



FINE HOMES -  
*on the outskirts of Basingstoke*

Champion Homes 

 **Roman Gardens**  
A CHAMPION HOMES DEVELOPMENT



## Roman Gardens

Roman Gardens is a small development of only four properties located on the popular western edge of the town with three of the homes overlooking open fields. Access to the main town ring road is within a short drive providing a straightforward route to the Town Centre and M3 motorway junctions. The site is in a popular and well established residential location.

**PLOT 1** four bedroom, two storey house

**Plots 2 & 3** two bedroom two storey houses

**PLOT 4** three bedroom two storey house

*A good level of specification is offered which includes:*

Shaker style kitchen in beech with integrated Bosch appliances

Low voltage downlighters and ceramic floors to all kitchens, bathrooms and cloakrooms

White bathroom suites with thermostatic showers

Gas fired central heating to radiators

Wiring for burglar alarm system

Turfed front and rear gardens

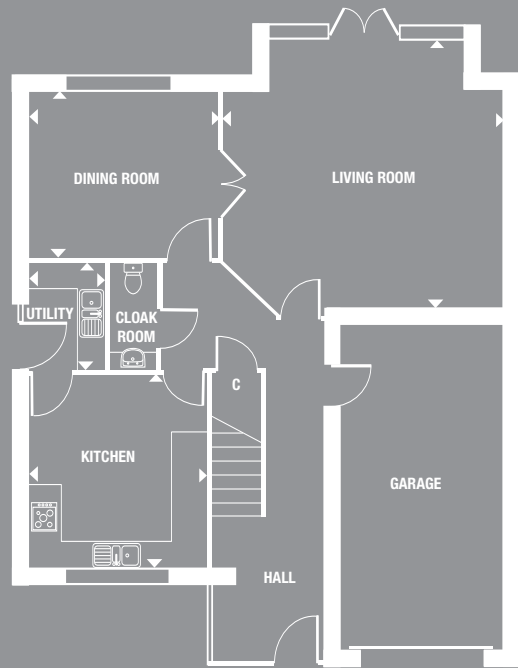
10 year NHBC warranty

The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries or landscaping.

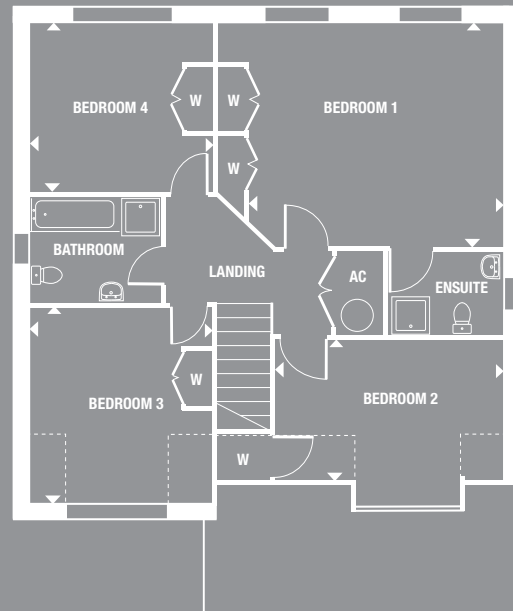
# Roman Gardens - Plot 1

## A detached four bedroom property

A good sized four bedroom detached house offering well proportioned family accommodation with the ground floor living rooms and principle bedroom located to the rear of the property benefiting from the south east facing rear garden. There is an integral garage together with ample additional parking and turning space to the front drive.



Ground Floor



First Floor

### Ground Floor

<b>Cloakroom</b>	
<b>Living Room</b>	4.95m x 4.80m (16'3" x 15'9")
<b>Dining Room</b>	3.40m x 2.90m (11'2" x 9'6")
<b>Kitchen</b>	3.20m x 3.50m (10'6" x 11'6")
<b>Utility</b>	1.40m x 1.90m (4'9" x 6'3")
<b>Hall</b>	

### First Floor

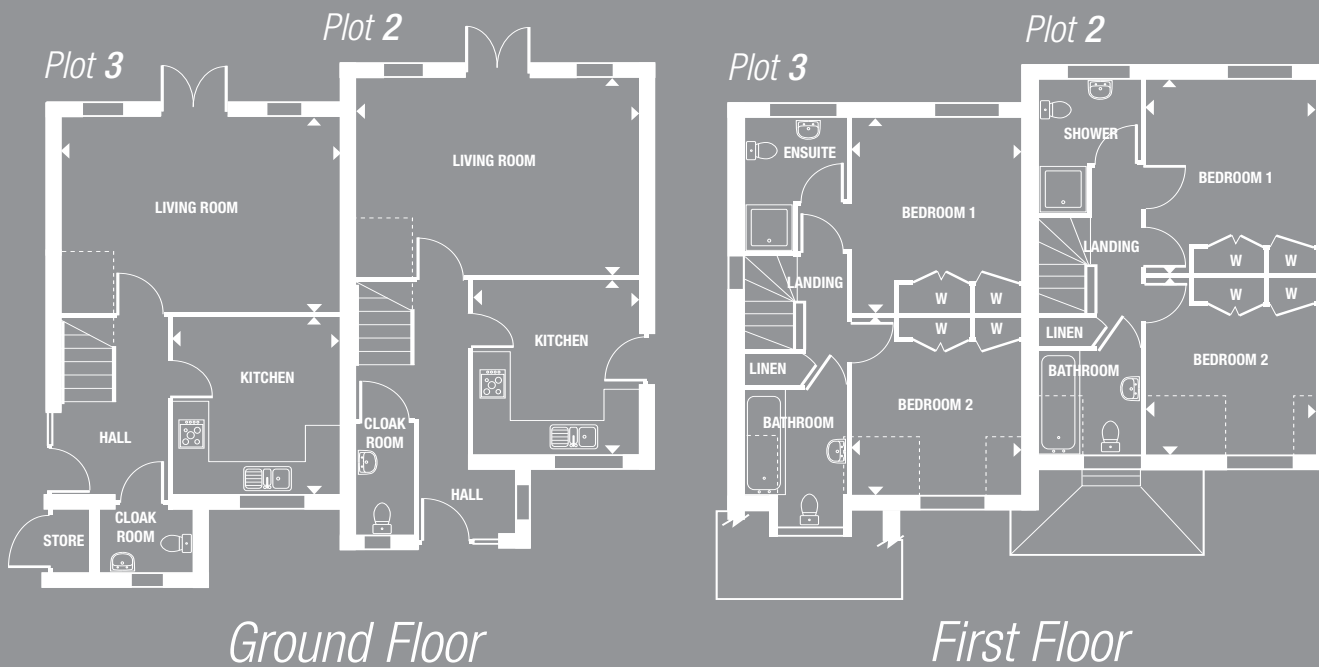
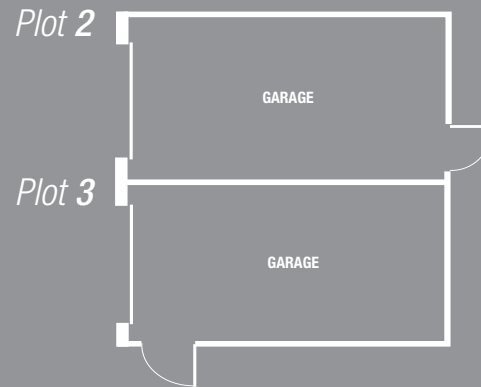
<b>Bedroom 1</b>	4.60m x 3.95m (15'0" x 13'0")
<b>Ensuite</b>	
<b>Bedroom 2</b>	3.25m x 3.55m (10'8" x 11'8")
<b>Bedroom 3</b>	3.20m x 2.95m (10'6" x 9'8")
<b>Bedroom 4</b>	4.10m x 2.50m (13'5" x 8'2")
<b>Family Bathroom</b>	

The dimensions stated above have been taken from working drawings. Every effort has been made to ensure their accuracy but it is strongly recommended that all purchasers check actual measurements on site once construction is complete.

## Roman Gardens - **Plots 2 & 3**

*Two semi-detached two bedroom properties*

Two semi-detached homes providing two good bedrooms to the first floor both with wardrobes, Plot 3 has an ensuite shower room and Plot 2 has a separate shower room adjoining the main bedroom, in addition to the family bathroom. On the ground floor is a living room across the back of the house, taking advantage of the south-east facing rear garden. Externally both properties are provided with a single garage, together with a parking area in front of each and access can be obtained from the rear garden.



### *Ground Floor*

<b>Cloakroom</b>	
<b>Living Room</b>	5.00m x 3.40m (16'5" x 11'2")
<b>Kitchen</b>	2.95m x 3.10m (9'8" x 10'2")
<b>Hall</b>	

### *First Floor*

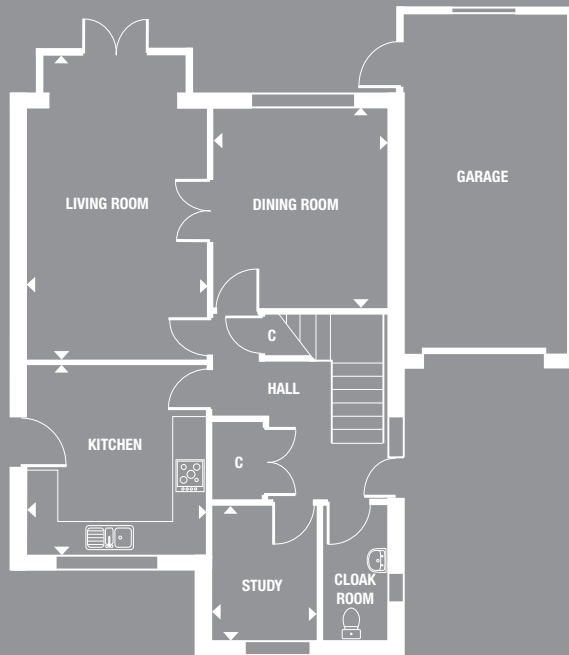
<b>Bedroom 1</b>	3.00m x 3.50m (9'10" x 11'6")
<b>Ensuite</b>	
<b>Bedroom 2</b>	3.00m x 3.10m (9'10" x 10'2")
<b>Family Bathroom</b>	

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# Roman Gardens - Plot 4

A detached three bedroom property

A well designed three bedroom home with wardrobes to all the bedrooms and an ensuite shower to the first floor, living room with separate dining room to the ground floor and unusually, the benefit of a small study off the entrance hall. A single garage is provided together with parking for at least one car on the drive.



Ground Floor



First Floor

## Ground Floor

<b>Cloakroom</b>		
<b>Living Room</b>	3.25m x 5.40m	(10'8" x 17'8")
<b>Dining Room</b>	3.00m x 3.55m	(9'10" x 11'8")
<b>Kitchen</b>	3.25m x 3.35m	(10'8" x 11'0")
<b>Study</b>	1.80m x 2.35m	(5'11" x 7'8")

## Hall

## First Floor

<b>Bedroom 1</b>	3.30m x 3.60m	(10'10" x 11'10")
<b>Ensuite</b>		
<b>Bedroom 2</b>	3.30m x 3.40m	(10'10" x 11'2")
<b>Bedroom 3</b>	3.00m x 3.60m	(9'10" x 11'10")

## Family Bathroom

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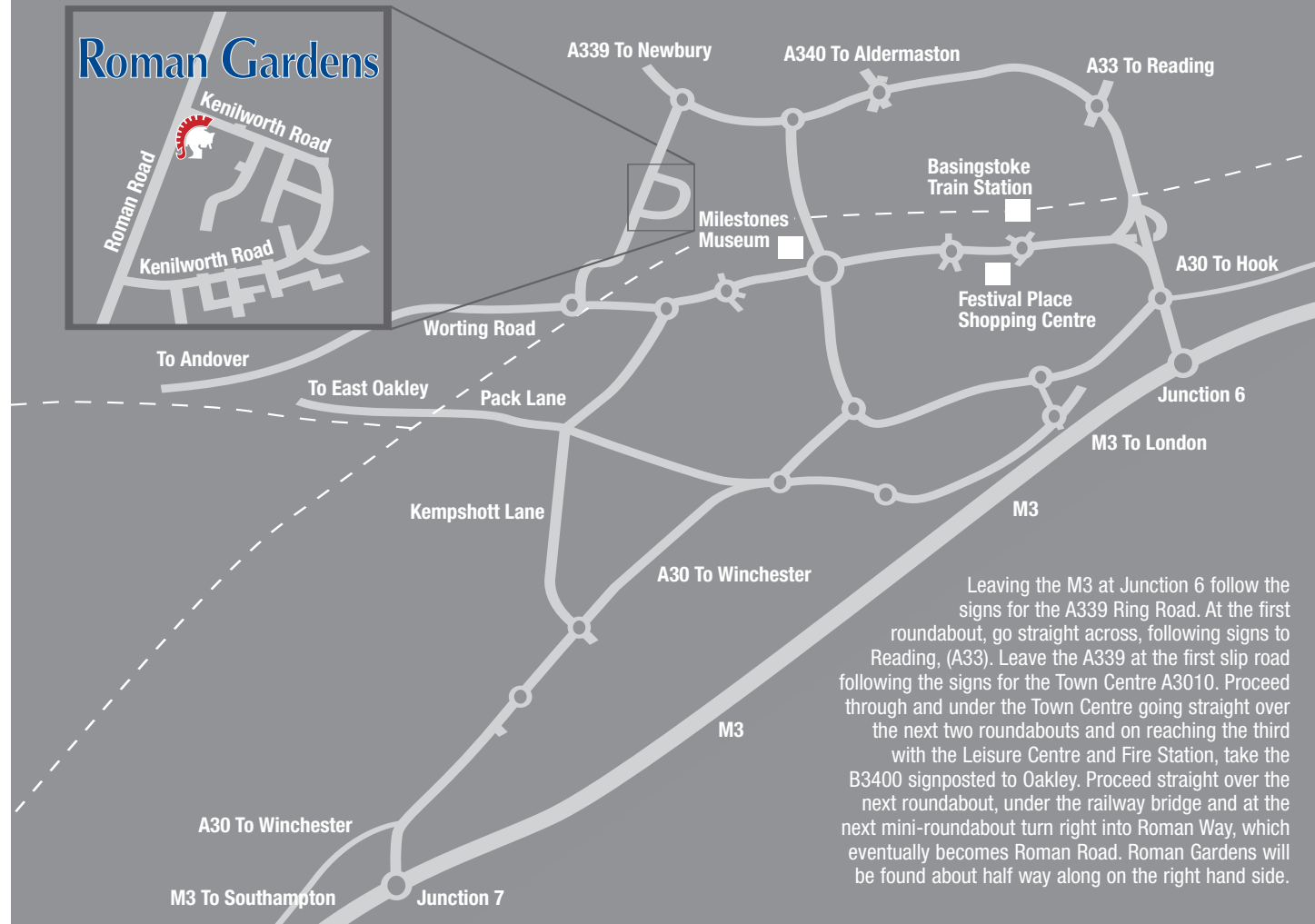
# Champion Homes

Champion Homes has been involved in building small well designed and well constructed housing schemes in the local area for many years. We have tried wherever possible, to support local tradesmen and suppliers, and pride ourselves on the standard of finish and level of customer satisfaction we achieve. We are a local firm committed to being part of the local community and the Champion Group as a whole has been involved for sometime with local colleges developing trade apprenticeships and with the local sporting community, particularly Basingstoke Rugby Football Club.

For further details contact

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