



WITH A DIFFERENCE



6 PRIVATE DETACHED HOUSES IN BURITON



Imperial Homes are delighted to offer six exceptional two and three bedroom detached individual homes situated in Buriton, Petersfield.

This outstanding development comprises 2 two-bedroom detached homes and 4 three-bedroom detached homes including our first ever passive home that will save on energy costs. www.passipedia.org



Elizabeth Gardens, Greenway Lane, Buriton, GU31 5SQ

YOUR HOME IN BURITON: WHAT TO EXPECT?



As a new home owner at Elizabeth Gardens, you can expect to be surrounded by the very high standards of quality synonymous with Imperial Homes from the very beginning. With this in mind, our homes are carefully tailored to be attractive, impressive and yet practical - this development is no exception.

Each property offers a generously proportioned kitchen/dining area, hallway connecting to the living room and a WC on the ground floor and en-suite to bedroom one.

As a part of this development, Imperial Homes are constructing our first passive home which is a timber framed property designed to reduce greenhouse gases and provide significant energy savings.

The principles of a passive house are:

- Airtight build with thermal insulation
- Mechanical ventilation heat recovery
- Thermal bridge free construction
- High performance windows
- Passive house official certification



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BURITON THE AREA EDUCATION & COMMUTING



Buriton is a delightful and extremely popular village on the Hangers Way walking path, lying at the foot of the tree-covered hill of Head Down, one of the highest points of the South Downs.

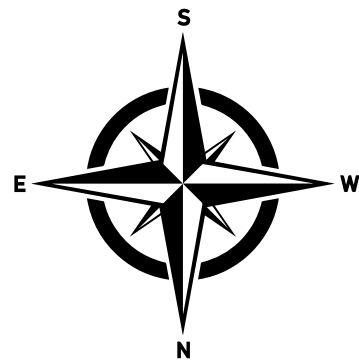
Footpaths from the village connect to the South Downs Way and Queen Elizabeth Country Park making it a very popular area for walking, horse riding and bikers.

The village is served by Buriton Primary School that enjoys an Ofsted rating of 'good'. While the nearby Petersfield Infant School and Petersfield School are both rated 'outstanding'.

There are two popular public houses, a village hall, village pond and the Church of St. Mary. The market town of Petersfield is close by, providing a comprehensive range of shopping, sporting and leisure facilities. Petersfield also has a main line station on the Portsmouth to London Waterloo line and Liss station is only 5.2 miles away, both offering excellent commuting options.



Buriton is a few minutes' drive from the A3 which leads to Guildford and London. The A3 also provides easy access to the M25, M27 and A27 providing links to Portsmouth, Chichester, Brighton, Hove and Southampton.



1 PLOT 1: 3 BED DETACHED 1001 SQ FT

This passive house has double doors leading to the garden from both the living room and kitchen diner with a W/C and utility combination.
En-suite to bedroom one.
Includes: 2 parking space.

6 PLOT 6: 2 BED DETACHED 947 SQ FT

This stunning plot with striking painted white brickwork has double doors leading to the garden from both the living room and kitchen diner. Study on the first floor and en-suite to bedroom one.
Includes: 2 parking spaces and cycle store.

7 PLOT 7: 2 BED DETACHED 947 SQ FT

Double doors leading to the garden from both the living room and kitchen diner.
Attractive bay window to the dining room.
Study on the first floor and en-suite to bedroom one.
Includes: 2 parking spaces and cycle store.

8 PLOT 8: 3 BED DETACHED 1367 SQ FT

Living room to the front of the property and a spacious kitchen with attached utility room. Patio doors leading to the garden area. Study on first floor and en-suite to bedroom one, sedum living roof to integral attached single garage. Includes: 2 additional parking spaces.

9 PLOT 9: 3 BED DETACHED 1055 SQ FT

This 3 bed also offers striking painted white brickwork, patio doors from the living room and dining room to the garden plus a spacious kitchen. En-suite to bedroom one.
Includes: 2 parking spaces and cycle store.

10 PLOT 10: 3 BED DETACHED 1367 SQ FT

This 3 bedroom detached property offers a stunning brick porch on entrance, patio doors from the living room and dining room to a garden area and a spacious kitchen. Separate utility room leading from the hallway. Study on the first floor and en-suite to bedroom one. Sedum living roof to single detached garage. Includes: 2 additional parking spaces.

2 PLOT 2: 2 BED SEMI DETACHED

Affordable Housing

3 PLOT 3: 2 BED SEMI DETACHED

Affordable Housing

4 PLOT 4: 2 BED SEMI DETACHED

Affordable Housing

5 PLOT 5: 2 BED SEMI DETACHED

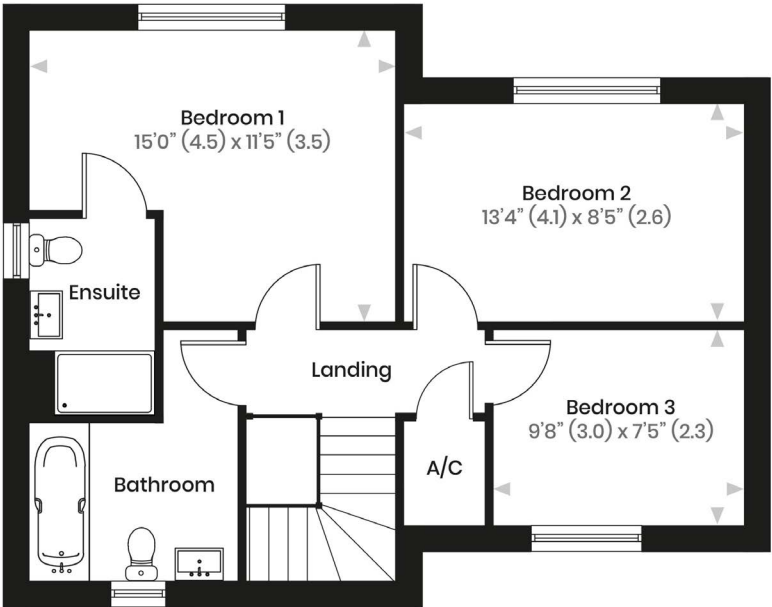
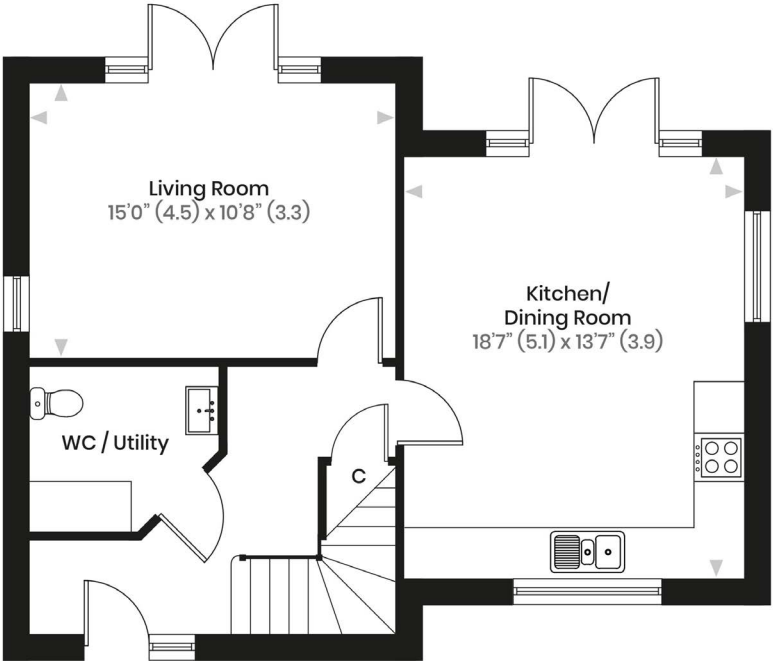
Affordable Housing

DISCLAIMER:
The fence lines are to show boundaries only and materials used maybe subject to change.



PLOT 1
3 BED DETACHED
1001 SQUARE FEET

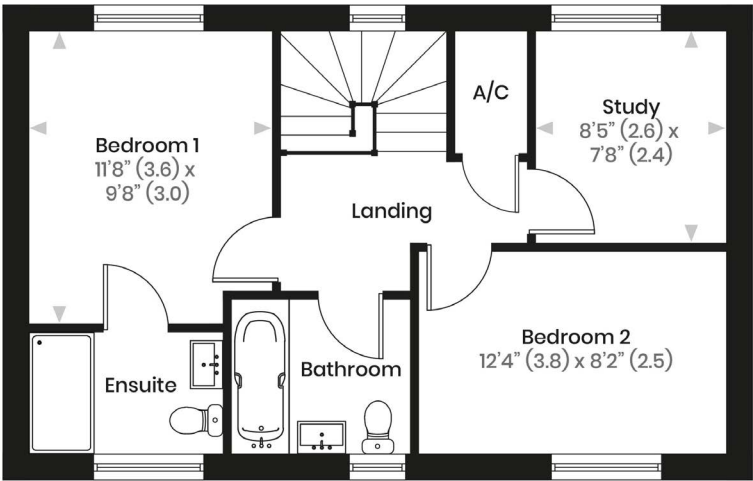
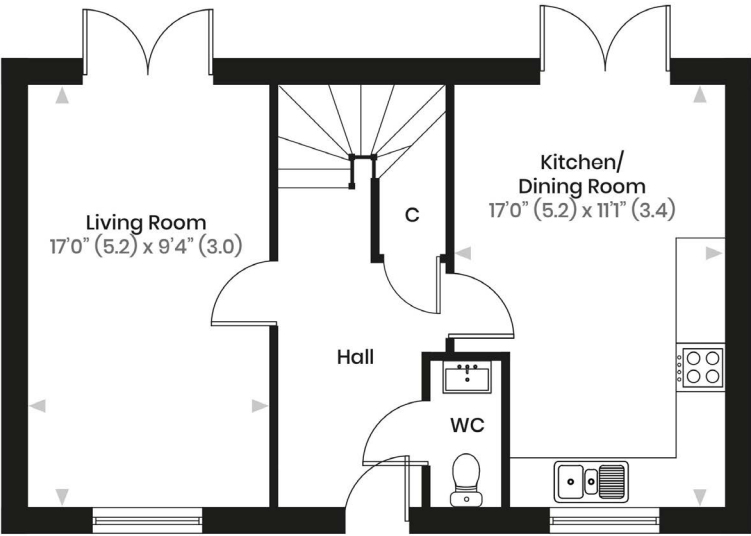
AREA	SQUARE FEET
Kitchen/Dining	18' 7" x 13' 7"
Living Room	15' 0" x 10' 8"
Bedroom One	15' 0" x 11' 5"
Bedroom Two	13' 4" x 8' 5"
Bedroom Three	9' 8" x 7' 5"





PLOT 6
2 BED DETACHED
947 SQUARE FEET

AREA	SQUARE FEET
Kitchen/Dining	17' 0" x 11' 1"
Living Room	17' 0" x 9' 4"
Study	8' 5" x 7' 8"
Bedroom One	11' 8" x 9' 8"
Bedroom Two	12' 4" x 8' 2"

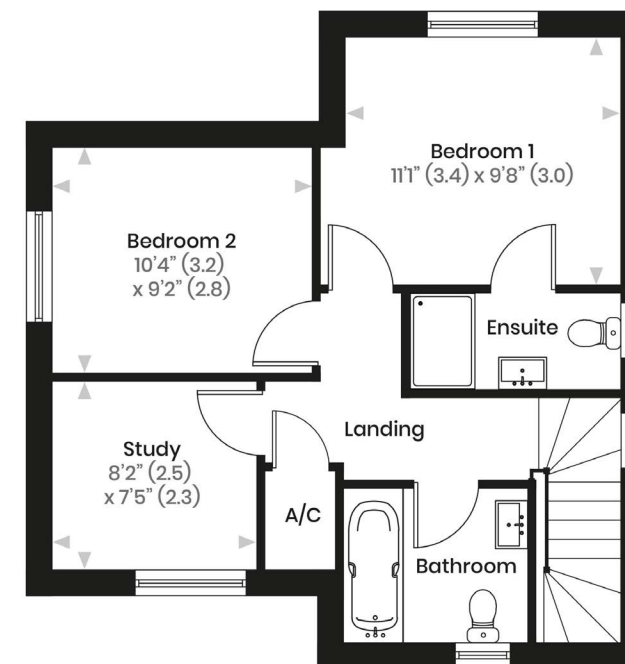
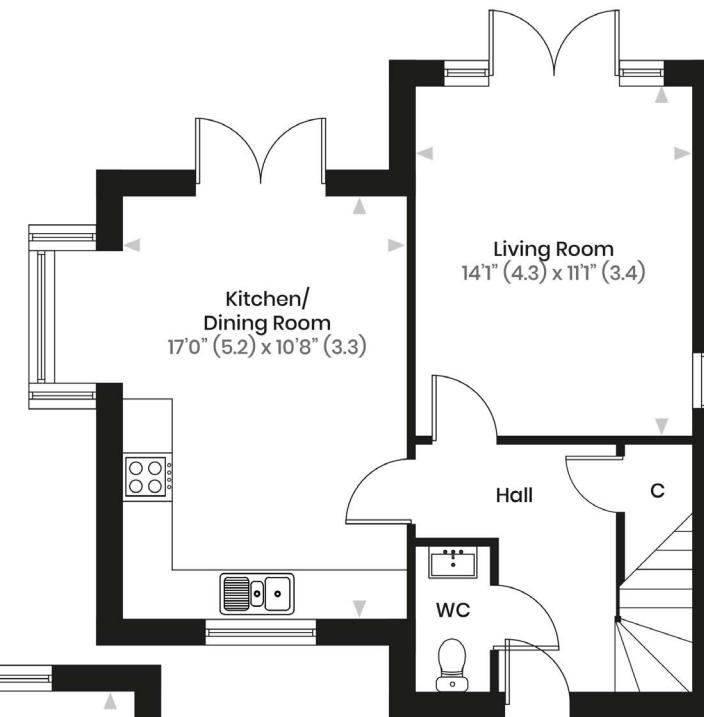




PLOT 7
2 BED DETACHED
947 SQUARE FEET



AREA	SQUARE FEET
Kitchen/Dining	17' 0" x 10' 8"
Living Room	14' 1" x 11' 1"
Study	8' 2" x 7' 5"
Bedroom One	11' 1" x 9' 8"
Bedroom Two	10' 4" x 9' 2"



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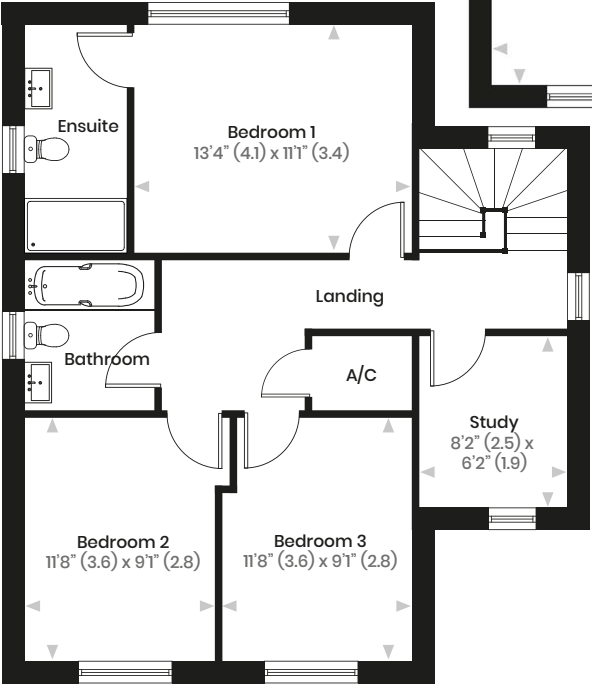
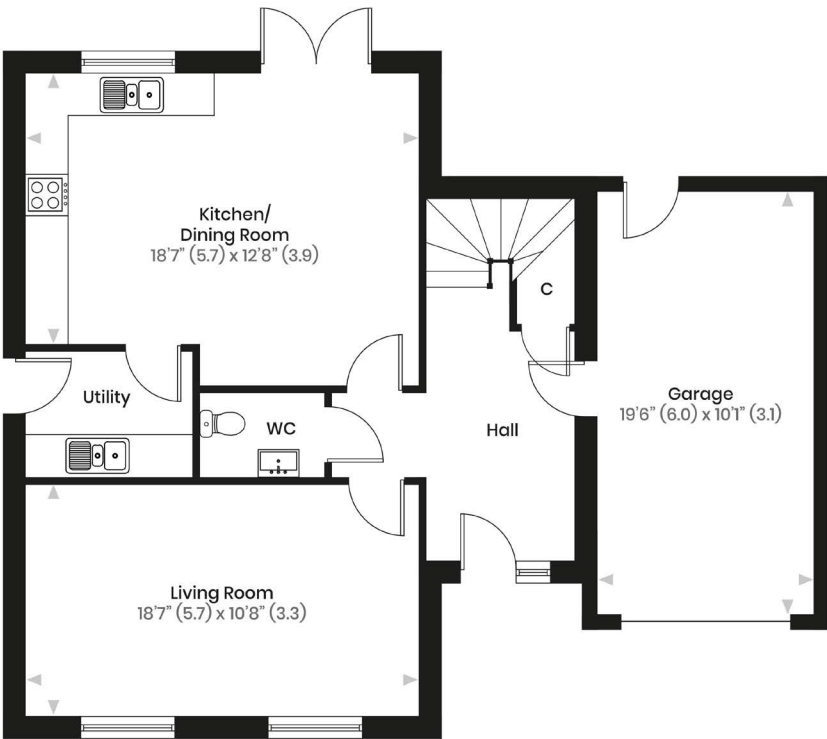


PLOT 8
3 BED DETACHED
1367 SQUARE FEET



AREA	SQUARE FEET
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Kitchen/Dining	18' 7" x 12' 8"
Living Room	18' 7" x 10' 8"
Study	8' 2" x 6' 52"
Bedroom One	13' 4" x 11' 1"
Bedroom Two	11' 8" x 9' 1"
Bedroom Three	11' 8" x 9' 1"

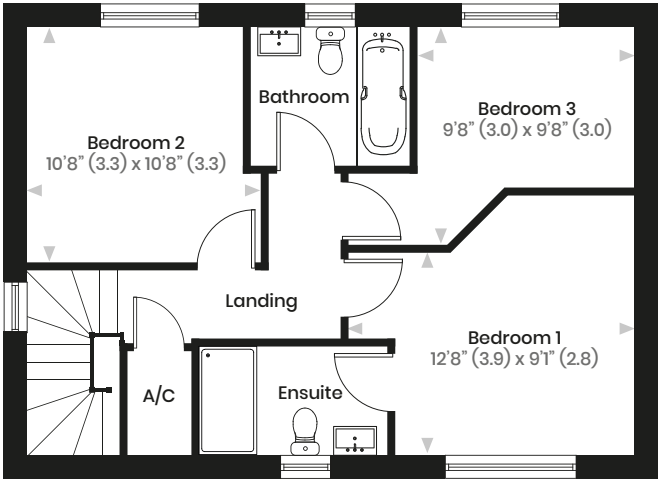
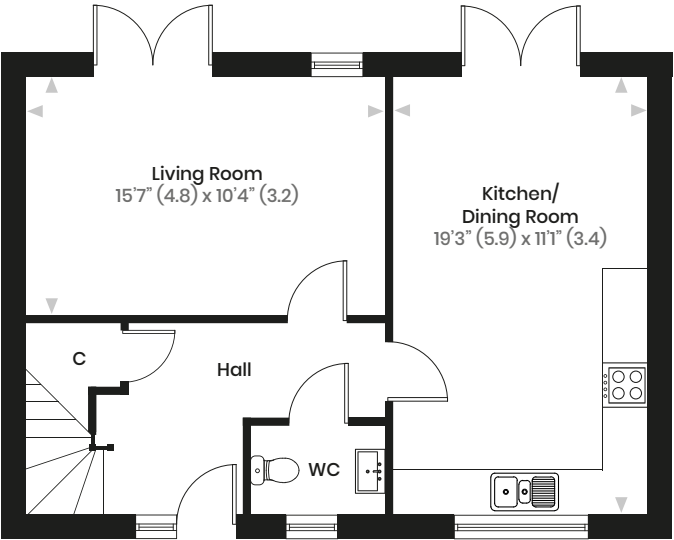


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PLOT 9
3 BED DETACHED
1055 SQUARE FEET

AREA	SQUARE FEET
Kitchen/Dining	19' 3" x 11' 1"
Living Room	15' 7" x 10' 4"
Bedroom One	12' 8" x 9' 1"
Bedroom Two	10' 8" x 10' 8"
Bedroom Three	9' 8" x 9' 8"

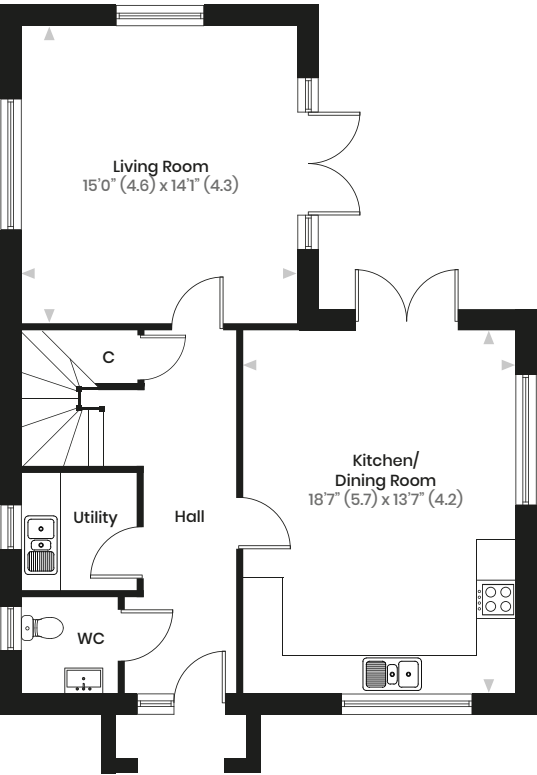
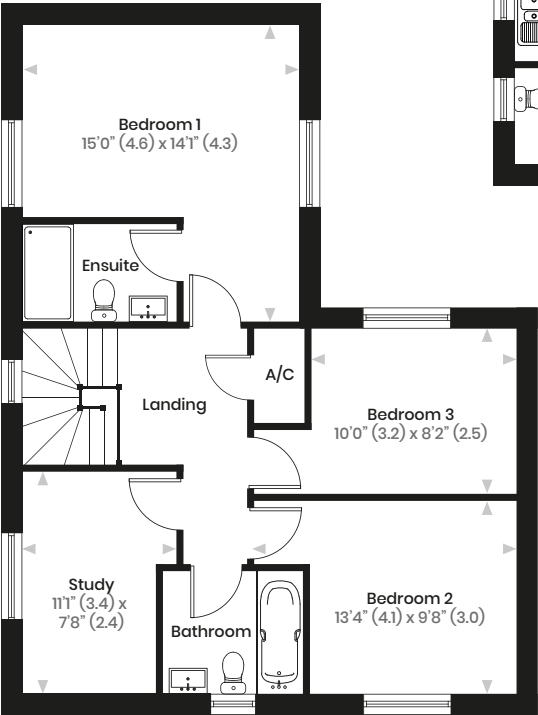


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PLOT 10
3 BED DETACHED
1367 SQUARE FEET

AREA	SQUARE FEET
Kitchen/Dining	18' 7" x 13' 7"
Living Room	15' 7" x 14' 1"
Study	11' 1" x 7' 8"
Bedroom One	15' 0" x 14' 1"
Bedroom Two	13' 4" x 9' 8"
Bedroom Three	10' 0" x 8' 2"





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.



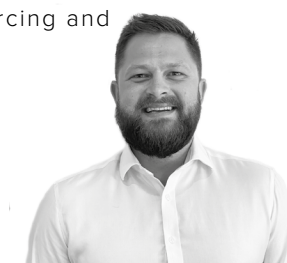
RICHARD PAINE:

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.



ELIZABETH GARDENS SPECIFICATION

KITCHEN / DINING / FAMILY ROOM

- Fully fitted units designed by specialists with soft close to doors and drawers
- Laminate worktops
- 1.5 bowl stainless steel sink
- White 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
- Patio doors to rear garden

CLOAK ROOM

- White LED down lights
- Karndean floor

BATHROOM & ENSUITE

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

GARDEN & OUTSIDE

- External lighting to front and rear
- Outside tap
- Turfed back garden
- Paving to pathways and patios

GENERAL

- 10 years structural defects warranty
- Air source heat pump
- Solar panels plots 2 - 10
- Timber windows and doors in Peddle Grey
- Oak porches
- White sockets throughout
- White cottage woodgrain linear doors

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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