

IMPERIUM  
HOMES



GROSVENOR PLACE  
ROWLANDS CASTLE





## GROSVENOR PLACE

# ABOUT IMPERIUM

IMPERIUM HOMES IS A NEW GENERATION HOUSE BUILDER, SPECIALISING IN CREATING HIGH-QUALITY, SUSTAINABLY FOCUSED HOMES ACROSS THE SOUTH EAST OF ENGLAND, PARTICULARLY THROUGH KENT, SUSSEX, SURREY AND GREATER LONDON.

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Imperium Homes was founded to deliver you more, as we believe a home should not only be beautiful, but it should enhance every aspect of you and your families lives; whilst minimising its footprint on the environment.

All of our exclusive homes are built using the three stage Imperium Homes Guarantee, giving you absolute piece of mind.

- 1. Imperium Quality Guarantee**
- 2. Imperium Resident First Guarantee**
- 3. Imperium Sustainability Guarantee**

The three stage guarantee ensures that every single Imperium property is designed and delivered to give you and your family the best possible home experience.



GROVESNOR PLACE TRULY IS  
THE PERFECT HOME FOR FAMILIES,  
COMMUTERS AND COUNTRY LOVERS.







## GROSVENOR PLACE

# BEAUTIFULLY DESIGNED

GROSVENOR PLACE IS A DEVELOPMENT OF CAREFULLY DESIGNED AND BEAUTIFULLY BUILT HOMES CRAFTED FOR MODERN LUXURY AND SUPERIOR COMFORT.

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Within a few minutes' walk of a picturesque village green, surrounded by acres of rich woodland and open fields, Grosvenor Place is an exclusive collection of just 3 superb four-bedroom homes in the idyllic Hampshire community of Rowlands Castle.

Each home fits perfectly into the surrounding countryside within this private development. Ample garden space, garage parking, and private road centres an oasis of calm.

Your friends and guests will feel welcome in the open kitchen and dining areas. Hosting parties or feeding the family is a pleasure thanks to kitchens designed for function and elegance. Open floor plans, integrated Miele appliances, and plenty of storage create kitchens that work beautifully and feel like part of the living space.

Each Home includes the latest in modern technology and convenience with features such as full home automation and underfloor heating for all-year round comfort. Enjoy strong connectivity with fibre broadband. The superior design, style and quality makes Grosvenor Place the ideal place to call home.



NO.	HOUSE NAME / TYPE	BEDS	BATH	CAR	HOUSE SQ.F	GARAGE SQ.F	GARDEN SQ.F
1	Mulberry House - Detached	4	2.5	4	1858	360	2185
2	Chestnut House - Detached Chalet House	4	3.5	4	2013	383	4843
3	Magnolia House - Detached Chalet House	4	3.5	4	2013	383	4897



GROSVENOR PLACE

# THE HOMES

CHOOSE FROM THE EXCLUSIVE RANGE OF BEAUTIFUL DETACHED HOMES.

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## MULBERRY HOUSE

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## FOUR BEDROOM

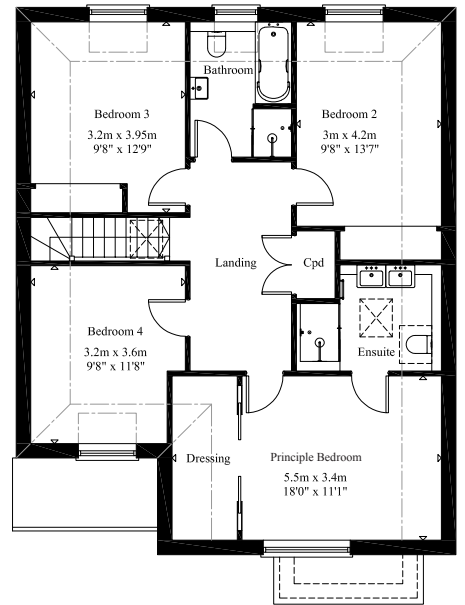
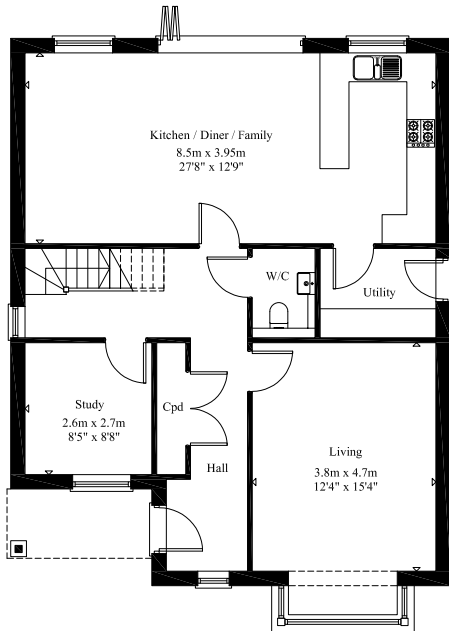
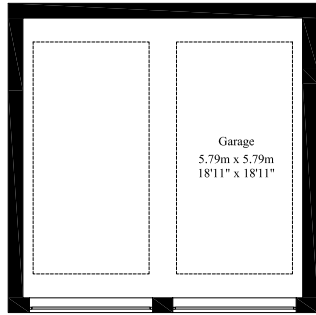
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Detached House

1858 sq.ft

**Plot 1**





## CHESTNUT HOUSE

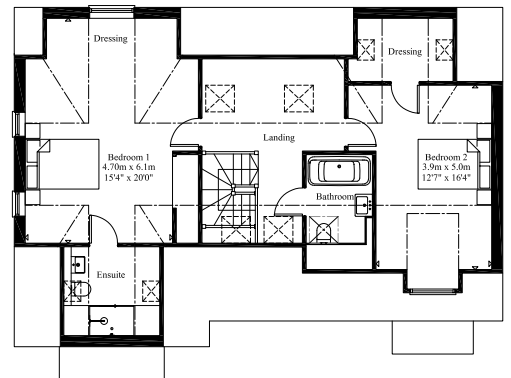
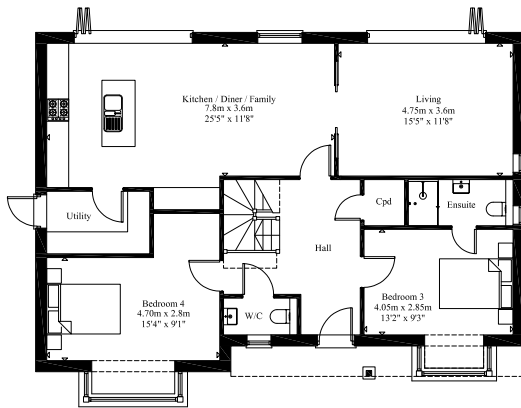
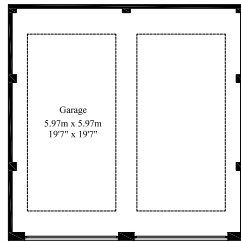


## FOUR BEDROOM

Detached Chalet House  
2013 sq.ft

**Plot 2**





## MAGNOLIA HOUSE



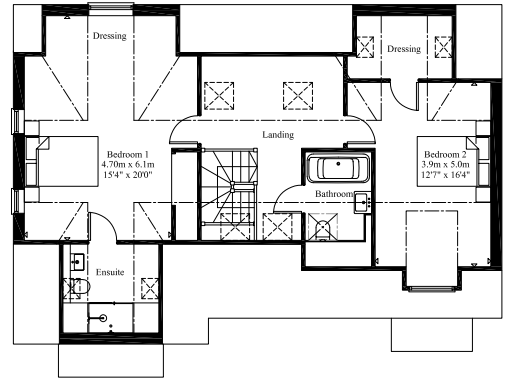
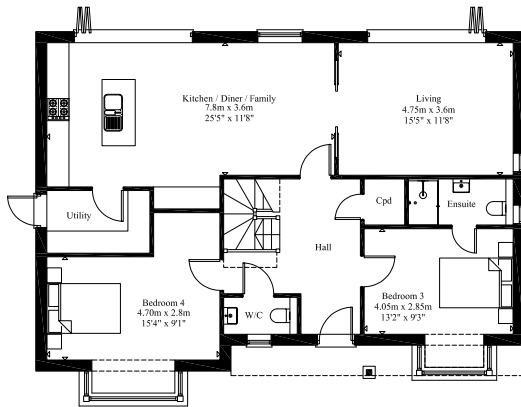
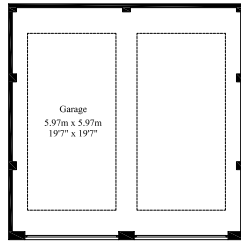
## FOUR BEDROOM

Detached Chalet House

2013 sq.ft

**Plot 3**





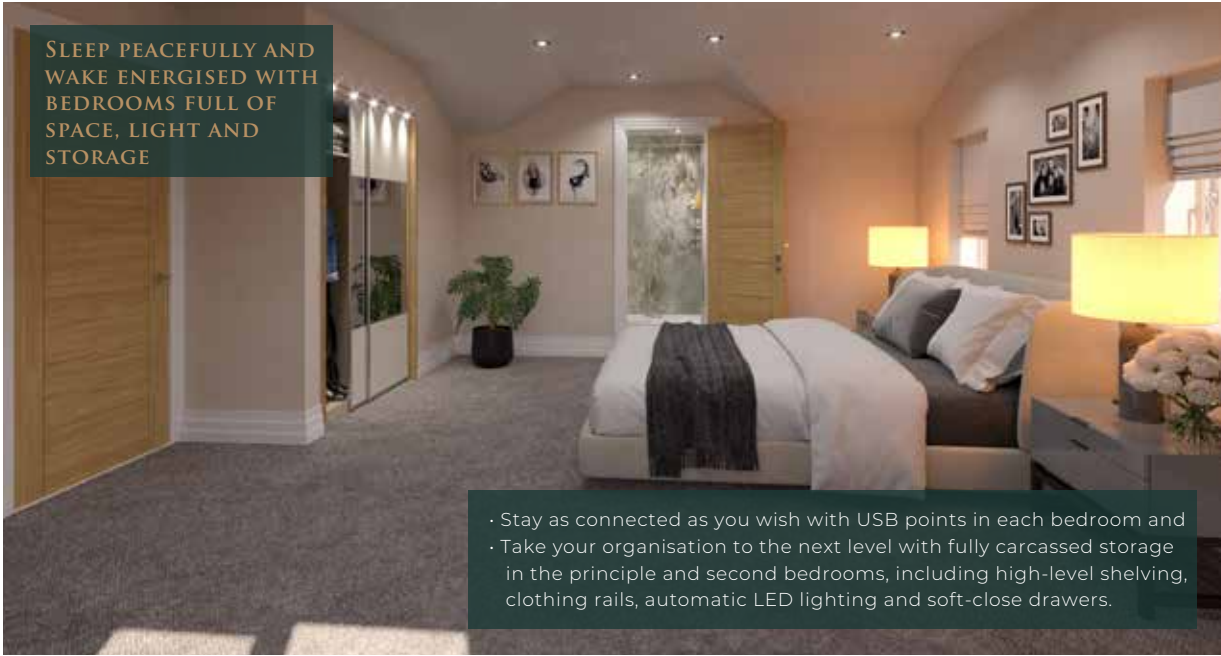
# FINISHING TOUCHES

COME HOME TO PEACE, QUIET AND COMFORT WITH A COSY LIVING ROOM AND SPACIOUS KITCHEN DINER.




- Generous living rooms and dining areas give you space to arrange your furniture for a feeling of tranquillity;
- Underfloor heating warms the floors to provide gentle heat right under your toes and
- Bifolding doors open out onto the sandstone patio and turfed garden area. Great lighting and flooring add to the modern elegance of the rooms.





SLEEP PEACEFULLY AND WAKE ENERGISED WITH BEDROOMS FULL OF SPACE, LIGHT AND STORAGE

- Stay as connected as you wish with USB points in each bedroom and
- Take your organisation to the next level with fully carcassed storage in the principle and second bedrooms, including high-level shelving, clothing rails, automatic LED lighting and soft-close drawers.



EMBRACE EVERY DAY WITH LUXURIOUS BATHROOMS FILLED WITH IMPECCABLE TASTE

- ROC WC's with polished chrome Crosswater fittings bring understated elegance to everyday life;
- Matching Deuco ceramic basins and vanity units are also fitted with polished chrome Crosswater handles and
- Prepare for the next day in comfort and style with underfloor heating and large mirrors.



ENJOY ENTERTAINING WITH CLEVER APPLIANCES AND SUPERIOR CRAFTMANSHIP

- Spread out in a spacious kitchen featuring plenty of working space on the quartz countertops;
- Show off your cooking skills with Miele appliances, including single oven with Prolytic cleaning, induction hob, combi microwave oven with PerfectClean technology;
- Clean up quickly with a full size Meile dishwasher tucked away neatly into the cupboards;
- Other conveniences include an impressive freestanding or integrated double door fridge freezer and
- Quooker PRO-3 all-in-one taps give you cold, hot and boiling water options along with elegant and functional double sinks.



**Smart features make managing your home and protecting your family and investment simple.**

Scolmare Click Smart Automation gives you complete control over your home with a touchscreen and an app to set your lighting, manage your security, play your music and adjust your heating remotely.

Every home is fitted with a video doorbell so you can see who is at the door from anywhere and accept deliveries when you are not at home.

Protect your home and property with intruder alarm systems fitted.

Extra security provided by shock sensors fitted to all ground-floor windows.

Keep an eye on your house while you're away with CCTV systems with remote monitoring capabilities.

Standard security features included with every home, such as fitted smoke alarms, heat sensors and carbon monoxide detectors.



## PREMIUM FEATURES

Entrances throughout the home are crafted from the highest-quality materials - oak for the interior doors and sturdy aluminium with toughened safety glass for the bi-fold doors at the rear of the house. Stylish uPVC Flush Casement Windows provide energy efficiency whilst European oak handrails along the stairways bring a feeling of solid elegance throughout the home.

Underfloor heating system brings comfort to every room. The heating can be controlled from the simple Heatmiser NeoStat. You can configure it to include remote sensors for multiple rooms and control from your phone average temperature adjustments to keep larger spaces comfortable.

You will feel the luxury under your feet with Minoli porcelain floors in the entranceways, kitchens, dining room, family rooms, bathrooms and en suites. High-quality carpets have been fitted in all the living rooms, bedrooms and on the staircase and landing.

## GARDEN & GARAGE

Comfort goes beyond four walls with gardens and outside spaces designed to be enjoyed. And garages engineered to be useful.

Within the gardens, patios have been laid with Indian sandstone to provide stylish and comfortable outdoor spaces. With utility in mind, a warm blended external tap is fitted alongside a standard cold tap for all your cleaning needs.

Each garage is fitted with Minoli porcelain floors to provide a durable and attractive area for your cars. These are versatile spaces too; you can create your own gym or studio. Pre-installed power points create many possibilities. Extra features include automatic garage doors and 7.2kW EV charging points.





# IDYLIC HAMPSHIRE LIVING

NAMED AFTER AN ANCIENT MOTTE AND BAILEY CASTLE THAT HENRY II IS REPUTED TO HAVE VISITED IN 1177, THE CHARMING COMMUNITY OF ROWLANDS CASTLE IS THE EPITOME OF QUINTESSENTIAL ENGLISH VILLAGE LIFE.

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A delightful village green at the heart of the community... an assortment of quaint country cottages, many with roses round the door... a bustling hardware store that's been a local institution for over 40 years... an iconic chapel on a hill, surrounded by nothing but acres of open farmland. There's even an astonishingly accurate model railway, depicting the village during World War II as well as access to a mainline railway station in Rolands Castle.

All set within some of the loveliest countryside in the UK, with the south coast on your doorstep: life in Rowlands Castle offers the best of all worlds.

With its own school (one of many in the surrounding area serving children of all ages), a choice of thriving churches, a pharmacy, convenience store and veterinary surgery, the village boasts a surprising range of amenities for its size.



# THE SOUTH COAST ON YOUR DOORSTEP

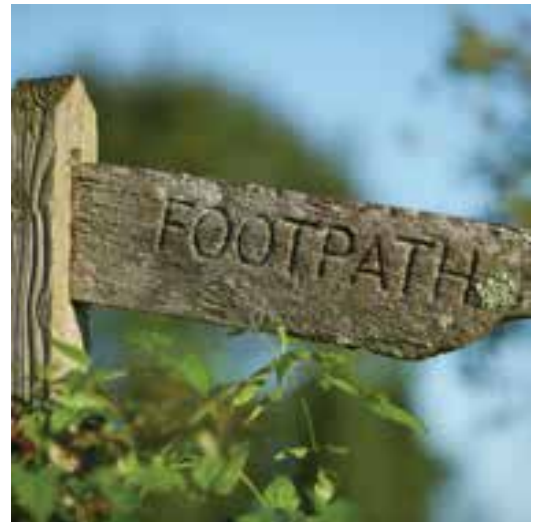


While Rowlands Castle provides all your day-to-day essentials, nearby Waterlooville's Wellington Way shopping precinct offers a wider range of shops and services, including a local market every Friday. There are also a number of national supermarkets within a few minutes' drive.

The area boasts a wide variety of restaurants and friendly local pubs – of which there are three excellent examples in the village itself, along with a delightful tearoom and café. For more sophisticated dining and designer shopping, the spectacular Gunwharf quay is around 20 minutes away, while the market town of Petersfield boasts an eclectic selection of boutiques.

With a more relaxed attitude to life, there's a real sense of community here, with numerous clubs and societies to join. Football, cricket, tennis, badminton and bowls are all popular, while Rowlands Castle Golf Club offers magnificent fairways and an inviting clubhouse. And of course, walking, cycling and horse-riding are common pursuits for all, offering endless opportunities to explore the great outdoors.

From the friendly yacht harbour in the picturesque fishing town of Emsworth to the glamorous and dynamic waterfront city of Portsmouth: with the coast so close, there is a wealth of attractions, leisure facilities and miles of beautiful beaches to explore.



Spinnaker Tower... Portsmouth Historic Dockyard... nearby Portchester Castle... Just a few miles away from Rowlands Castle, Britain's only island city offers exhilarating aquatic adventures and stunning sea views. Steeped in naval history, Portsmouth is also fiercely progressive, with the iconic waterfront Spinnaker Tower and state of the art shopping and leisure.

For a change of pace, Southsea is home to beachside cafés, antique stores and specialist boutiques. Between the sea and the shops you'll find the vast green open space of Southsea Common, which often hosts high-profile events such as the America's Cup World Series.





# LOCAL EDUCATION

Rowlands Castle is in the catchment area for numerous 'Outstanding' and 'Good' rated nursery, primary and secondary education schools, providing the highest quality education options for children of any age.

NAME	DISTANCE	SCHOOL RATING	AGE RANGE
<b>Primary Schools</b>			
Rowlands Castle St John's Church of England	1.1 miles	Good	4 - 11
Warren Park Primary	2.2 miles	Outstanding	4 - 11
<b>Secondary Schools</b>			
Havant Academy	1.59 miles	Good	11 - 18
<b>Independent Schools</b>			
Churcher's College	10 miles	Outstanding	2 - 18



# COMMUTING CONNECTIONS

GROSVENOR PLACE IS PERFECTLY LOCATED FOR EXPRESS TRAVEL BY FOOT, CAR, TRAIN AND EVEN PLANE.



## BY RAIL

- Rowlands Castle - Havant  
5 minutes
- Rowlands Castle - Portsmouth Harbour  
30 minutes
- Rowlands Castle - Chichester  
36 minutes
- Rowlands Castle - Southampton  
56 minutes
- Rowlands Castle - London Waterloo  
90 minutes



## BY ROAD

- Rowlands Castle Station  
0.4 miles
- Havant  
4.1 miles
- Chichester  
10 miles
- Portsmouth Harbour  
11 miles
- Southampton  
30 miles



## BY FOOT

- Castle Inn Public House  
0.2 miles
- Rowlands Castle Station  
0.3 miles
- Rowlands Castle Golf Club  
0.7 miles
- Finchdean Chapel  
1.3 miles
- Morrisons  
3.2 miles
- Waitrose  
3.7 miles





## SALES ENQUIRIES

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## FLOOR PLANS

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All layouts provide approximate measurements and are for illustrative purposes only.

## BROCHURE

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THE PERFECT BLEND OF CLASS,  
COUNTRYSIDE & CONVENIENCE



GROSVENOR  
PLACE

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