



WITH A DIFFERENCE



5 NEW STYLISH  
BUNGALOWS IN  
LITTLE ANN  
ANDOVER



---

Imperial Homes are delighted to offer our latest development “Abbotts Walk,” Five stylish bungalows, nestled in the hamlet of Little Ann by Abbotts Ann village Andover.

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



www.imperialhomes.uk | 01489 784847

Abbotts Walk, Little Ann, Andover SP11 7NS



YOUR HOME IN  
ABBOTTS WALK:  
WHAT TO  
EXPECT?



---

As a new owner and resident of Abbots Walk, you can expect the usual high standards from Imperial Homes. From your homes attractive exterior, you will find yourself in a well proportioned space, with a thoughtful design and layout to your living and kitchen areas.

Set over a single floor, each property offers a well equipped kitchen and separate living area both with patio doors leading to the rear garden. Each property boasts a good sized family bathroom.

All bedrooms are situated at the front of your new home with both the two bedroom and three bedroom homes offering a proportionate en-suite from the main bedroom.

Each new home has been carefully designed to a modern living specification with Kardean flooring, soft close kitchen units and fully integrated white goods. The outside has a paved patio area and either allocated parking or a driveway suitable for two cars.

---



www.imperialhomes.uk | 01489 784847

Abbots Walk, Little Ann, Andover SP11 7NS



ABOUT  
THE AREA OF  
ABBOTTS ANN &  
LITTLE ANN



---

Located in the heart of the beautiful Test Valley is the village of Abbots Ann which includes many hamlets, namely Little Ann, Little Park and Abbots Ann Down.

The village provides good local facilities and amenities which including shops, local post office, village hall, church, pubs and recreational grounds.

The nearest town to the village is Andover which is just under two miles away and offers a variety of shops, entertainment and education with other major cities Salisbury and Winchester only a short drive.

For education Abbots Ann has a state of the art primary school, nursery and only 2 miles away in Red Rice is the well known independent pre-prep and prep school, Farleigh. There are more excellent options as near as a four minute drive from Little Ann.

For travel Little Ann is well located for easy access to the A303, which provides access to the West Country, London via the M3 and to the North or South via the A34. Mainline stations can be found at Andover or Grateley.

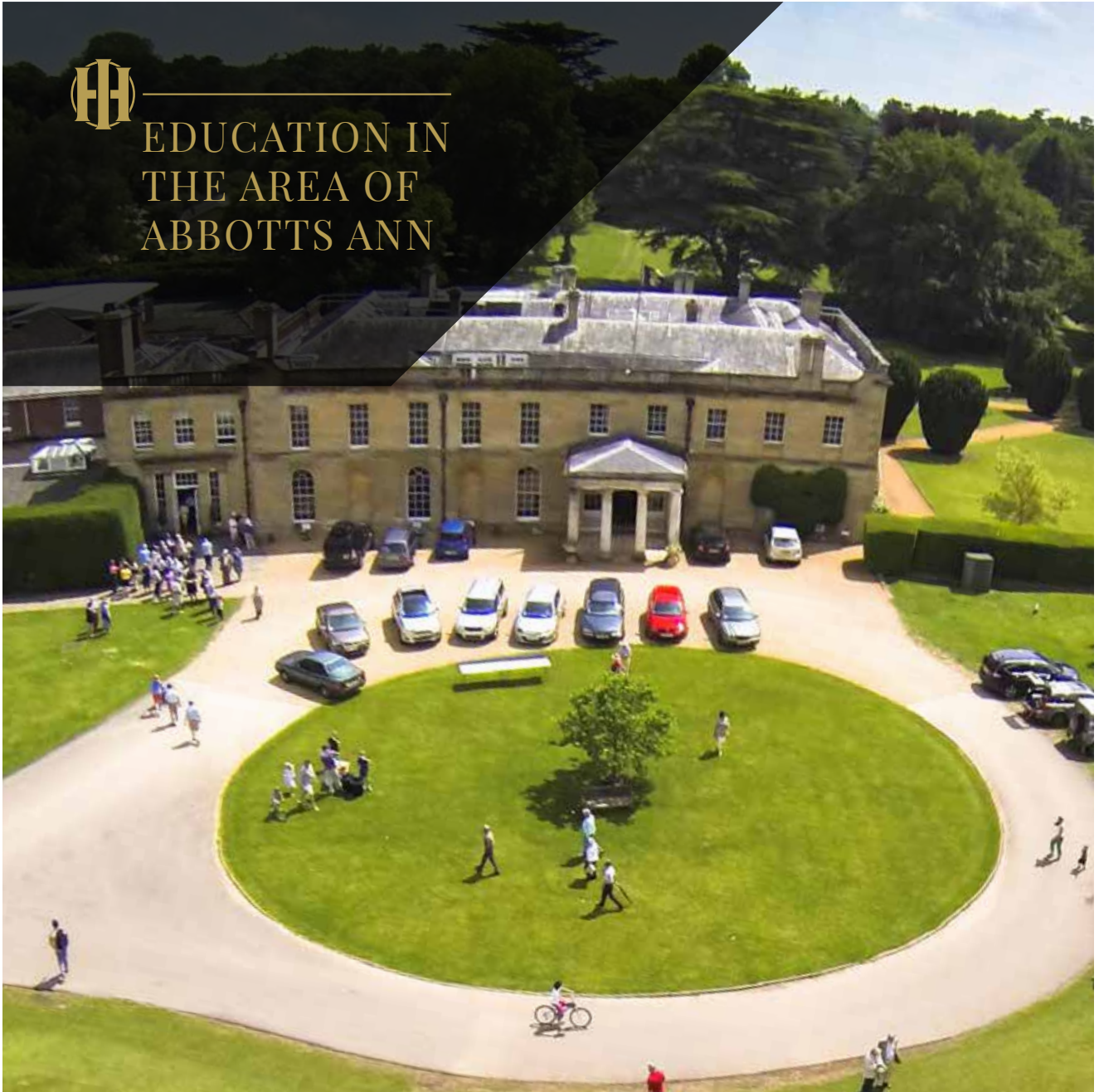
---



www.imperialhomes-uk | 01489 784847



EDUCATION IN  
THE AREA OF  
ABBOTTS ANN





---

The local education for Little Ann includes Abbots Ann state of the art primary school and Abbots Ann nursery, with other schooling options as close as a four minute drive.

Listed below are the most popular local schools:

### NURSERY

Abbots Ann Nursery

### INFANT SCHOOL

Balksbury Infant School

### PRIMARY SCHOOL

Abbots Ann Church of England  
Primary School

### JUNIOR SCHOOL

Balksbury Junior School

### SECONDARY EDUCATION

Harrow Way  
Community Secondary school

---

### INDEPENDENT

Farleigh – Independent Pre-Prep School

Farleigh – Independent Prep School



www.imperialhomes.uk | 01489 754847

Abbots Walk, Little Ann, Andover SP11 7NS



1

### PLOT 1 1098 SQ FT

---

Detached 3 bedroom bungalow  
Ensuite to master  
Family bathroom with bath and shower  
Utility room  
Living room with patio doors  
Open plan kitchen/family room  
Parking for two vehicles

2

### PLOT 2 1119 SQ FT

---

Detached 3 bedroom bungalow  
Ensuite to master  
Family bathroom with bath and shower  
Utility room  
Living room with patio doors  
Open plan kitchen/family room  
Driveway for two vehicles

3

### PLOT 3 1119 SQ FT

---

Detached 3 bedroom bungalow  
Ensuite to master  
Family bathroom with bath and shower  
Utility room  
Living room with patio doors  
Open plan kitchen/family room  
Driveway for two vehicles

4

### PLOT 4 829 SQ FT

---

Semi detached 2 bedroom bungalow  
Ensuite to master  
Family bathroom with bath and shower  
Living room with patio doors  
Open plan kitchen/dining room  
Driveway for 2 cars

5

### PLOT 5 829 SQ FT

---

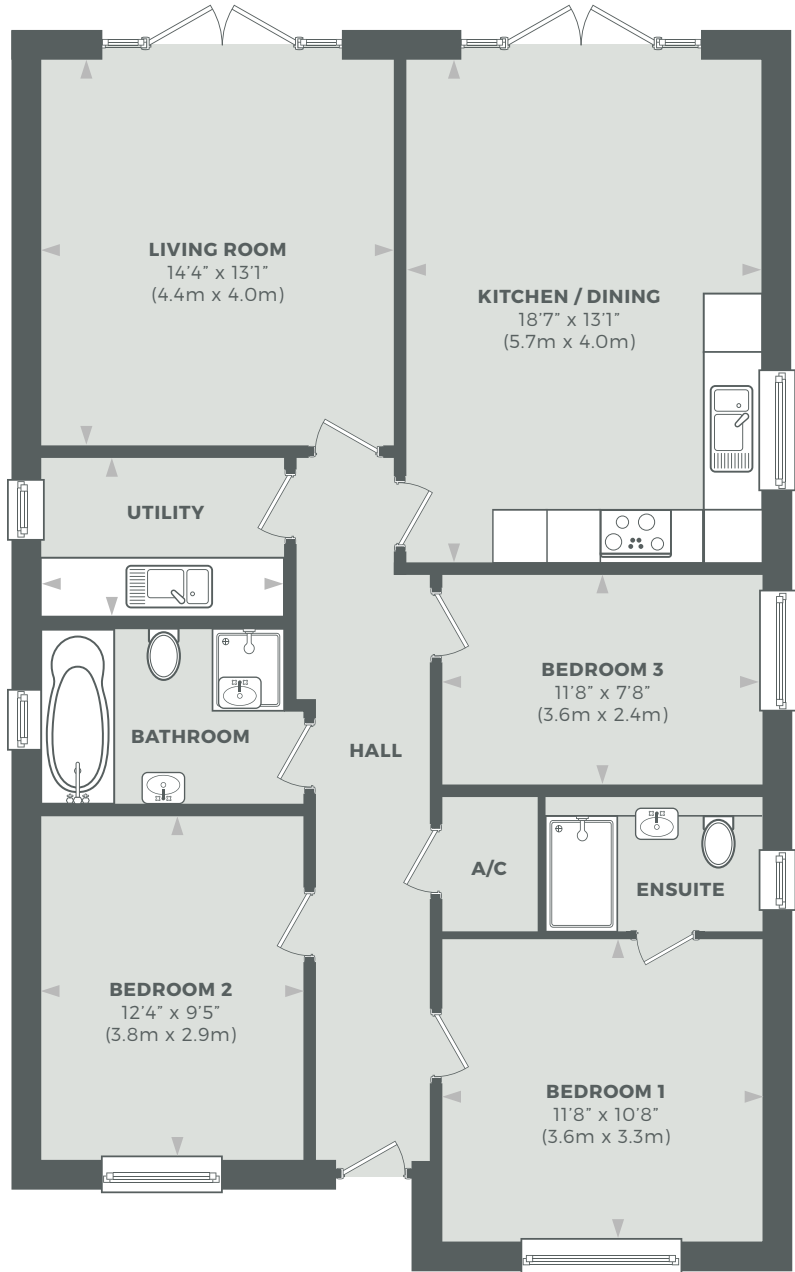
Semi detached 2 bedroom bungalow  
Ensuite to master  
Family bathroom with bath and shower  
Living room with patio doors  
Open plan kitchen/dining room  
Parking spaces for 2 vehicles





PLOT 1  
3 BED DETACHED  
BUNGALOW  
1098 SQUARE FEET

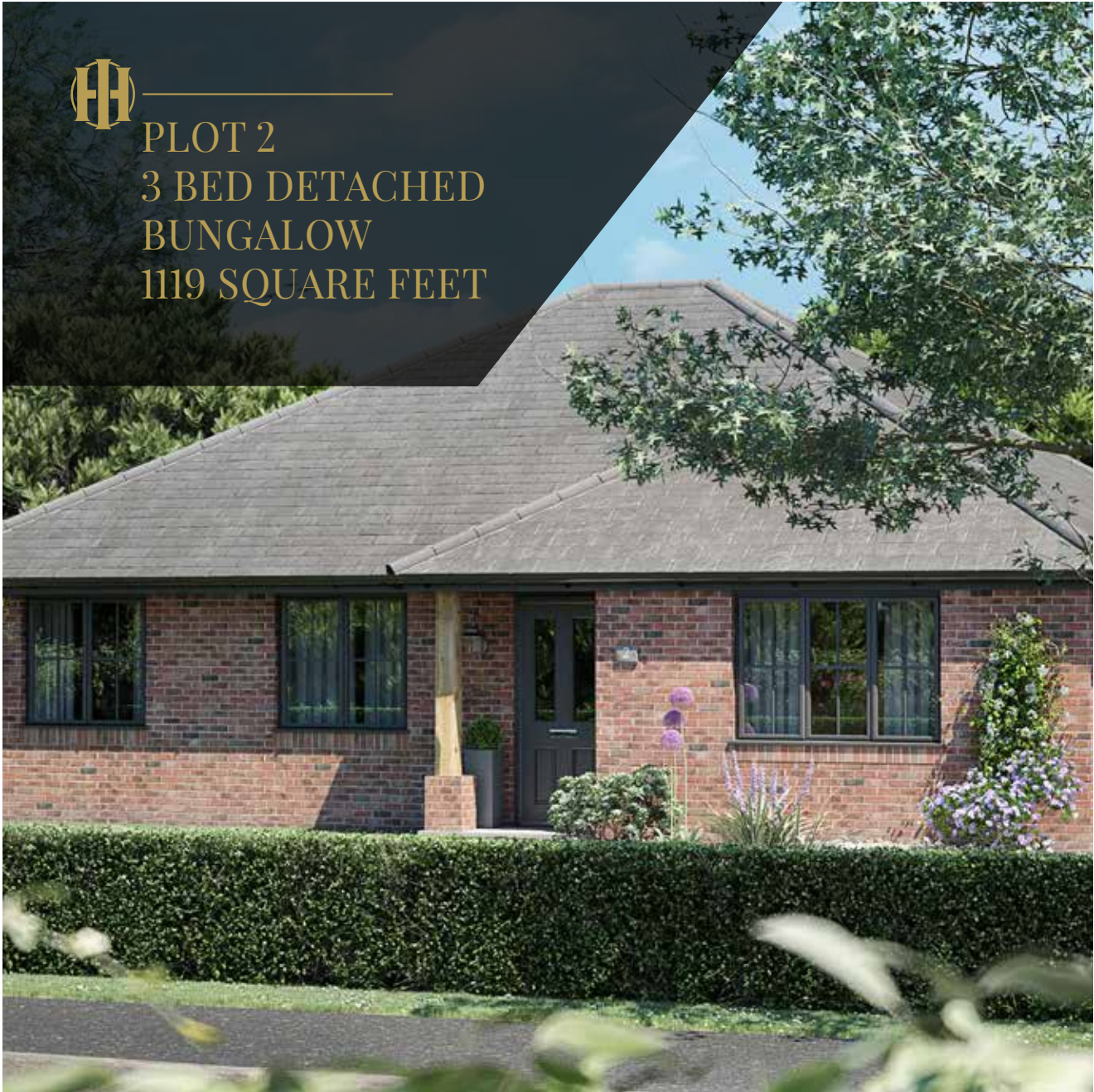




AREA	SQUARE FEET
Kitchen/Dining	18' 7" x 13' 1"
Living Room	14' 4" x 13' 1"
Bedroom One	11' 8" x 10' 8"
Bedroom Two	12' 4" x 9' 5"
Bedroom Three	11' 8" x 7' 8"



PLOT 2  
3 BED DETACHED  
BUNGALOW  
1119 SQUARE FEET

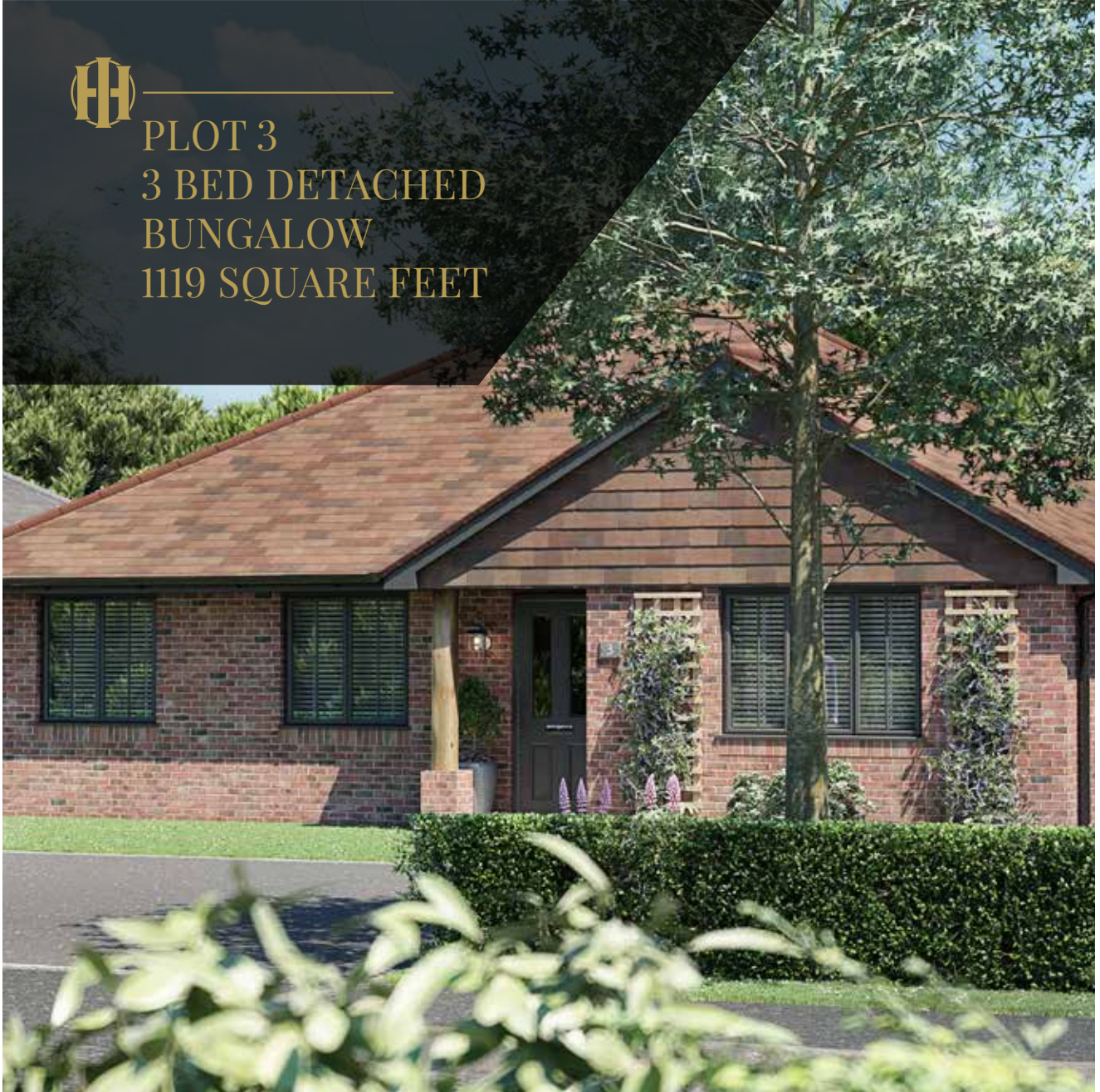




AREA	SQUARE FEET	AREA	SQUARE FEET
Kitchen/Dining	19' 6" x 17' 3"	Bedroom Two	12' 4" x 9' 5"
Living Room	15' 4" x 14' 7"	Bedroom Three	12' 4" x 8' 5"
Bedroom One	11' 8" x 10' 8"		



PLOT 3  
3 BED DETACHED  
BUNGALOW  
1119 SQUARE FEET







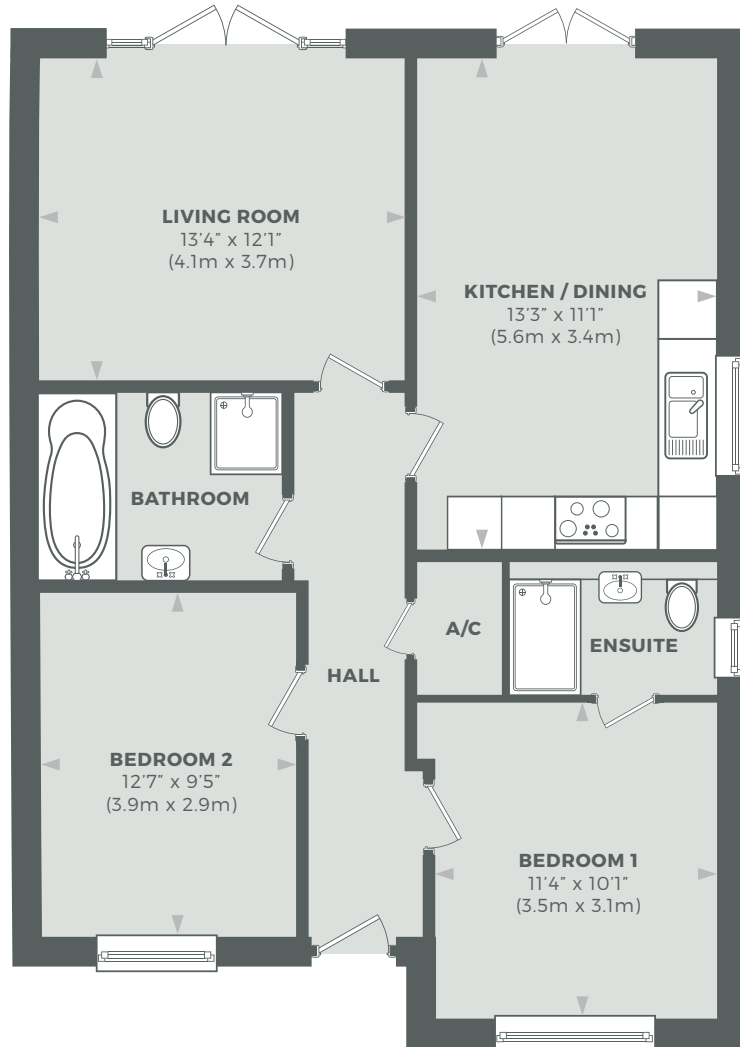
AREA	SQUARE FEET	AREA	SQUARE FEET
Kitchen/Dining	19' 6" x 17' 3"	Bedroom Two	12' 4" x 9' 5"
Living Room	15' 4" x 14' 7"	Bedroom Three	12' 4" x 8' 5"
Bedroom One	11' 8" x 10' 8"		



PLOT 4 - 2 BED  
SEMI -DETACHED  
BUNGALOW  
829 SQUARE FEET



AREA	SQUARE FEET
Kitchen/Dining	13' 3" x 11' 1"
Living Room	13' 4" x 12' 1"
Bedroom One	11' 4" x 10' 1"
Bedroom Two	12' 7" x 9' 5"

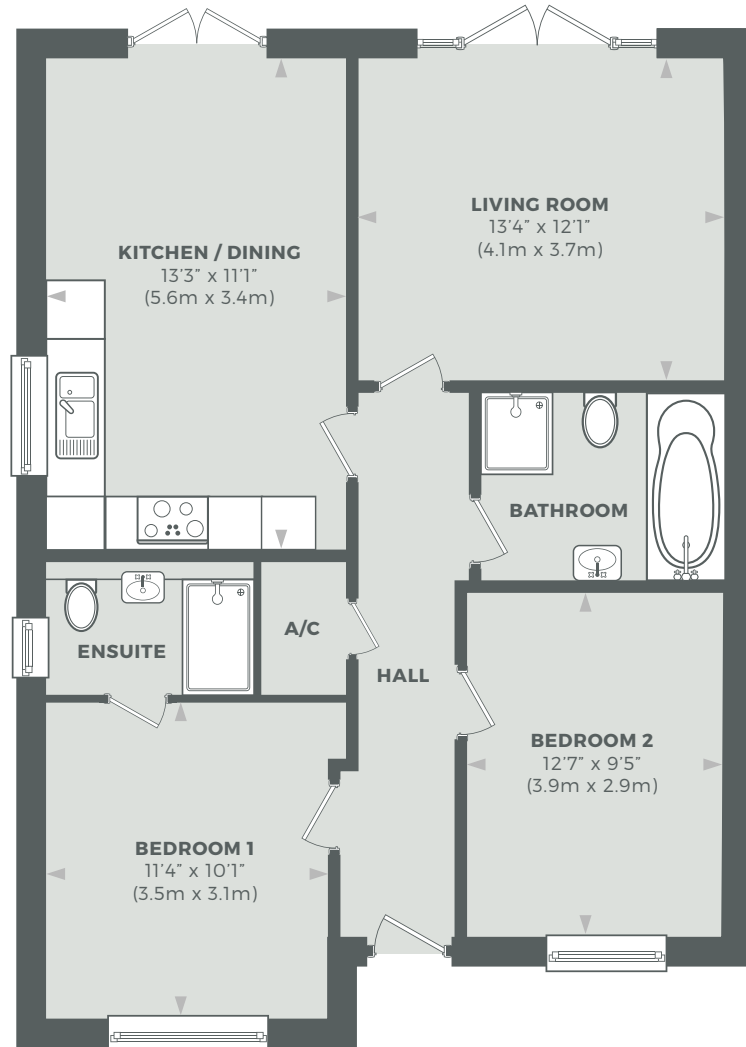




PLOT 5 - 2 BED  
SEMI-DETACHED  
BUNGALOW  
829 SQUARE FEET



AREA	SQUARE FEET
Kitchen/Dining	13' 3" x 11' 1"
Living Room	13' 4" x 12' 1"
Bedroom One	11' 4" x 10' 1"
Bedroom Two	12' 7" x 9' 5"





---

## 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.





---

# ABBOTTS WALK 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, extractor and glass splash-back
- Fully integrated double oven, fridge-freezer and dishwasher
- Karndean floors

## CLOAK ROOM

- LED down-lights
- Karndean floor

## BATHROOM & ENSUITE

- Full height tiling to shower
- 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

## PARKING

- Parking for two cars, either on drive or allocated

## 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.



www.imperialhomes.uk | 01489 784847

Abbotts Walk, Little Ann, Andover SP11 7NS



Abbotts Walk, Little Ann, Andover SP11 7NS

[www.imperialhomes.uk](http://www.imperialhomes.uk) | 01489 784847