

# OAKRIDGE VIEW







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 Imperial Homes:

### **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.





While every effort has been made to provide accurate CGIs, we reserve the right to make changes where necessary throughout construction.



### **Welcome to Oakridge View, Cowplain.**

This exclusive new development offers six beautiful houses in the Hampshire town of Cowplain, Waterlooville. With 3 and 4 bedroom properties available, you'll find your perfect home.

Your new home will encapsulate the classic style of Imperial Homes with its oak porches, decorative tile hanging and chartwell green front door.

Stepping inside you will find a modern specification with a separate living space to the property front, and an open plan kitchen diner to the rear with patio doors opening out to a spacious garden, as well as ample parking for multiple vehicles.

Each property hosts an ensuite and bathroom upstairs with high specification fittings.

Oakridge view is perfectly located near amenities and schools, with great transport links to motorways and surrounding cities.



## **Cowplain and its Surroundings:**

### **Explore the charming suburbs of Cowplain:**

Cowplain, Denmead, and Horndean near Waterloooville, each offering their own unique blend of rural charm, local amenities, and picturesque countryside for leisurely walks and exploration.

### **Experience the local pubs and hospitality:**

Waterlooville boasts a number of charming pubs where you can enjoy a pint of local ale and experience traditional English hospitality.

### **Explore Queen Elizabeth Country Park:**

Enjoy the beautiful scenery, walking trails, and outdoor activities such as cycling or picnicking in this expansive country park.

### **Day trip to Portsmouth:**

Take a short drive to Portsmouth where you can indulge in shopping at Gunwharf Quays, visit the iconic Spinnaker Tower for stunning views of the city, stop for lunch at the Port Solent Marina and stroll along Southsea seafront with its vibrant cafes and shops.

### **Golfing:**

Golf enthusiasts will appreciate the multiple local golf courses in the area, offering a variety of challenges for players of all skill levels.

### **Explore South Downs National Park:**

Waterlooville is situated close to the South Downs National Park, where you can enjoy breathtaking landscapes, scenic walks, and outdoor activities amidst nature's beauty.

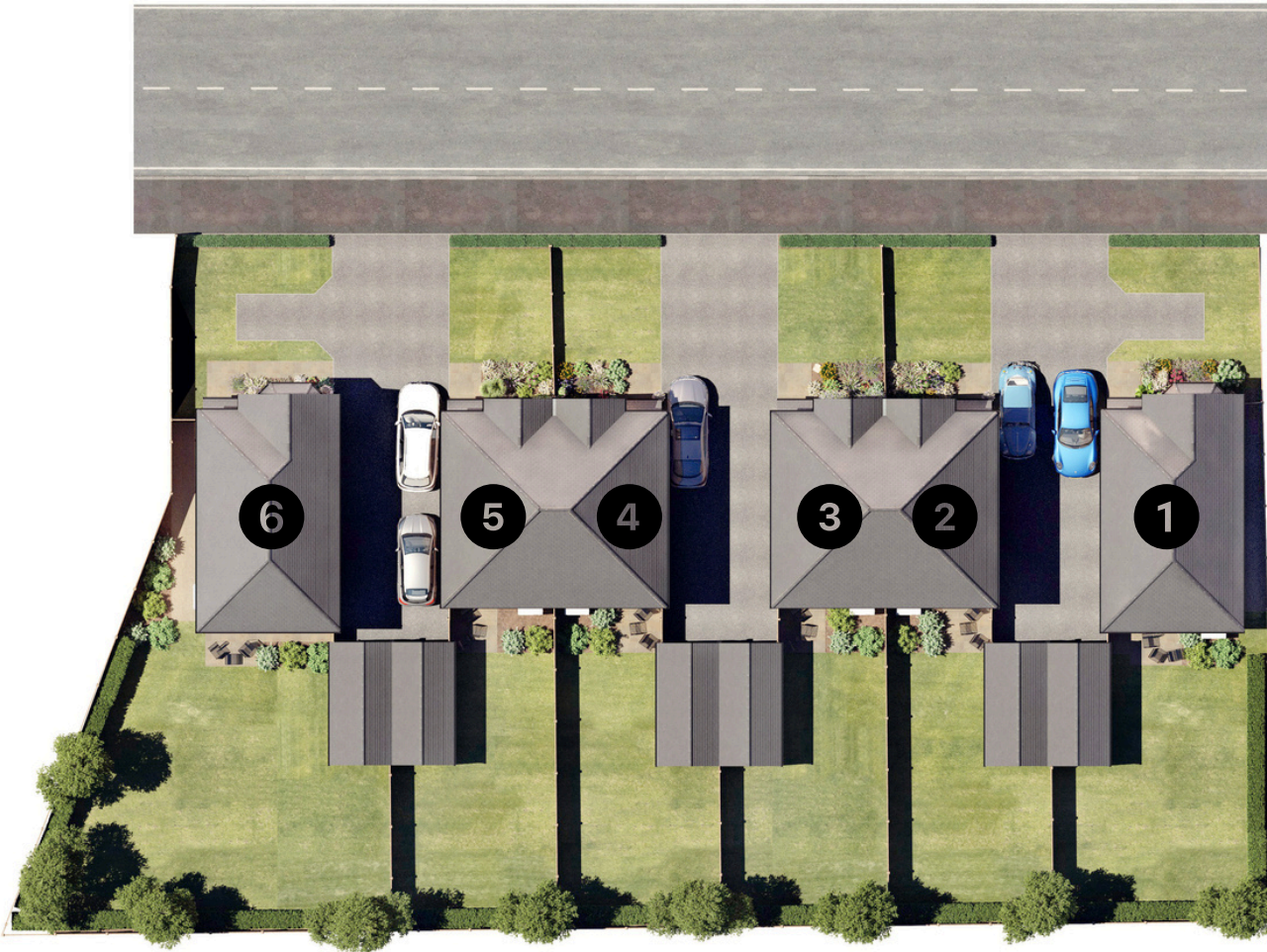
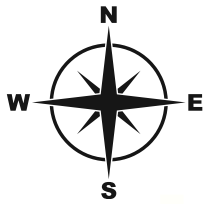






## Discover Modern Country Living with Imperial Homes

At Imperial Homes, we believe that every property tells a story. Nestled along the stunning South Coast, our developments blend the charm of traditional country architecture with contemporary design, creating homes that are as inviting as they are stylish.



Plot 1  
Four bed detached 1416sqft  
Single garage 194sqft  
Total 1610sqft

Plot 2  
Three bed semi-detached 984 sqft  
Single garage 194sqft  
Total 1178 sqft

Plot 3  
Three bed semi-detached 984 sqft  
Single garage 194sqft  
Total 1178 sqft

Plot 4  
Three bed semi-detached 984 sqft  
Single garage 194sqft  
Total 1178 sqft

Plot 5  
Three bed semi-detached 984 sqft  
Single garage 194sqft  
Total 1178 sqft

Plot 6  
Four bed detached 1416sqft  
Single garage 194sqft  
Total 1610sqft

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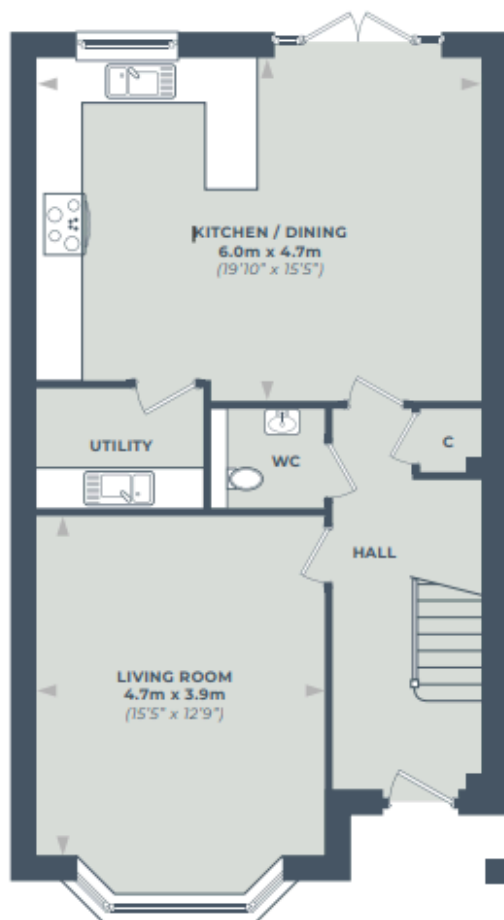


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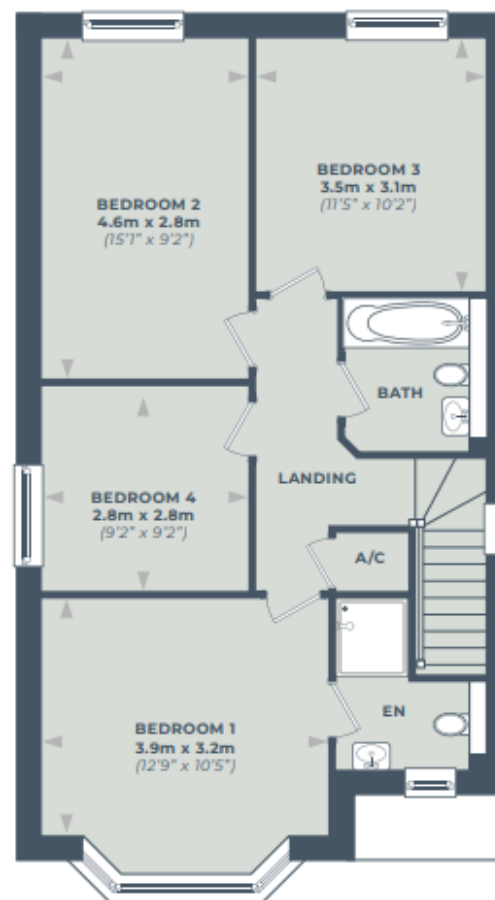


# Plot 1

Four bedroom detached



**GROUND FLOOR**



**FIRST FLOOR**



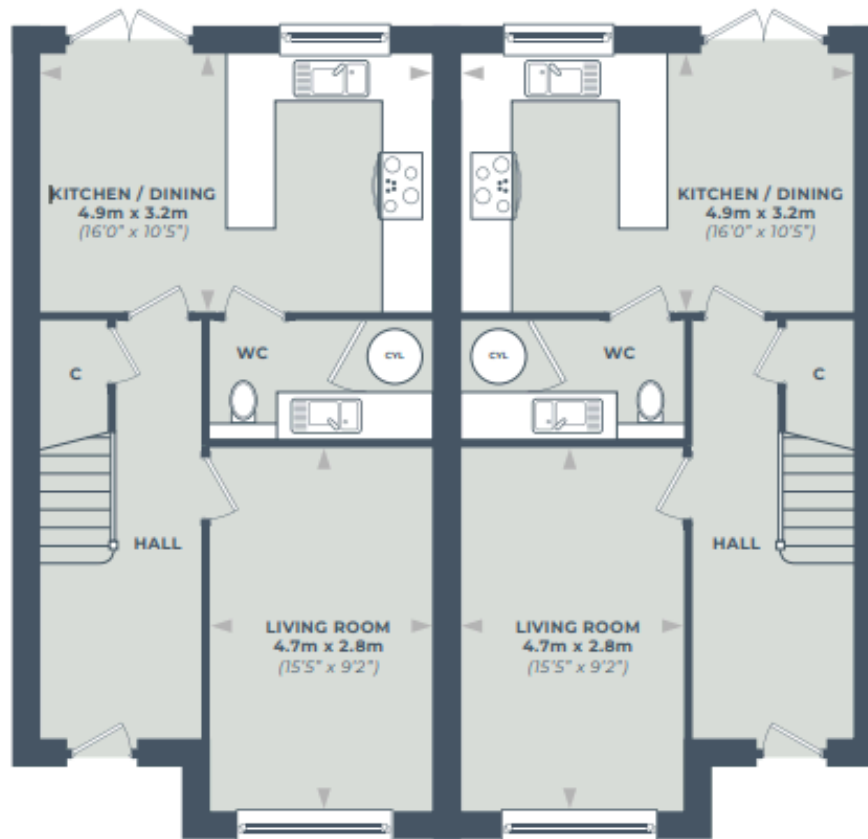


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## Plots 4 - 5

Three bedroom semi-detached



**GROUND FLOOR**



**FIRST FLOOR**

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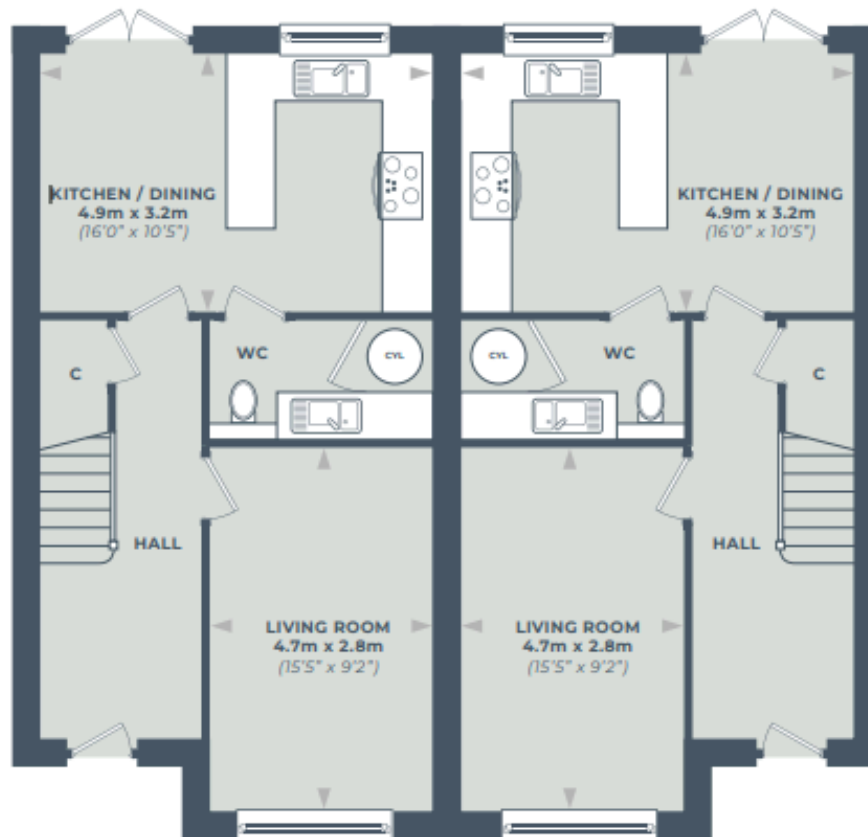


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## Plots 2 - 3

Three bedroom semi-detached



**GROUND FLOOR**



**FIRST FLOOR**

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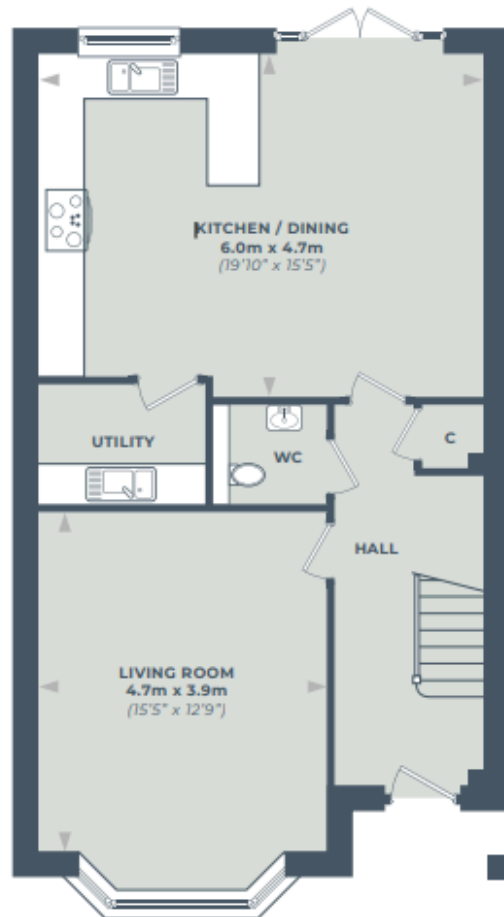


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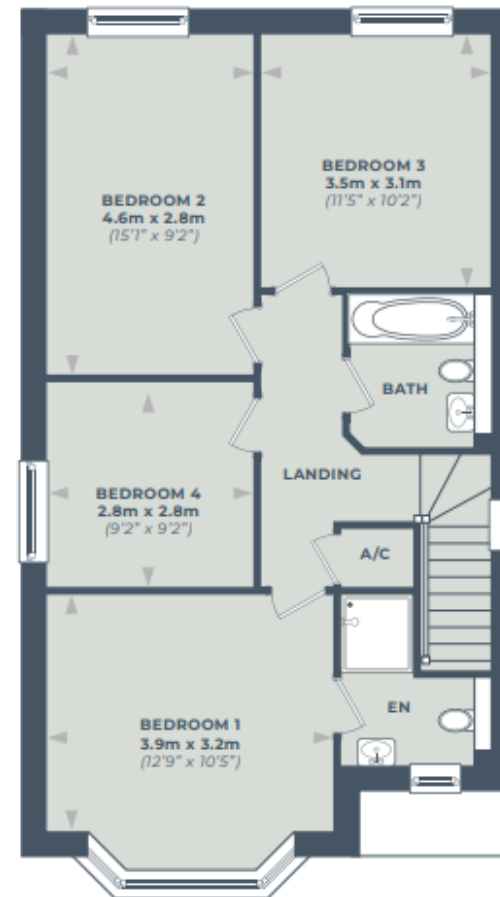


## Plot 6

Four bedroom detached



**GROUND FLOOR**



**FIRST FLOOR**



A modern kitchen and dining area. The kitchen features light-colored cabinetry, a white countertop, and a large window. A central island with a white countertop and a built-in oven is visible. The dining area has a white table set for four with white dishes, glasses, and woven placemats. A large glass vase with greenery sits on the table. The wall is covered in a green and white floral patterned wallpaper. The floor is made of light-colored wood in a herringbone pattern. The ceiling has recessed lights and three pendant lights hang over the island.

# SPECIFICATION

What is included in your new home



#### KITCHEN

- Fully fitted shaker units designed with soft close to doors
- 22mm Laminate worktops
- 1.5 bowl stainless steel sink
- Under pelmet lighting to kitchen units
- Induction hob and extractor hood
- Glass splash-back
- Fully integrated oven
- Integrated fridge-freezer
- Integrated dishwasher

#### CLOAK ROOM

- Vanity unit
- White sanitary ware
- Splash back tiling

#### BATHROOM & ENSUITE

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

#### INTERNAL SPECIFICATION

- White sockets and light switches throughout
- White cottage door
- Satin chrome door furniture
- White ceiling LED downlighters to kitchen and utility
- White ceiling LED downlighters to 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
- Landscaped front garden
- Outside tap
- Turfed back garden
- Paving to pathways and patios
- Electric car charging point

#### HEATING

- Air source heat pump



A bedroom interior featuring a brass bed frame with a quilted grey duvet and several pillows. To the left is a large white wardrobe. On the right is a wooden bedside table with a lamp. Two framed pieces of art hang on the wall above the bed. A doorway in the background leads to another room.

# BUYING PROCEDURE

How to secure your new home



How to secure your new imperial home.

Whether you are a first-time buyer, sold your current home or investing in a rental property the reservation procedure is the same and our team are here to help you through what can seem a daunting process.

In order to reserve your new Imperial Home we ask that you are in a proceedable position.

What is meant by proceedable?

A proceedable new homes buyer is someone who is ready and able to purchase a property without significant delays. This typically means they have either sold their current home or have the necessary financing secured, such as a mortgage agreement in principle unrelated to a property sale.

Upon receiving confirmation of financial qualification and any chain details, Imperial Homes will provide a Reservation Form for you to review the conditions, provide your signature and will request payment of your £1000 reservation fee.

The reservation fee will be held in a designated separate client account by Imperial Homes throughout the conveyancing process and will be deductible from the agreed purchase price.

Our sales representative will then provide email confirmation that the property has been withdrawn from the market and held for a strict period of 8 weeks from date of reservation to allow the conveyance process to take place.

Imperial Homes will not attempt to sell the property to a third party until such a time as the Reservation Agreement has expired or if we consider that the purchaser has not taken appropriate steps to progress their associated sale.

The reservation agreement may be cancelled at anytime should you not wish to proceed.

Cancellations within the first 14 days will receive a full reservation.

Thereafter a refund will be arranged, less any expenses incurred by Imperial Homes.

Imperial Homes have a duty of care to our clients, especially those considered vulnerable.

Should you feel you need further help to make an informed decision about your property purchase, please let our team know and they will take your specific needs into consideration.



# 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.







## 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.





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