

THE OLD  
BOWLING GREEN

A blurred background of a green lawn with several croquet balls scattered on it. The balls are in various positions, some in sharp focus and others blurred. One ball in the foreground has a red and black design, another has a white and blue design, and a third is orange. A fourth ball is visible in the background, out of focus.

Spacious homes, charming smaller developments

## 5 reasons to buy from a smaller developer

Are you tired of feeling like just another number when buying a new home?

Look no further than a small house builder.

Here are five reasons why you should consider buying from a small builder:

### **Smaller developments mean a greater sense of community.**

Get to know your neighbours and build lasting relationships with those around you.

### **A personal touch from a small team of staff.**

You won't be lost in a sea of customers - instead, you'll receive individualised attention from people who truly care about your home buying experience.

### **No standard house types.**

Every development is unique. Say goodbye to cookie-cutter neighbourhoods and hello to a home that's truly one-of-a-kind.

### **Better locations due to smaller developments.**

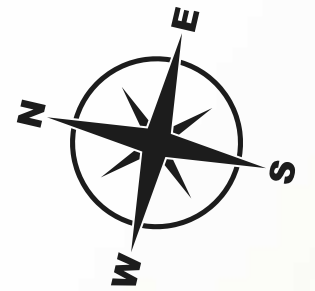
Small builders can find hidden gems that larger companies might overlook, resulting in a home in a prime location you might not have found otherwise.

### **More reactive to interior and construction trends.**

Small builders are nimble and able to quickly pivot to new trends in the industry, resulting in a home that's modern and up-to-date.

Don't settle for anything less than the best when it comes to your new home.

Consider buying from a smaller house builder for a personalised experience and a unique home.



## Welcome to The Old Bowling Green.

This small new development offers just fifteen 2, 3 and 4 bedroom homes on the edge of Southampton.

A prime location with proximity to local amenities, a leisure centre and excellent transport links.

Our red brick houses include decorative tile hanging to add charm and interest, with practical porches covering sleek black front doors.

Inside you will find a well designed shaker style kitchen with modern appliances and Karndean floors.

Patio doors from the rear of the property lead out to private turfed gardens, while each home boasts parking for multiple vehicles.

As a responsible developer we have retained a large number of existing mature trees throughout the development to retain natural habitats for wildlife and a green infrastructure.

In addition to existing ecology, bee bricks, nesting boxes for sparrows and swifts, bat and stag beetle habits and wildflower areas will be included.

Native bulbs, hedgerows and fruit trees will be planted throughout the development.

Living in Bitterne, Southampton, offers several benefits that contribute to a convenient and enjoyable lifestyle.

**Proximity to Local Shops:**

Bitterne provides easy access to local shops, making it convenient for residents to meet their daily needs without having to travel far. Making everyday tasks more efficient.

**Close to Gym, Leisure Centre, and Library:**

Having a local gym, leisure centre, and library nearby provides opportunities for physical fitness, recreational activities and access to resources for personal and educational development.

**Near Southampton Centre with West Quay Shopping Centre:**

Bitterne's proximity to Southampton Centre, including the West Quay Shopping Centre, allows residents to enjoy a diverse range of shopping, dining, and entertainment options.

**Convenient Access to Southampton Airport and Motorway Links:**

Living in Bitterne provides easy access to Southampton Airport and major motorway and train links. This is especially beneficial for individuals who frequently travel by air or need quick and efficient transportation via the transport network links.

**Riverside Park:**

A 32 hectare site located along the River Itchen which includes football and cricket pitches, a tennis court, skate park and three play areas.

Take a walk along the river, a chalk river designated as a Site of Special Scientific Interest. Recognised internationally as an important habitat for wildlife such as water voles, kingfishers, salmon, otters and dragonflies.



## Buying with Imperial Homes is simple

### STEP 1

Choose your new home

### STEP 2

Enjoy your journey to completion with a highly personable service

### STEP 3

Relax in your spacious new home on your small and perfectly formed development





## The Plots

- |                                |                                 |
|--------------------------------|---------------------------------|
| <b>1</b> Three Bed<br>1033sqft | <b>9</b> Three Bed<br>1033sqft  |
| <b>2</b> Three Bed<br>1033sqft | <b>10</b> Three Bed<br>1033sqft |
| <b>3</b> Two Bed<br>872sqft    | <b>11</b> Three Bed<br>1033sqft |
| <b>4</b> Two Bed<br>872sqft    | <b>12</b> Four Bed<br>1302sqft  |
| <b>5</b> Two Bed<br>872sqft    | <b>13</b> Four Bed<br>1302sqft  |
| <b>6</b> Two Bed<br>872sqft    | <b>14</b> Four Bed<br>1302sqft  |
| <b>7</b> Two Bed<br>872sqft    | <b>15</b> Four Bed<br>1302sqft  |
| <b>8</b> Three Bed<br>1033sqft |                                 |



## Plot One

Three bedroom semi-detached  
1033sqft



Discover the charm of plot one, a 3-bedroom semi-detached house with decorative tile hanging.

This home features a well-equipped kitchen leading to the rear garden through patio doors.

Conveniently located utility room off the hallway with laundry space and the convince of a cloak room.

The spacious living room benefits from additional space created by a feature bay window.

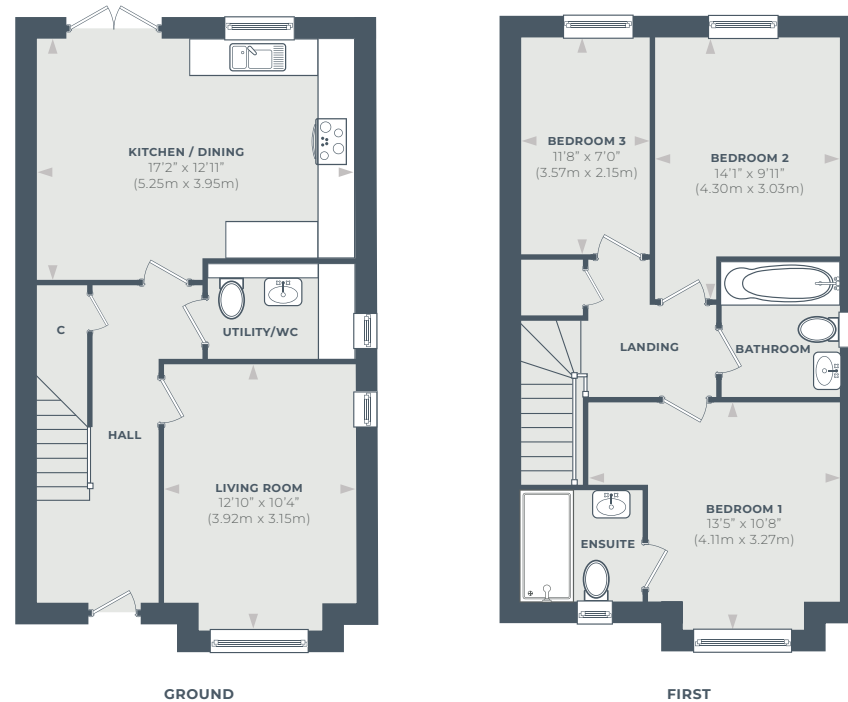
Enjoy the luxury of an ensuite in the principal bedroom and a stylish 3-piece main bathroom.

Includes parking for two vehicles.



## Plot Two

Three bedroom semi-detached  
1033sqft



Plot two is an inviting 3-bedroom semi-detached property.

The home boasts an open-plan kitchen with practical space perfect for dining.

Patio doors seamlessly connecting the house to the rear garden.

Upstairs you will find a principle bedroom with an adjoining ensuite, subsequent bedrooms share a well designed main bathroom.

Your property includes parking for two vehicles.



## Plot Three, Four and Five

Two bedroom terrace

872sqft



Plot 3 is handed

Plot 4 is mid terrace and will be without side windows

Step into plot three, four and five, a thoughtfully designed terrace of 2 bedroom homes.

The heart of the home is the kitchen, located off the hallway at the front of the properties.

Found at the rear is a living and dining space with patio doors leading to the garden.

Upstairs you will find 2 bedrooms with a four piece bathroom suite.

Parking for two vehicles is included.

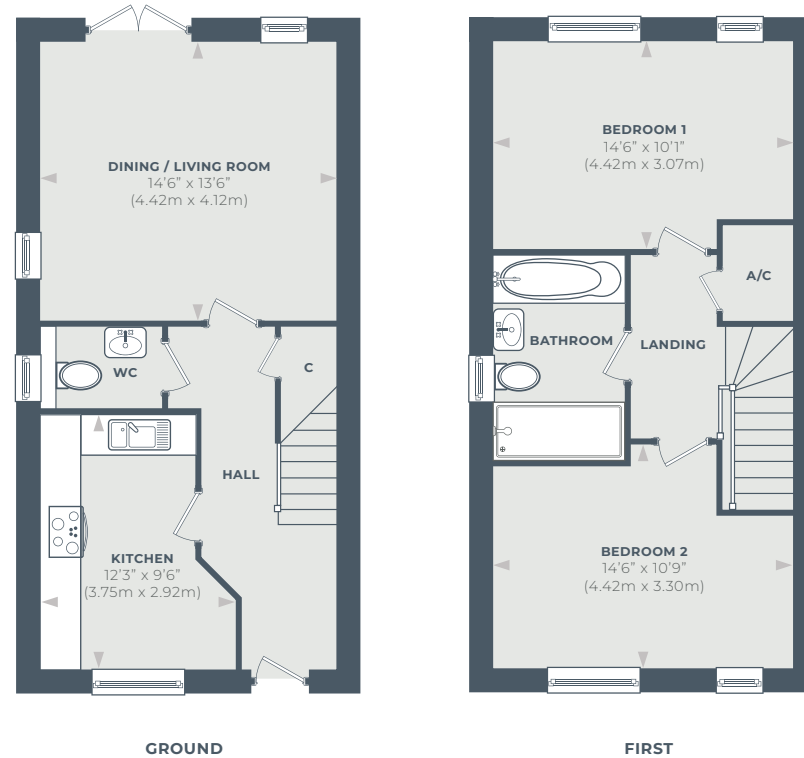


HDSI MNB



## Plot Six and Seven

Two bedroom semi-detached  
872sqft



Plot 6 is handed

Explore the charm of plots 6 and 7, 2-bedroom semi-detached houses adorned with tile hanging and practical porches.

These delightful homes feature a living and dining room situated to the rear, with doors that open to the garden.

You will find two double bedrooms on the first floor with a 4 piece main bathroom.

Your new home includes parking for two vehicles.



## Plot Eight and Nine

Three bedroom semi-detached  
1033sqft



Plot 8 is handed

Discover plots eight and nine, 3-bedroom semi-detached homes with parking for two vehicles.

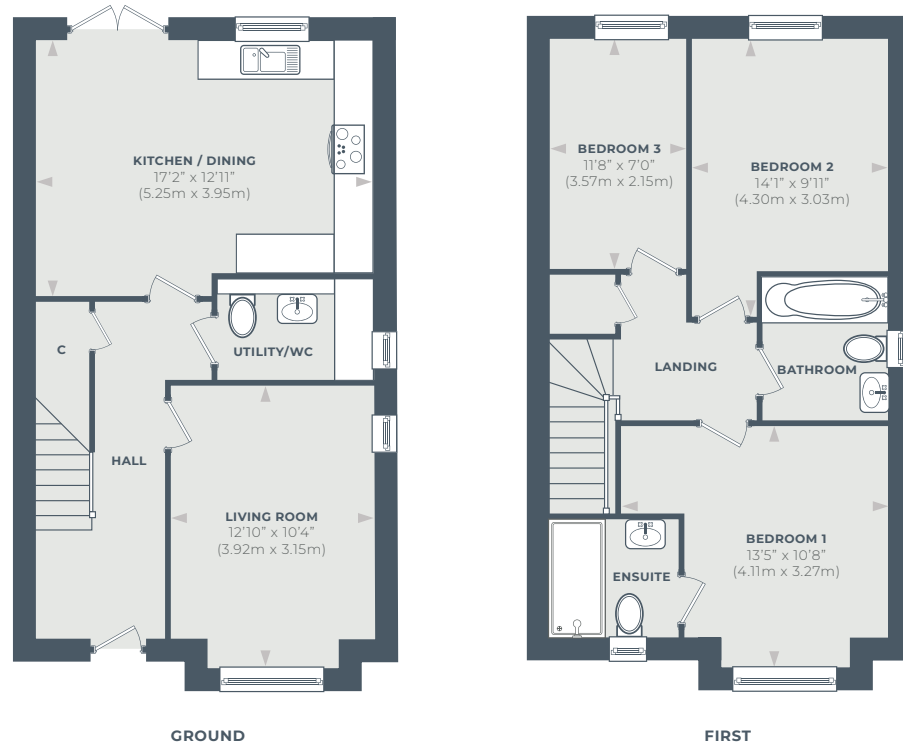
Located to the rear of your home is an open-plan kitchen completed with dining space and patio doors to the garden.

This inviting residence features 3 generously sized bedrooms with the addition of an ensuite and main bathroom.



# Plot Ten and Eleven

Three bedroom semi-detached  
1033sqft



Plot 10 is handed

Plots 10 and 11, a pair of 3-bedroom semi-detached homes, with spacious open plan kitchen/dining rooms located at the rear of the property and practical doors leading to the private gardens.

3 generously sized bedrooms with the addition of an ensuite and main bathroom adorn the upstairs.

This home benefits from parking for two vehicles.



## Plot Twelve and Thirteen

Four bedroom detached  
1302sqft



Plot 13 is handed

Plots twelve and thirteen are 4-bedroom detached homes with convenient parking for three vehicles.

This inviting residence features a large kitchen diner at the rear, offering a delightful view of the garden through patio doors.

Leading from the kitchen is a practical laundry space to both plots.

Enjoy the luxury of ensuite shower rooms to both the principal bedrooms, in addition to a main bathroom.





## Plot Fourteen and Fifteen

Four bedroom detached  
1302sqft



Plot 15 is handed

Experience the charming features of plots 14 and 15 with decorative tile hanging and a bay window to the front elevation.

These 4-bedroom detached houses benefit from parking for three vehicles.

Featuring a kitchen diner at the property rear with doors leading to the garden and a connecting utility with a personal door.

Upstairs you will find four bedrooms, with an ensuite shower room and main bathroom.

A hand holding a pen is shown in the upper right quadrant, pointing towards a set of architectural floor plans. The floor plans are spread out on a desk, with various rooms labeled, including 'living room' and 'kitchen'. Surrounding the drawings are several color swatch cards, some showing wood grain patterns and others showing solid colors. In the background, there is a watercolor palette with various colors and some wooden blocks or models. The overall scene is a workspace for interior design or architecture.

# PERSONAL TOUCHES

Personalise your new home

At Imperial Homes we want to offer our customers the opportunity to express their own style with our range of Personal Touches.

From kitchen colours, worktops and upgraded appliances, through to selecting bathroom tiles and various flooring ranges.

If you choose to upgrade with Imperial Homes all personal touches will be professionally installed by our team during the building process, your new home will be styled just the way you want it before moving in.

Meaning less hassle, mess and cost after completion.

Upon reservation our sales team will discuss what options are possible in your new home.

Brochures will be made available through our client portal before visiting our sales team in Botley, where you can view a carefully selected range of samples to help you make the best decision.

As a guide we ask that all Personal Touches are selected before the roof is installed on your new home.



## 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
- Under Pelmet Lighting to kitchen units
- Induction Hob and Vented Extractor hood
- Glass Splash-back
- Single under counter oven to 2 and 3 bedroom homes
- Fully Integrated double oven to 4 bedroom properties
- Integrated fridge-freezer
- Removable cupboard for additional appliances

## BATHROOM & ENSUITE

- Wall and floor tiling to bathrooms
- White sanitary ware
- Chrome towel radiator
- Vanity Under basin storage units
- White shaver sockets

## CLOAK ROOM

- Vanity unit
- White sanitary ware
- Splash back tiling

## INTERNAL SPECIFICATION

- White sockets and light switches throughout
- White 5 bar vertical door
- Satin chrome door furniture
- White ceiling LED downlighters to kitchen, utility, cloakroom, ensuite and bathroom
- White low energy pendant lighting to all other rooms
- Integrated smoke and heat detectors
- TV points to living room, kitchen/diner and master bedroom

## EXTERNAL SPECIFICATION

- External lighting to front and rear
- White UPVC windows
- Black front door
- Landscaped front garden
- Outside tap
- Turfed back garden
- Paving to pathways and patios
- Electric car charging point

## HEATING

- Air source heat pump



## Disclaimer

1. These particulars do not constitute part or all of an offer or contract, Imperial Homes reserve the right to change any specification of the homes at any time during the course of construction without notice.
2. Purchasers or prospective purchasers, whether or not they enter into a contract to purchase a home within the development, should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home.
3. The measurements indicated have been taken from the plans and whilst every effort has been made to ensure their accuracy these can not be guaranteed.
4. This content is intended as a sales guide to Imperial Homes  
The artist impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature.
5. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at the point of reservation and we could ask for your co-operation in order that there will be no delay in agreeing the sale.
6. Some gardens may be sloped or over a split levels, please ask our sales team for more information.



The Old Bowling Green, Whites Road, Bitterne, SO19 7NP

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