CHALET BUNGALOW
1421 SQUARE FEET



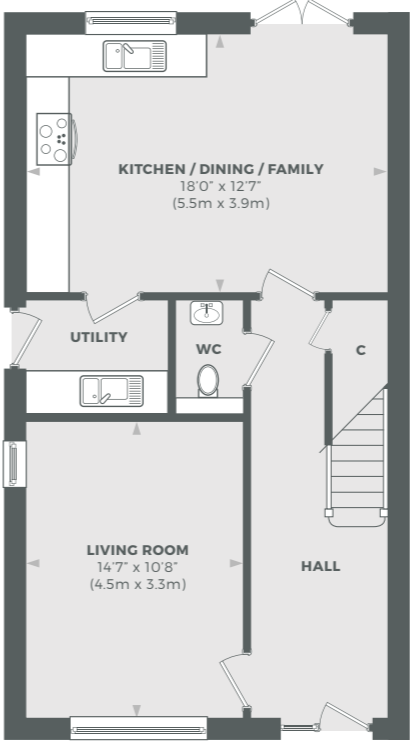
AREA	SQUARE FEET
Kitchen/Dining/Family	31' 1" x 13' 1"
Living Room	15' 7" x 11' 8"
Bedroom One	13' 7" x 12' 8"
Bedroom Two	12' 1" x 8' 8"
Bedroom Three	12' 1" x 8' 8"



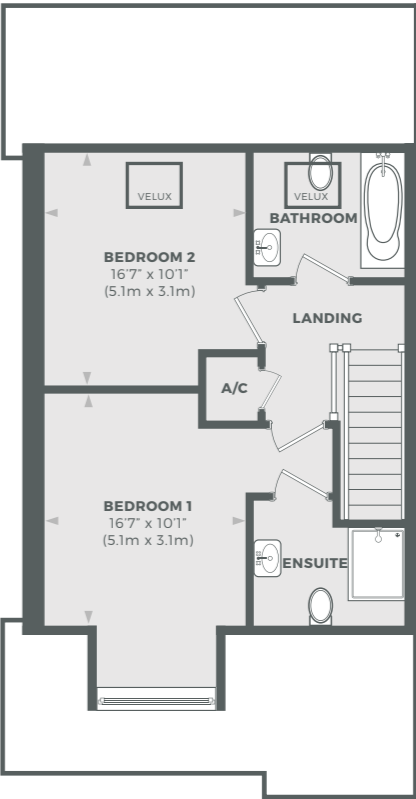
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PLOT 3 - 2 BED
SEMI-DETACHED
CHALET BUNGALOW
1033 SQUARE FEET



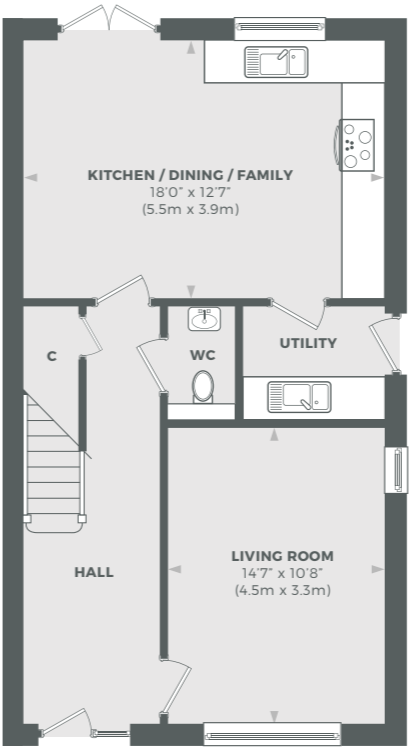
AREA	SQUARE FEET
Kitchen/Dining/Family	18' 0" x 12' 7"
Living Room	14' 7" x 10' 8"
Bedroom One	16' 7" x 10' 1"
Bedroom Two	16' 7" x 10' 1"



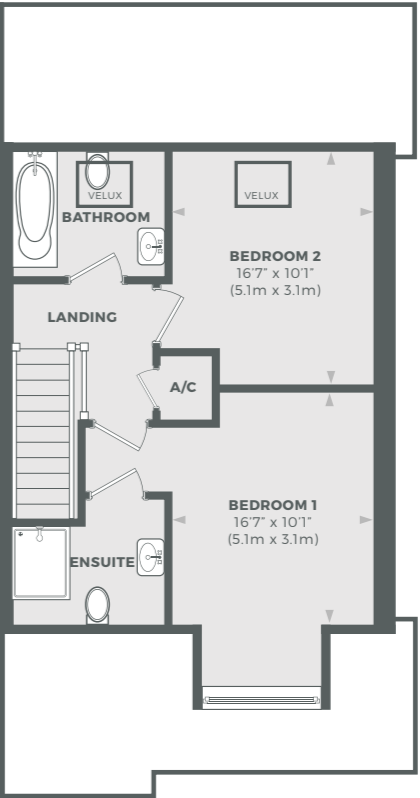
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**PLOT 4 - 2 BED
SEMI-DETACHED
CHALET BUNGALOW
1033 SQUARE FEET**



AREA	SQUARE FEET
Kitchen/Dining/Family	18' 0" x 12' 7"
Living Room	14' 7" x 10' 8"
Bedroom One	16' 7" x 10' 1"
Bedroom Two	16' 7" x 10' 1"



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HH 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.



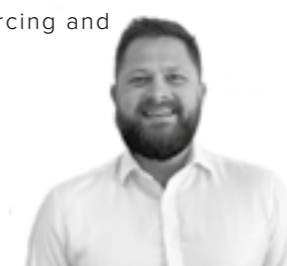
RICHARD PAINE:

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.



THE SPRINGS SPECIFICATION

KITCHEN / DINING / FAMILY ROOM

- Fully fitted units designed by specialists with soft close to doors and drawers
- 1.5 bowl stainless steel sink
- 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

- LED down-lights
- Karndean floor

BATHROOM & EN-SUITE

- Porcelanosa full height tiling to showering
- Half height matching tiles to cistern and bath
- Splash back 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 tap
- Fully fenced and turfed back gardens
- Paving to pathways and patios

GENERAL

- 10 years structural defects warranty with advantage
- Air source heat pump
- 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. 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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