



# KINGS MEADOW

KINGS WORTHY  
HAMPSHIRE



**0% SHARED  
OWNERSHIP**  
WINCHESTER



## NURTURING A SENSE OF COMMUNITY

Kings Meadow is a collection of beautiful two, three and four-bedroom homes in the village of Kings Worthy. Available to buy through shared ownership or discount market sale, this high quality new development will provide homes for local people to be able to live near their families or work. It sits just two miles north of the cathedral city of Winchester and will prioritise people in housing need with a strong local connection to the area.

Kings Worthy sits on the outskirts of the rolling hills and hidden gems of the South Downs National Park and the historic city of Winchester.

The traditional Cart & Horses and King Charles pubs, a successful farm shop and a range of local stores are all within walking distance of Kings Meadow. And you can meander along the ancient Nun's Walk footpath - part of the old Pilgrims Way to Canterbury

- which runs alongside the chalk streams of the River Itchen all the way from Kings Meadow into Winchester.

The popular Kings Worthy Primary School is within easy distance, and there's both a regular bus service and quick access to road networks criss-crossing the county to provide easy connections to the host of private and state schools in Winchester and the wider area.

SUPPORTING THE LOCAL COMMUNITY  
BY PROVIDING AFFORDABLE HOUSING  
FOR RESIDENTS WITH A STRONG  
LOCAL CONNECTION





## RELAX SURROUNDED BY NATURAL BEAUTY

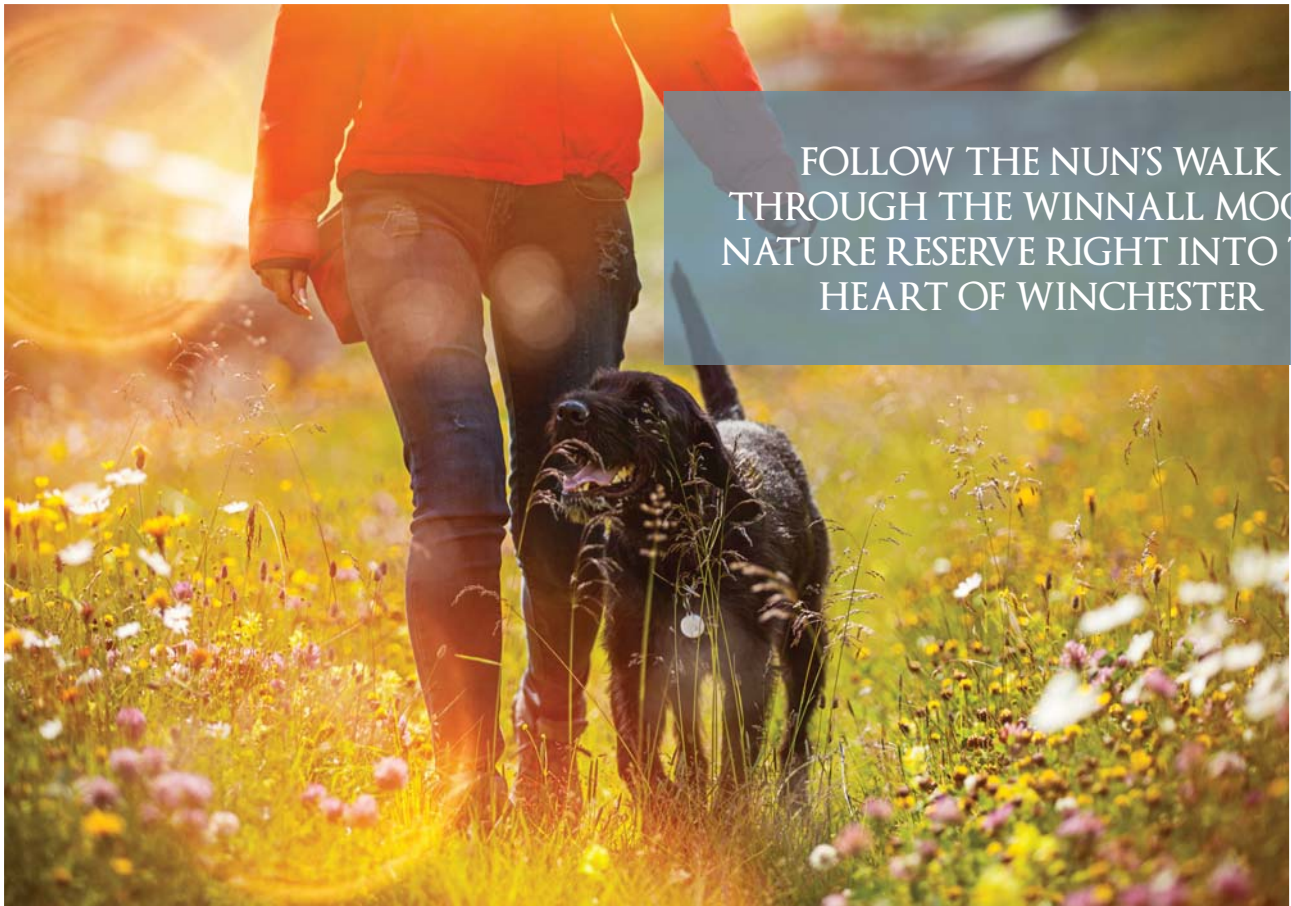
This wonderful wild-flower meadow scheme has been widely embraced by local residents who see this development and its associated wildlife conservation, habitats and facilities as a fabulous addition to the village.

The local countryside is excellent for rambling, dog-walking, riding and cycling. The South Downs National Park offers everything from ancient woodland to flourishing vineyards and stately homes. Follow one of the many self-guided trails before calling into a traditional country pub for lunch.

At Kings Meadow we've been able to deliver a wide range of delightful homes nestling by wild-flower meadows, interwoven with a network of paths and running tracks, there's something for everyone. Please get in touch with us to get more of a taste of what life could be like at Kings Meadow.







FOLLOW THE NUN'S WALK  
THROUGH THE WINNALL MOORS  
NATURE RESERVE RIGHT INTO THE  
HEART OF WINCHESTER







## IDEALLY PLACED TO EXPLORE THE WONDERS OF MEDIEVAL WINCHESTER

From Kings Worthy's Norman church of St Mary, follow the Nun's Walk footpath - the route taken by pilgrims on their journey from Winchester to Canterbury - for just over a mile and you'll emerge at the North Walls of the beautiful medieval city of Winchester, regularly voted as one of the best places to live in the UK, the place that has it all.

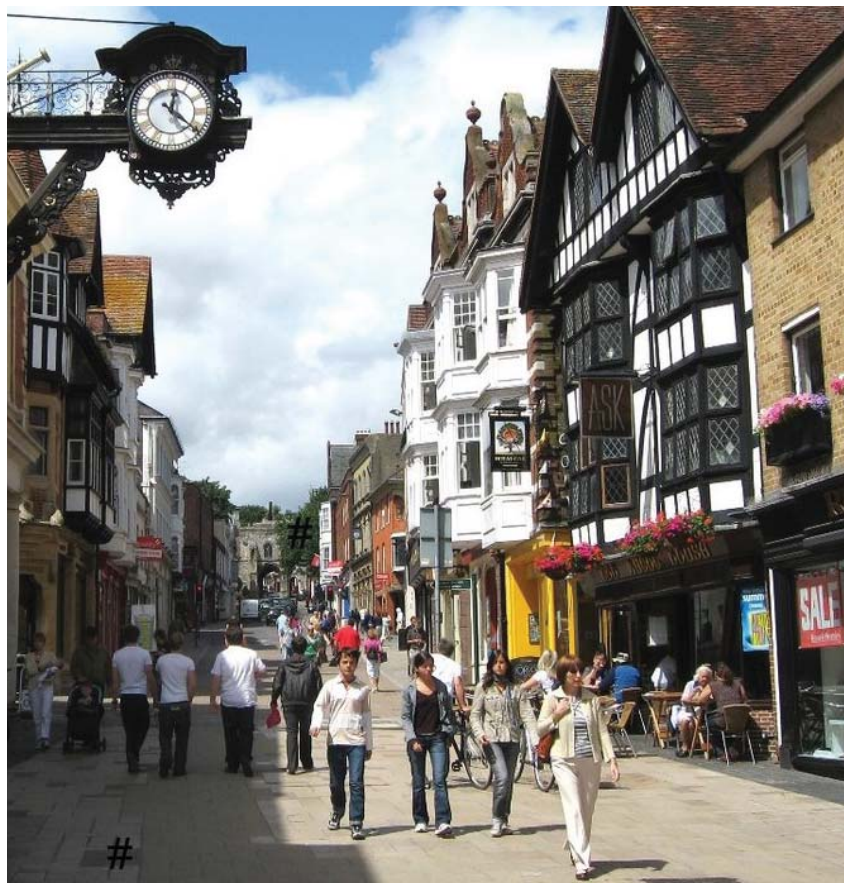
From here, you'll be free to explore the many delights of Winchester, with its array of award-winning restaurants, independent shops, cafés, upmarket

boutiques, thriving arts and events scene, and green spaces – everything from the awe inspiring Winchester Cathedral to the Arthurian Round Table at the Great Hall. Be sure not to miss the buzz of the twice monthly Winchester Farmers' Market - the UK's largest and voted number one by *The Guardian* Food magazine.

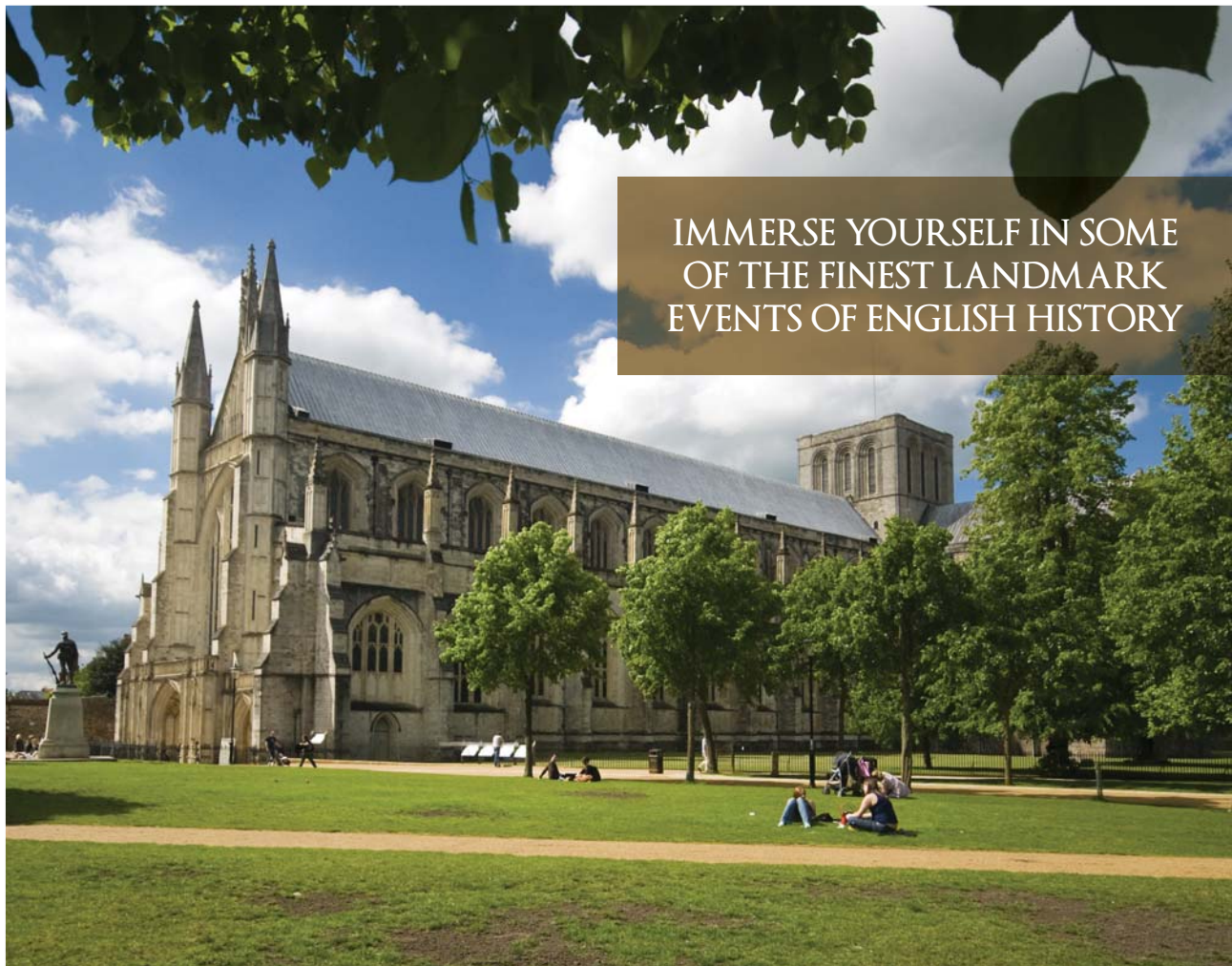
Once the Roman town of Venta Belgarum and later the seat of King Alfred the Great, Winchester is a city immersed in heritage, coupled with everything contemporary living should offer.

It was the medieval period that forged the heart and soul of Winchester, centred around its spectacular cathedral. This royal and ecclesiastical history has left a legacy of a city steeped in the very best of both past and present.

Winchester has everything you'd expect of cosmopolitan living and set against a backdrop of world-class attractions, architecture and the rolling countryside of the South Downs National Park it's little wonder that Winchester has become one of the most desirable places to live in the UK.





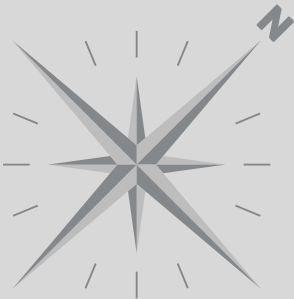
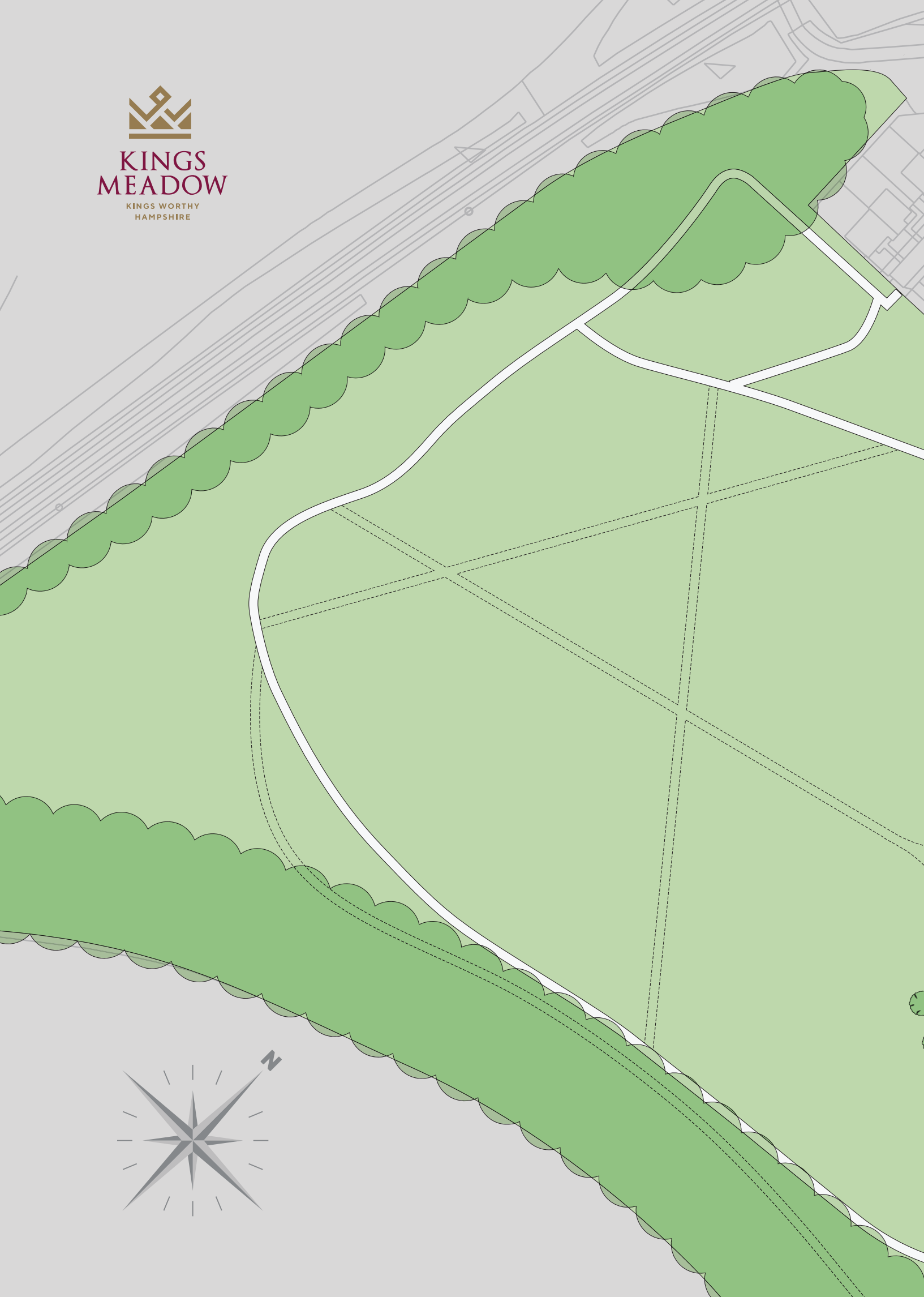






**KINGS  
MEADOW**

KINGS WORTHY  
HAMPSHIRE



# SITE LAYOUT



## THE PRIMROSE

2 BEDROOM HOUSE (PLOTS 1, 3 12,13,14,15)



## THE CORNFLOWER

3 BEDROOM HOUSE (PLOTS 4,34)



## THE FOXGLOVE

4 BEDROOM HOUSE (PLOTS 2, 35)





## THE PRIMROSE

### PLOT 1

#### GROUND FLOOR

Kitchen/Diner	4.56m X 3.42m
Living Room	4.56m X 4.47m

#### FIRST FLOOR

Bedroom 1	4.37m X 2.85m
Bedroom 2	3.26m X 2.31m
Bathroom	2.24m X 1.96m

## THE FOXGLOVE

### PLOT 2

#### GROUND FLOOR

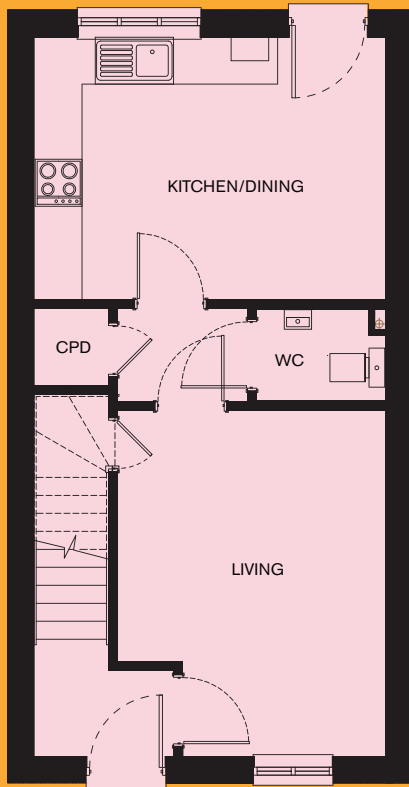
Kitchen/Diner	4.05m X 7.04m
Living Room	3.44m X 4.92m
Study	2.24m X 2.02m
Utility	1.96m X 1.81m

#### FIRST FLOOR

Bedroom 1	3.44m X 3.42m
Bedroom 2	3.02m X 3.88m
Bedroom 3	3.66m X 1.96m
Bedroom 4	2.63m X 2.87m
Bathroom	2.16m X 1.96m

These plans are not to scale and may not be exactly the same when they're built. They're just a guide. We tell you all this information to make sure you know what to expect. They're not part of a contract or warranty or guarantee. Please allow a 10cm tolerance either way on each dimension stated. Please note that the dimensions are taken at the widest point of the rooms. Dimensions on physically completed properties can sometimes differ from architects initial plans. We strongly advise not to order any furniture that would be a 'snug' fit as we are unable to guarantee these dimensions prior to construction.

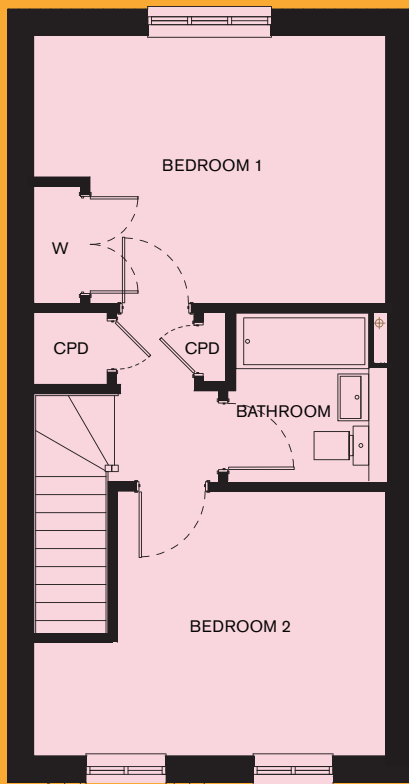




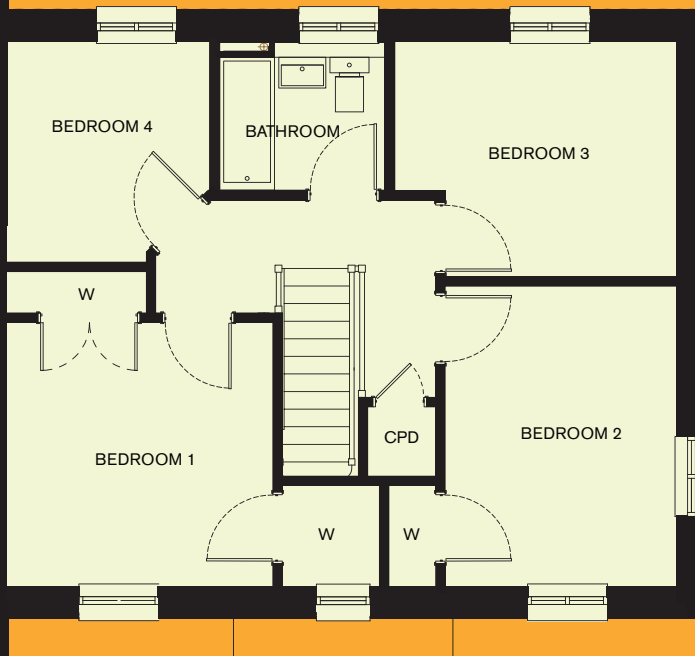
PLOT 1 FIRST FLOOR



PLOT 2 FIRST FLOOR



PLOT 1 GROUND FLOOR



PLOT 2 GROUND FLOOR



# THE PRIMROSE

## PLOT 3

### GROUND FLOOR

Kitchen/Diner	4.56m X 3.42m
Living Room	4.56m X 4.47m

### FIRST FLOOR

Bedroom 1	4.37m X 2.85m
Bedroom 2	3.26m X 2.31m
Bathroom	2.24m X 1.96m

# THE CORNFLOWER

## PLOT 4

### GROUND FLOOR

Kitchen/Diner	5.70m X 3.90m
Living Room	5.70m X 3.69m

### FIRST FLOOR

Bedroom 1	3.425m X 3.63m
Bedroom 2	5.70m X 3.18m
Bedroom 3	3.54m X 2.30m
Bathroom	2.18m X 1.96m

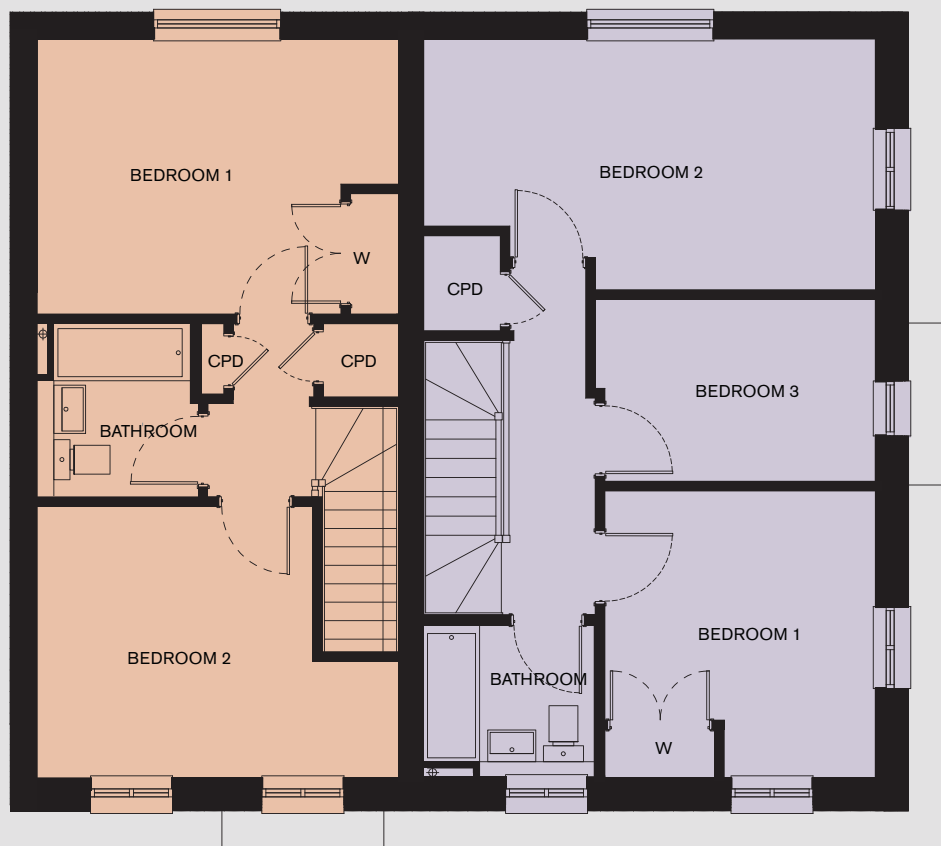
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PLOT 3 GROUND FLOOR

PLOT 4 GROUND FLOOR



PLOT 3 FIRST FLOOR

PLOT 4 FIRST FLOOR







## THE PRIMROSE

### PLOT 12

#### GROUND FLOOR

Kitchen/Diner	4.56m X 3.42m
Living Room	4.56m X 4.47m

#### FIRST FLOOR

Bedroom 1	4.37m X 2.85m
Bedroom 2	3.26m X 2.31m
Bathroom	2.24m X 1.96m

## THE PRIMROSE

### PLOT 13

#### GROUND FLOOR

Kitchen/Diner	4.56m X 3.42m
Living Room	4.56m X 4.47m

#### FIRST FLOOR

Bedroom 1	4.37m X 2.85m
Bedroom 2	3.26m X 2.31m
Bathroom	2.24m X 1.96m

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PLOT 12 GROUND FLOOR

PLOT 13 GROUND FLOOR



PLOT 12 FIRST FLOOR

PLOT 13 FIRST FLOOR





## THE PRIMROSE

### PLOT 14

#### GROUND FLOOR

Kitchen/Diner	4.56m X 3.42m
Living Room	4.56m X 4.47m

#### FIRST FLOOR

Bedroom 1	4.37m X 2.85m
Bedroom 2	3.26m X 2.31m
Bathroom	2.24m X 1.96m

## THE PRIMROSE

### PLOT 15

#### GROUND FLOOR

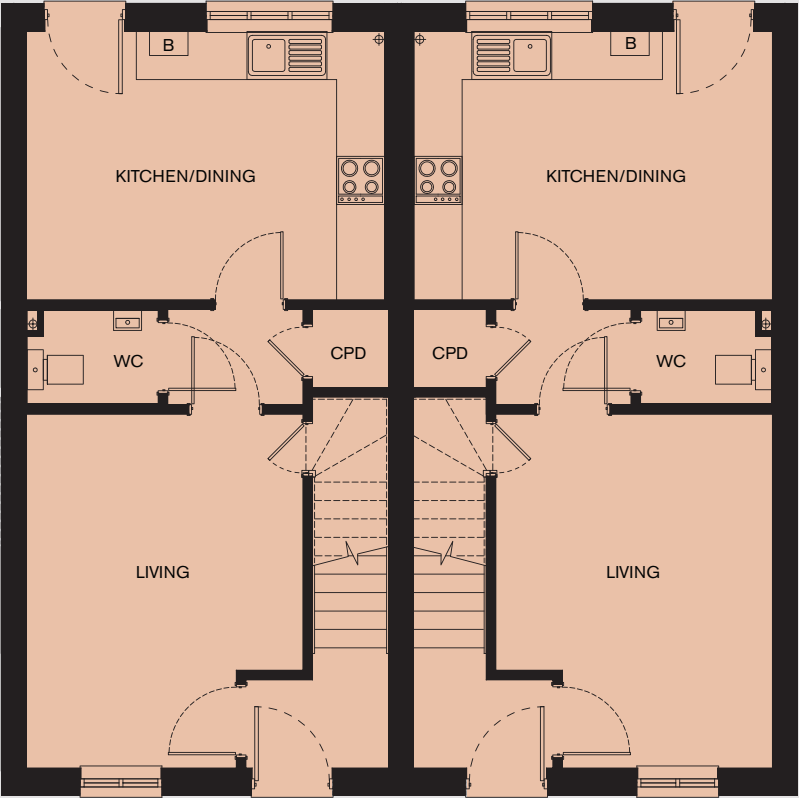
Kitchen/Diner	4.56m X 3.42m
Living Room	4.56m X 4.47m

#### FIRST FLOOR

Bedroom 1	4.37m X 2.85m
Bedroom 2	3.26m X 2.31m
Bathroom	2.24m X 1.96m

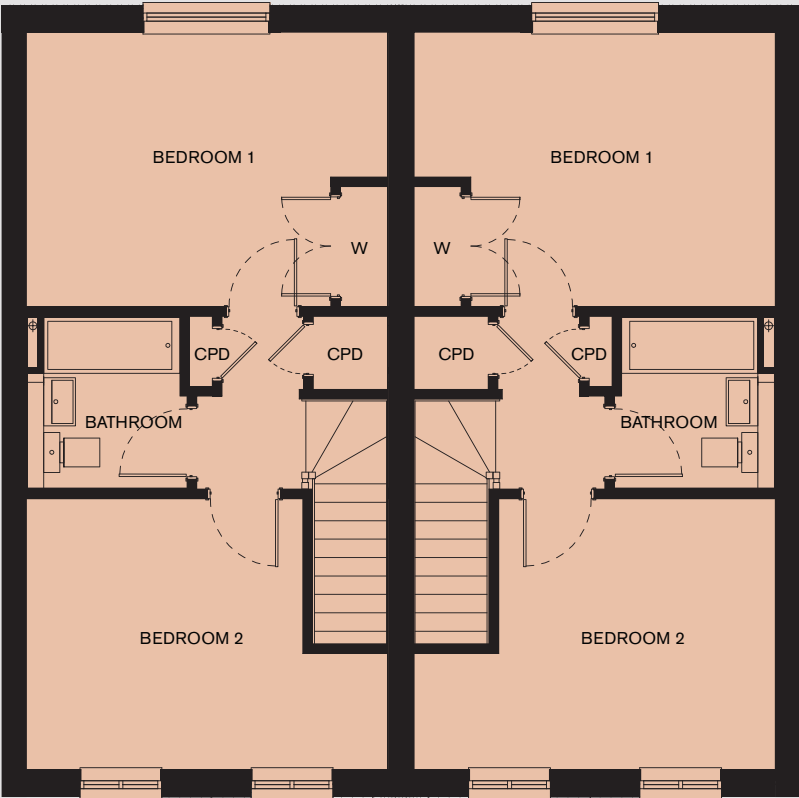
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PLOT 14 GROUND FLOOR

PLOT 15 GROUND FLOOR



PLOT 14 FIRST FLOOR

PLOT 15 FIRST FLOOR



## THE CORNFLOWER

### PLOT 34

#### GROUND FLOOR

Kitchen/Diner	5.70m X 3.90m
Living Room	5.70m X 3.69m

#### FIRST FLOOR

Bedroom 1	3.425m X 3.63m
Bedroom 2	5.70m X 3.18m
Bedroom 3	3.54m X 2.30m
Bathroom	2.18m X 1.96m

## THE FOXGLOVE

### PLOT 35

#### GROUND FLOOR

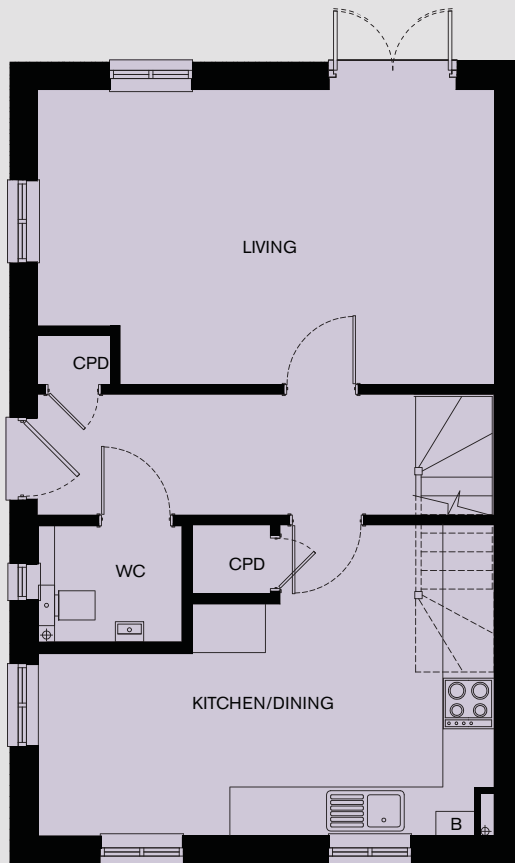
Kitchen/Diner	4.05m X 7.04m
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#### FIRST FLOOR

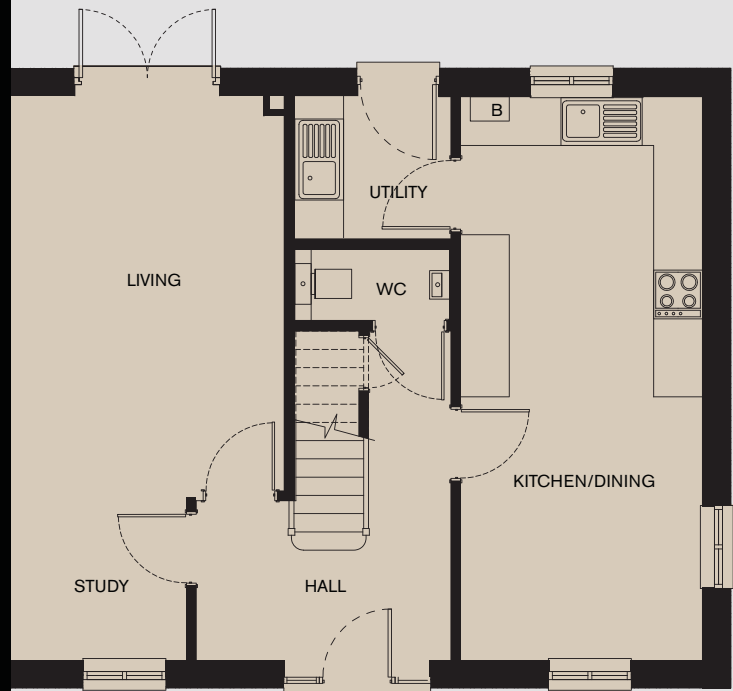
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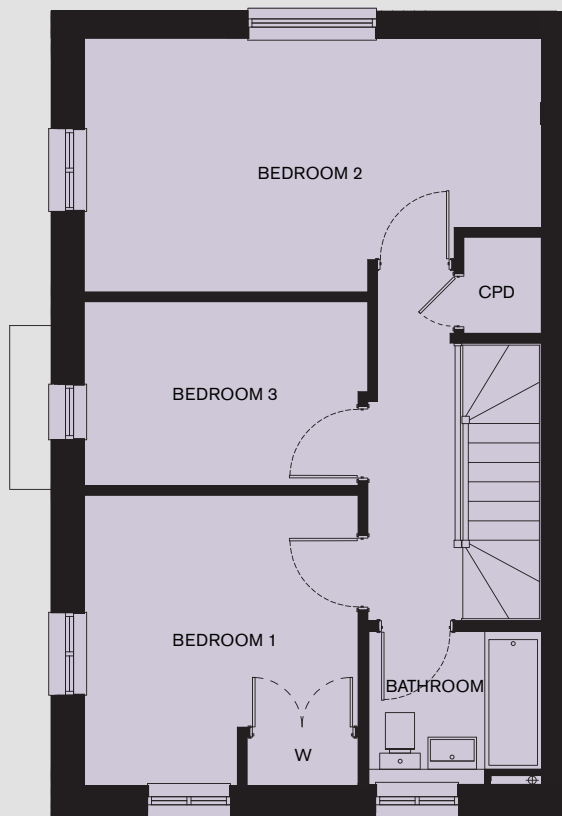




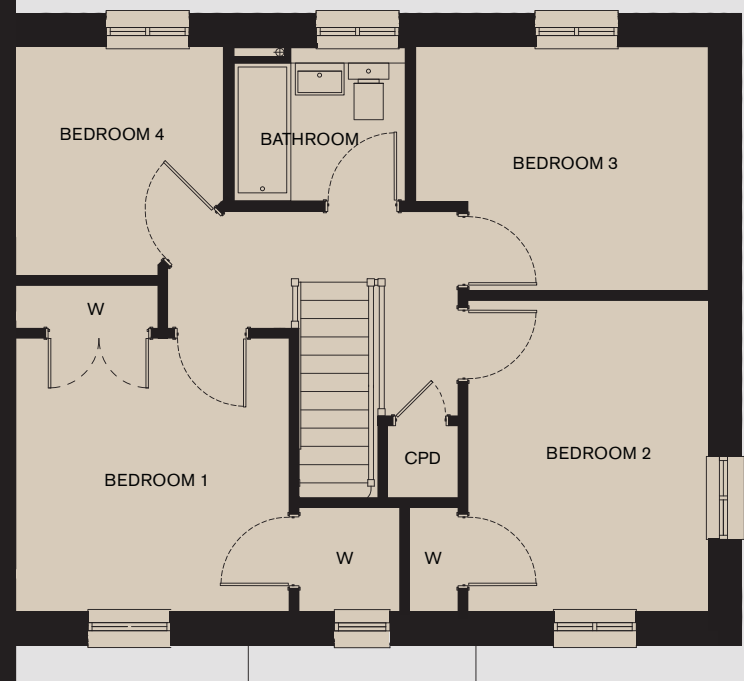
PLOT 34 GROUND FLOOR



PLOT 35 GROUND FLOOR



PLOT 34 FIRST FLOOR



PLOT 35 FIRST FLOOR



EVERY ASPECT OF YOUR HOME IS  
BEAUTIFULLY DESIGNED AND BUILT  
TO EXACTING STANDARDS







## DESIRABLE IN EVERY DETAIL

### General

- Double glazed PVC-u windows with multi-point locking
- White walls, ceilings and woodwork throughout
- Pendant lighting throughout except kitchen
- Oak veneer internal doors
- Door bell
- Front outdoor light
- White sockets and switches throughout
- Carpeting throughout - Stainfree Allure in Stone except for wet areas
- Wet areas - Novilon Classic cushioned wood effect vinyl

### Kitchens

#### Plots 1, 2, 4, 14, 16, 34 & 35

From Symphony's Konzept range:

- Woodbury Cashmere gloss units with gloss end panels
- 40mm Copper Slate worktop with upstand

- Matt nickel wide bow handle
- Flotex Wood White Oak vinyl flooring

#### Plots 3, 12, 13 and 15

- Woodbury white gloss units with gloss end panels
- Matt nickel wide bow handle
- 40mm Dark Ash worktop with upstand
- Allura whitewash Elegant Oak vinyl tiles

### All Plots

- Ideal Logic Combi boiler
- Downlighters
- Zanussi Hob, Extractor and Oven
- Space for washing machine and fridge-freezer
- Removable unit for dishwasher

### Living Room

- TV socket and telecom point
- USB sockets

### Bedrooms

- Built in wardrobes to master bedroom

### Bathroom

- Full height tiling
- Ideal Standard suite

### External Features

- Allocated parking
- Turfed garden
- Shed
- Outside tap to the rear of the property
- Paving and small patio
- Secure back garden
- Outside light

### Other features

- NHBC warranty against structural defects for a ten year period





## **% SHARED OWNERSHIP** WINCHESTER

# MAKING YOUR FIRST HOME AFFORDABLE

### **SHARED OWNERSHIP**

Shared ownership helps people on to the property ladder whether as a first time buyer or as somebody who wants to get back into owning their own home. You'll start by buying a share of your new home and then pay affordable rent on the remaining part which is owned by us.

Then, as time goes on, you can buy more shares in your home, up to a maximum of 80%. It may all sound complicated, but it's not. We'll be on hand to talk you through the buying process and ongoing responsibilities of owning a shared ownership property. Don't worry, it's all amazingly straight forward and simple to understand.

Known as 'part buy, part rent', shared ownership is backed by the government with further support from Winchester City Council. You'll soon understand that this is a great way to become a homeowner with all the opportunities and excitement that this brings. We are looking forward to getting you on that first step!

Visit us at [kings-meadow-hampshire.uk](https://kings-meadow-hampshire.uk) to register your interest in a home at Kings Meadow.



IF YOU THINK YOU CAN'T  
AFFORD TO BUY YOUR OWN  
HOME, THINK AGAIN



**20%OFF**  
**DISCOUNT**  
**MARKET SALE**  
WINCHESTER

## PUTTING THE HOME YOU NEED WITHIN YOUR REACH

### DISCOUNT MARKET SALE

This scheme allows you to buy a new build property at a discount against the market value, but, when you come to sell, the same discount is applied to the current market value. This means that the discount percentage is carried forward forever. It is a great scheme if you want to buy in a high-value area

and cannot afford to do so, but it is important to remember that this is only available for plots 14 and 15.

Winchester City Council offers this scheme to people living or working in the local area, to purchase a property at Kings Meadow for 20% below the open market value.

To qualify for one of the discounted market sale homes, applicants must be

- A resident or employed within the Kings Worthy area.
- Earn a gross annual household income which does not exceed £80,000.
- Be unable to buy a suitable home to meet their needs on the open market.
- Not already own a home and to be the owner of the new property.







HELPING YOU BUY  
THE HOME YOU NEED AT  
A PRICE YOU CAN AFFORD



## PERFECTLY LOCATED & BRILLIANTLY CONNECTED

### By Train

Whether for commuting or pleasure, the regular direct train to London is an outstanding feature of Winchester life. In just an hour you can be in London Waterloo, and from there the city's attractions are just a stroll or short Tube ride away.

Winchester Railway Station is just over 3 miles away from Kings Meadow, and offers an impressive array of connections across the UK. As well as London Waterloo, the South Western network provides direct links to Clapham Junction, Woking, Basingstoke and Southampton. Winchester is also on the CrossCountry network, which takes you to Oxford, Birmingham, Manchester and beyond with no need to change in London.

### By Car

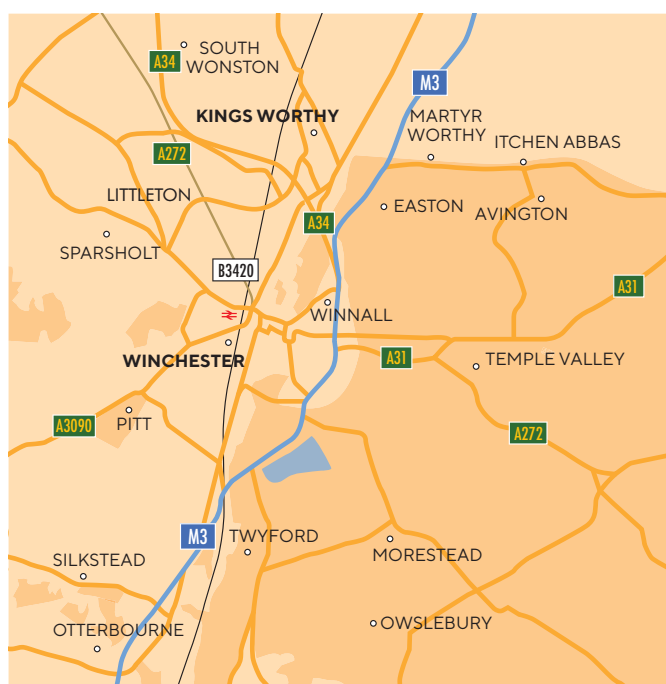
Only 9 minutes from Junction 9 of the M3, Kings Meadow offers excellent journey times to Southampton, Portsmouth, Bournemouth and beyond.

Bournemouth's Blue Flag beaches are less than an hour away, with Portsmouth's heritage attractions, Clarence Pier Amusement Park and shopping at Gunwharf Quays, the South Coast's leading designer outlet, at just a little over 40 minutes.

### By Air

When you need to travel further afield, Southampton Airport is just 15 miles away, offering direct flights across the UK, Ireland, Northern Europe and the Mediterranean. London Heathrow is an hours drive, with London Gatwick taking just a little longer.

*Source: National Rail Enquiries and AA Route Planner.  
Details correct at time of going to press.*









# KINGS MEADOW

KINGS WORTHY  
HAMPSHIRE



FOR MORE INFORMATION VISIT  
**[www.kings-meadow-hampshire.uk](http://www.kings-meadow-hampshire.uk)**  
CALL **01962 848075**  
EMAIL **[sales@winchester.gov.uk](mailto:sales@winchester.gov.uk)**

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**Winchester**  
City Council