



Persona Homes

by Home Group

SHARED OWNERSHIP

KINGS BARTON

WINCHESTER, HAMPSHIRE



Welcome to

Kings Barton

The perfect idyllic outdoor living

Discover a serene and fresh approach to rural living. Kings Barton offers a variety of modern homes in a quiet bucolic setting on the doorstep of one of UK's most historic cities. Choose your home from a collection of new one and two-bedroom apartments or two and three-bedroom houses in Winchester, Hampshire. The development, once complete, will also offer a new community centre, school, park-and-ride facilities and natural open spaces. Kings Barton is truly the perfect place to be.



Welcome



Live the best of both worlds immersed in Hampshire’s countryside and Winchester just on your doorstep. The historical city offers a plethora of cultural buildings and monuments to discover, as well as a variety of shops, cafes and restaurants to experience.

These stunning new homes are just a stone’s throw away from Barton Meadow’s and boast contemporary design with modern fitted kitchens complete with integrated appliances. Each room is bright and airy, ready to make your own.

Enjoy the summer evenings relaxing in your very own garden or private balcony or enjoy the ample choice of leisure facilities in the area; from Winchester Golf Club to Fitness centres, at Kings Barton the world is your oyster.



Kings Barton

Kings Barton



About Persona

We make it personal

Your Persona experience is our top priority, that's why we make it personal.

From the moment you first connect with Persona Homes, you become our top priority.

Our aim is to make your home-buying experience enjoyable. We understand that buying a new home is a big deal and we know that it's not always plain sailing.

That's why our approach is a little different. We know that the key to a happy move is clear and regular communication. Keeping you updated throughout the process eliminates frustration and anxiety.

As soon as you contact Persona Homes, you'll be appointed a host.

Your Persona host will guide you through the initial consultation process. They'll show you around one of our beautifully appointed show homes, helping you choose a home that fits you and your budget. And, if you have any questions to do with the buying process, they'll be on hand to help.

Once you decide to reserve your Persona home, your host will support you from reservation through to completion and beyond.

We make it personal



We make it personal



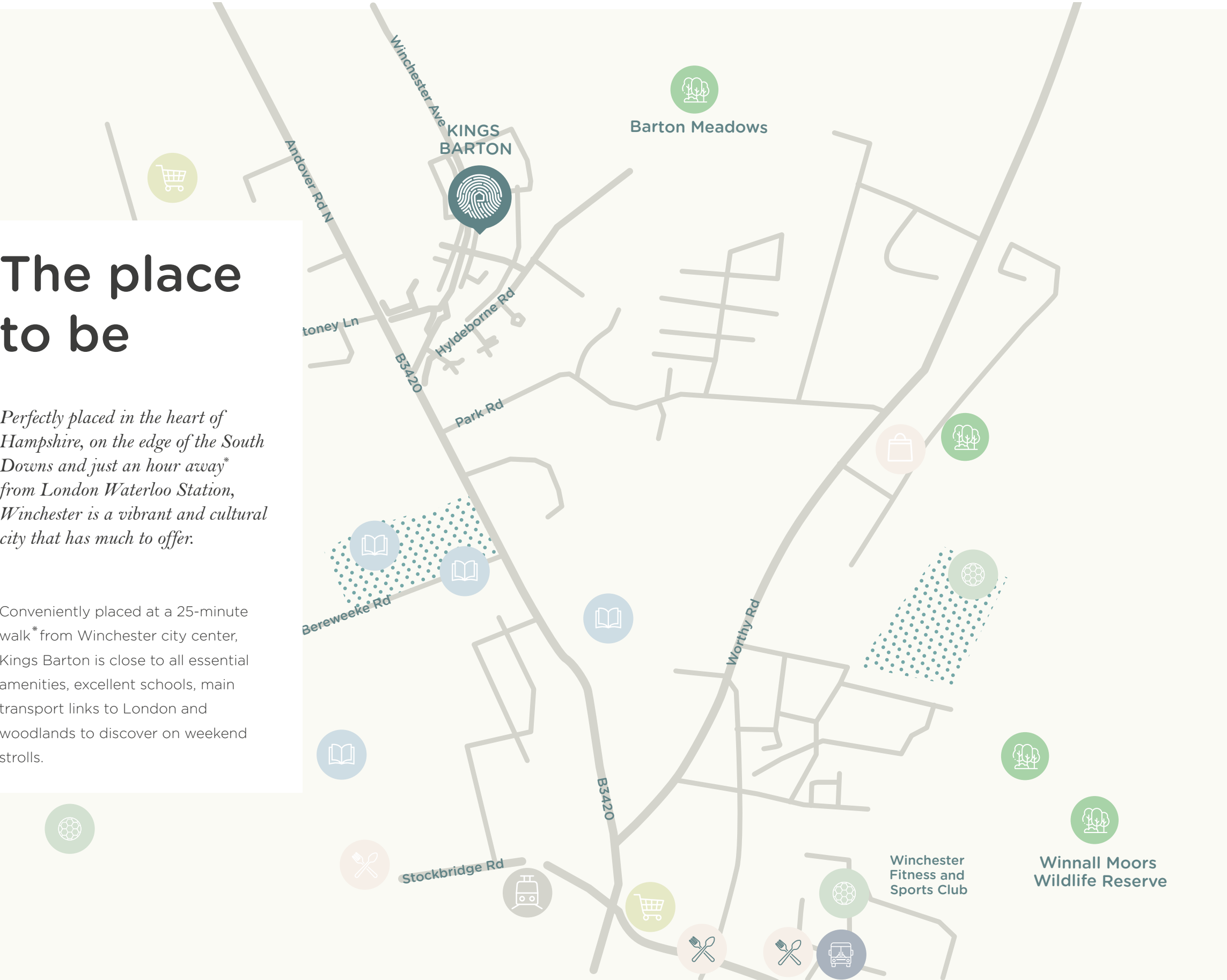
We make it personal

We make it personal

The place to be

Perfectly placed in the heart of Hampshire, on the edge of the South Downs and just an hour arway from London Waterloo Station, Winchester is a vibrant and cultural city that has much to offer.*

Conveniently placed at a 25-minute walk* from Winchester city center, Kings Barton is close to all essential amenities, excellent schools, main transport links to London and woodlands to discover on weekend strolls.



- 

Retail therapy

 - The Co-operative Food, 0,8 miles
 - Tesco Express, 0,9 miles
 - ALDI, 0,9 miles
 - Waitrose, 0,9 miles
 - The Brooks Shopping Centre, 1,6 miles

- 


Parkland

 - Barton Meadows, 0,6 miles
 - Bereweek Park, 0,8 miles
 - Foresters Park, 1,2 miles
 - Winnall Moors Nature Reserve, 1,4 miles

- 


Sports and leisure

 - Winchester Racquets and Fitness, 0,8 miles
 - Winchester Fitness and Sports Club, 2,0 miles
 - Royal Winchester Golf Club, 2,0 miles

- 

Education

 - Peter Symonds College, 0,4 miles
 - Barton Farm Primary Academy school, 0,5 miles
 - Weeke Primary School, 0,7 miles
 - Lankhills School, 1,1 miles

- 

Transport and fast connections

 - Winchester Railway Station, 0,8 miles
 - Winchester Bus Station, 1,4 miles
 - A34, 2,2 miles
 - M3, 3,8 miles

*Journey times and distances taken from [google.com/maps](https://www.google.com/maps)
All times and distances listed are approximate and may vary depending on time of travel.

From Kings Barton

All is within reach

*Work or play, central London only an hour away**

The cobbled streets and wealth of architectural heritage coupled with its location make of Winchester one of the most desirable cities to live in the UK. According to Office of National Statistics the Hampshire city is one of the 'happiest places to live and work' in the country. It is not a surprise that the friendly community, low crime rate and high life expectancy contribute to the happiness indices of Winchester.

And there is always something to do, as the city offers also an abundance of boutiques, top brand shops, independent cafés and restaurants. Farmers' markets are held every fortnight and

the city hosts seasonal food festivals and the magical annual Christmas market – one of the best in the country! For the younger ones, Winchester has a number of first class private institutions and an impressive 47 out of 48 state schools in the City Council rated 'Good' or 'Outstanding'.

The popularity of the nation's former capital is also given by its convenient distance between London, countryside and the coast. Reaching the stunning surrounding national parks and charming villages is a child's play thanks to the great transport links and road network.

*from Winchester Railway Station to London Waterloo Station via South Western Railway. Journey times and distances taken from google.com/maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.


80
MIN


40
MIN


25
MIN


26
MIN


34
MIN


24
MIN

South Downs National Park

Perfect for a Sunday hike, it includes large parts of the Weald as well as the chalk range.

Royal Winchester Golf Club

Established in 1888, it offers stunning views and challenging play for golfers.

Winchester Cathedral

The huge cathedral is one not to miss and sits just a few metres from the High Street.

Kings Barton

Everyman Winchester

A cosy cinema with café-bar and outside area in a old converted church in Winchester city center.

Southampton

The coastal city offers an abundance of shopping areas, sporting venues and a thriving bar and restaurant scene.

New Forest National Park

Recharge and enjoy the peace and idyllic landscapes and the beautiful heathland of the park.



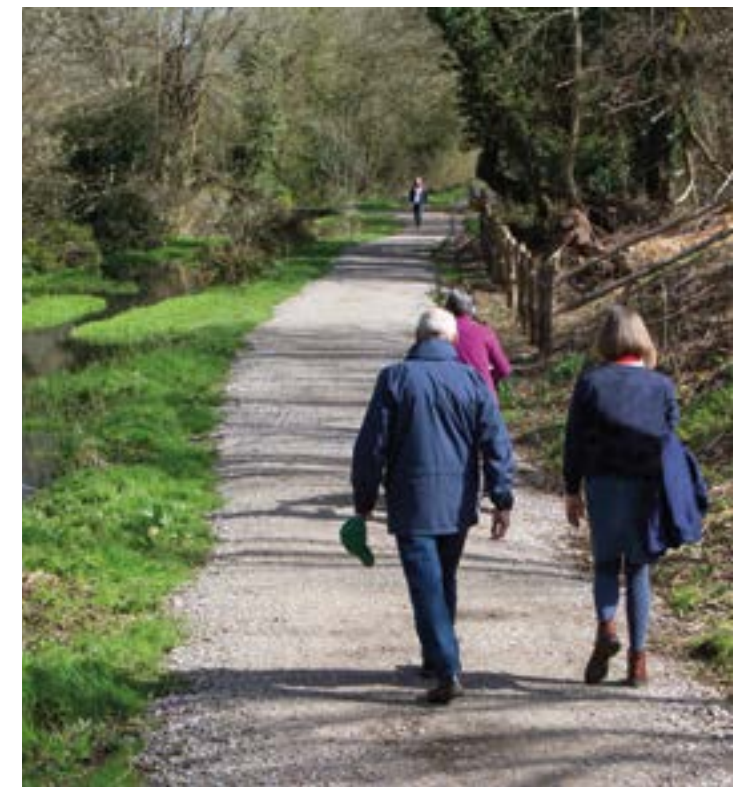
The perfect escape from the hustle and bustle

At Kings Barton it's all about life's simplistic pleasures. With parks and green spaces just around the corner, your weekends will be filled with picnics, country walks and creating memories.

Winchester is the ideal refuge from the hustle and bustle; immersed in nature and placed on the edge of the South Downs National Park, The Cathedral City couldn't be more immersed in nature. The surrounding Hampshire countryside boasts a variety of breath-taking landscapes including hills and heaths, forest, woodland, rivers and water meadows.

Whilst the main channel of the River Itchen flows through the restored Winchester City Mill, a second channel just to the east of the city's Roman walls is the perfect spot for a weekend stroll. Here the river promenade called The Weirs offers a pleasant quiet walk by the ruins of the Wolvesey Castle.

There are some great walks for the whole family to enjoy via the Viaduct Way that explores the restored historic railway, or the Grey-Roosevelt Centenary Walk, which traces the same steps taken by US President Theodore Roosevelt back in 1909 when taking a walk through the British countryside.



Family focused

For families, there is a wealth of excellent state and independent schools in Winchester, many of which with ‘Outstanding’ and ‘Good’ Ofsted rating

The Pilgrim’s School, tucked away within the secluded Cathedral Close, is one of Winchester’s top schools for boys aged 4 to 8. Closer to Kings Barton, the Henry Beaufort School offers a curriculum that centres on independent learning and offer a variety of extracurricular activities.



Education – Secondary schools

Harestock Primary School

5 mins walk | 1.2 miles

St Bede Church of England Primary School

13 mins by bus | 1.4 miles

The Pilgrim’s School

20 mins by bus | 1.5 miles

Education – Colleges

Peter Symonds College

9 mins walk | 0.4 miles

Winchester College

30 mins by bus | 1.6 miles

St Swithuns

35 mins by bus | 2.1 miles

Leisure centres

Winchester Sport & Leisure Park

10 mins by car | 2.1 miles

The Winchester Lido Sports Association

10 mins by bus | 0.7 mile

Romsey Rapids Sports Complex

36 mins by car | 12 miles



Development layout



If you are looking for the perfect home in Winchester, Kings Barton is the place to be. Close to a variety of amenities and immersed in Hampshire's countryside, it offers a variety of contemporary homes to choose from.

A variety of homes to choose from

One and two-bedroom apartments and two and three-bedroom houses, all with allocated parking and a private turfed garden or balcony.



Arnold
3 bedroom house



Cyrus
2 bedroom house



Kingsley
3 bedroom house



Balder
1 bedroom apartment



Rei
2 bedroom apartment



Minos
2 bedroom apartment

Arnold



Cyrus



Kingsley



Balder, Rei and Minos



Site plan



Site plan



A home with personality

A home with personality

We understand that variety is key, so we have plenty of different home layouts for you to choose from, and you can pick the right one that's for you.

Balder <i>1 bedroom apartment</i>	PLOTS 55,58,59,63	Cyrus <i>2 bedroom house</i>	PLOTS 140,141,143,144,145,146
Rei <i>2 bedroom apartment</i>	PLOTS 56,57,60,61,64,65	Arnold <i>3 bedroom house</i>	PLOTS 73, 74, 75, 76
Minos <i>2 bedroom apartment</i>	PLOTS 62,66	Kingsley <i>3 bedroom house</i>	PLOTS 142 & 147



A home with personality

Type - Arnold
Plots 73, 74, 75 and 76

3 bedroom houses

Ground floor

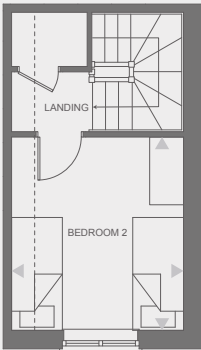
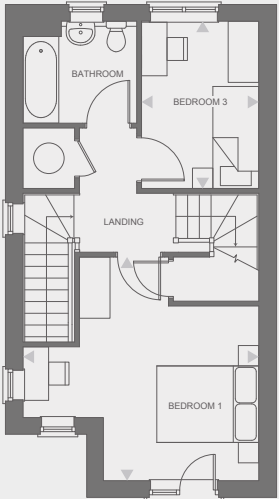
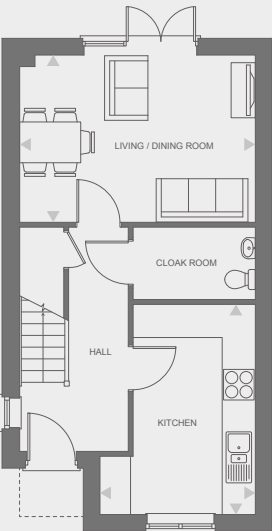
Kitchen	4.16m x 3.10m
Living / dining room	3.32m x 4.97m
Hall	4.44m x 2.17m
W/C	2.44m x 1.44m
Understairs store	0.78m x 0.90m

First floor

Bedroom 1	3.46m x 4.97m
Bedroom 3	3.32m x 2.34m
Bathroom	2.04m x 2.27m
Store/AC	1.21m x 1.05m
Landing	1.18m x 3.63m
Bedroom 1 store	0.78m x 1.71m

Second floor

Bedroom 2	3.46m x 3.55m
Second floor store	1.00m x 1.38m
Total Area	98.38m²



Type – Cyrus
Plots 140, 141, 143, 144, 145 and 146

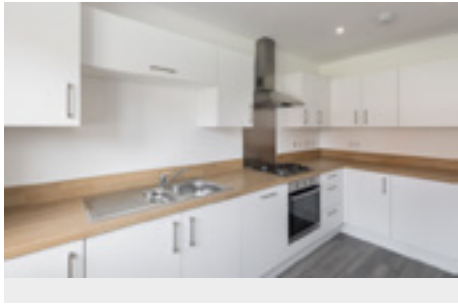
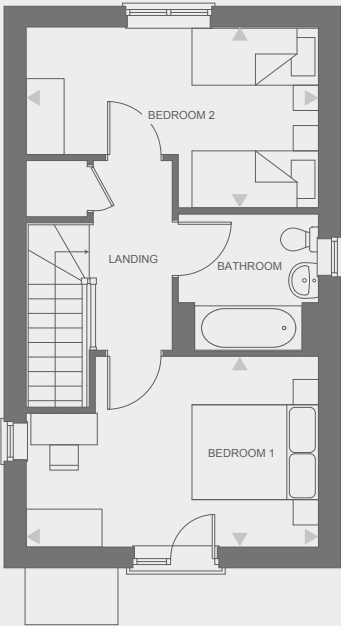
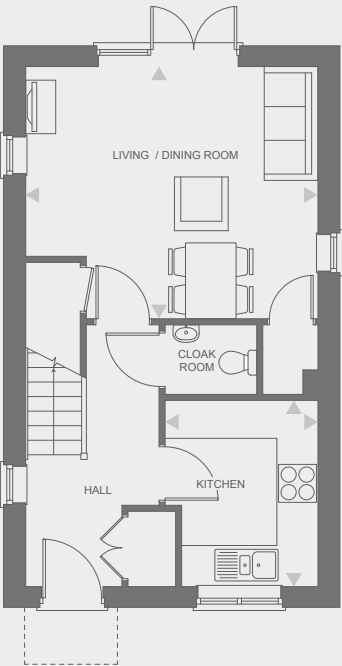
2 bedroom houses

Ground floor

Kitchen	2.98m x 2.46m
Living room	3.25m x 4.97m
Hall	4.18m x 2.15m
W/C	1.48m x 1.13m
Understairs store	0.92m x 0.90m

First floor

Bedroom 1	3.05m x 4.97m
Bedroom 2	3.00m x 4.97m
Bathroom	2.18m x 2.26m
Store/AC	0.78m x 1.00m
Landing	2.89m x 1.28m
Total Area	77.30m²



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise. CGI's and images are for illustrative purposes only. Specifications are subject to change. Images are indicative only and may be of previous developments.



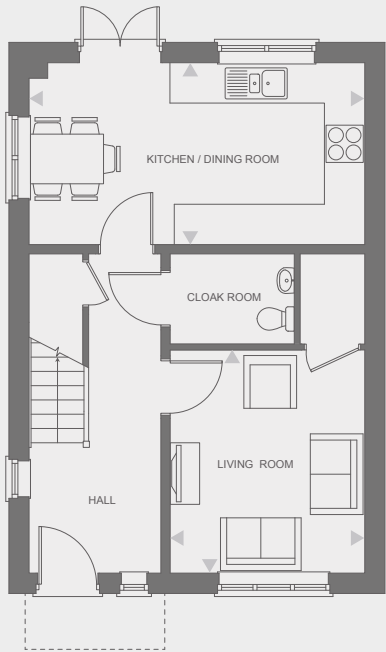
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Type - Kingsley
Plots 142 and 147

3 bedroom houses

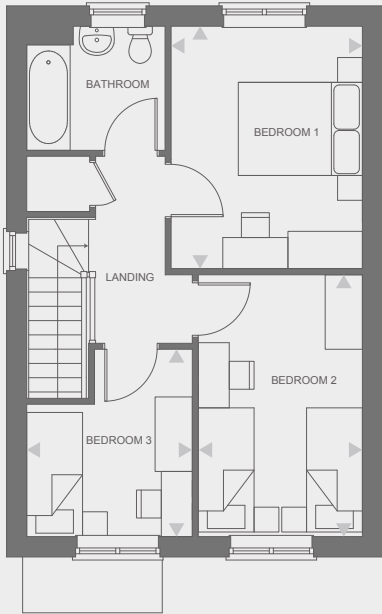
Ground floor

Kitchen	2.98m x 5.76m
Living room	3.63m x 3.10m
Hall	5.08m x 2.17m
W/C	1.49m x 2.04m
Understairs store	0.77m x 1.14m
Living room store	1.49m x 1.08m



First floor

Bedroom 1	3.95m x 3.12m
Bedroom 2	4.26m x 2.68m
Bedroom 3	3.06m x 2.71m
Bathroom	2.04m x 2.17m
Store/AC	0.92m x 1.05m
Landing	3.04m x 1.15m
Total Area	90.39m²

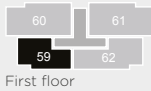
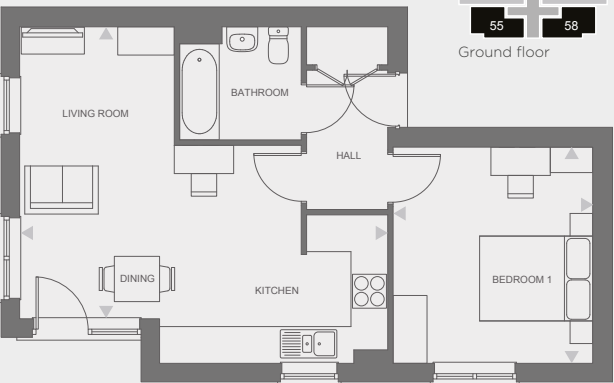


Type - Balder
Plots 55, 58, 59 and 63

1 bedroom apartments

Ground floor, first floor or second floor

Kitchen	2.66m x 3.71m
Living / dining room	5.21mx 2.77m
Hall	2.49m x 3.56m
Store at front door	0.71m x 1.47m
Bedroom 1	3.87m x 3.57m
Bathroom	2.04m x 2.18m
Total Area	51.47m²

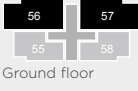
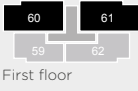
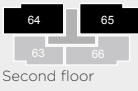
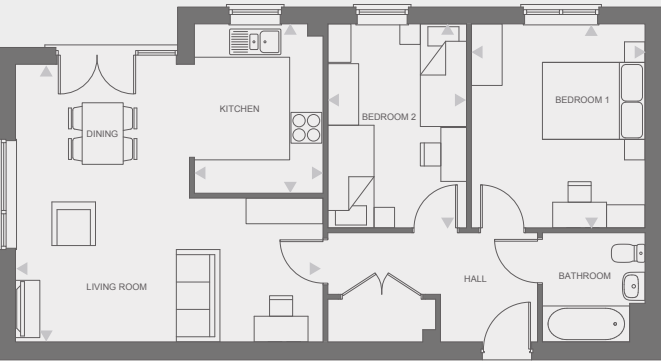


Type - Rei
Plots 56, 57, 60, 61, 64 and 65

2 bedroom apartments

Ground floor, first floor or second floor

Kitchen	3.34m x 2.53m
Living / dining room	5.46mx 6.03m
Hall	2.06m x 4.13m
Store at front door	1.00m x 2.13m
Bedroom 1	4.01m x 3.32m
Bedroom 2	4.01m x 2.63m
Bathroom	2.06m x 2.04m
Total Area	74.23m²



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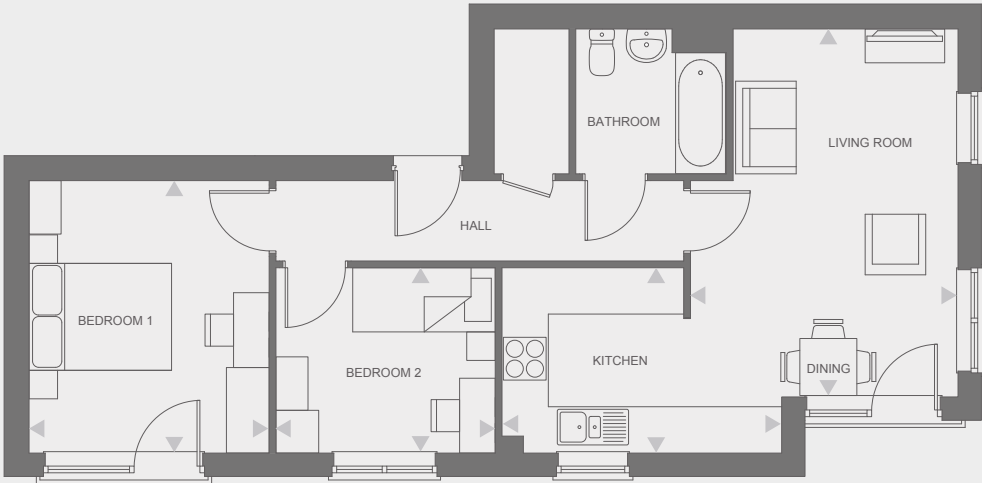
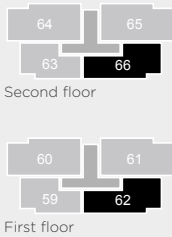


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Type - Minos
Plots 62 and 66
2 bedroom apartments

First or second floor

Kitchen	2.82m x 2.78m
Living / dining room	5.86m x 3.16m
Hall	1.05m x 6.28m
Store at front door	0.97m x 2.08m
Bedroom 1	3.87m x 3.41m
Bedroom 2	2.64m x 3.53m
Bathroom	2.07m x 2.08m
Total Area	62.71m ²



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Your new home

There's always something special about the prospect of a new home – especially when it boasts high quality specification and is located on a brand-new stunning development in a semi-rural area minutes away from Winchester city centre.

Each of our one and two-bedroom apartments and two and three-bedroom houses comes with a fully fitted kitchen with integrated appliances, double-sized bedrooms carpeted throughout, and on selected apartments an en-suite to master bedroom.

Your new home maximises space and storage, perfect to keep clutter out of the way. Each room is light and bright and designed to give you flexibility, so you can make your new home truly your own. Your safety and comfort are our upmost priority; that's why almost all properties are accessed from the quiet brand new roads of the development.

Please ask your Persona host for more details.



Your new home

It's all in the detail

At Kings Barton quality comes as standard, with stylish finishings and modern appliances in all homes as well as a private balcony or turfed garden.

Kitchen / Living

- Integrated appliances:
 - o Indesit 4-burner gas hob
 - o Indesit single fan oven
 - o Indesit built-in dishwasher
 - o Fridge-freezer
 - o Indesit 6kg washer-dryer
- Calais light grey kitchen units*
- Black Brazil worktop*
- Amtico Spacia luxury vinyl tiles
- Matrix Mono kitchen mixer tap with swivel spout in chrome
- Nordic oak flooring*



Bathroom and cloakrooms

- Roca Carla steel bath with anti-slip, chrome grips & 2 tap holes in white
- Roca Debba basin in white in bathrooms and cloakrooms
- Ceramic frost flooring in bathrooms and cloakrooms*
- Bianco Carrara satin finish bathroom tiles*

Bedrooms

- Apollo carpet in seabreeze colour in bedrooms, staircases and landings
- Polished chrome ironmongery door handles and fittings

* Calais white kitchen units, natural oak block worktop, canopy oak kitchen and hall flooring, ceramic ecru bathroom and cloakroom flooring and old stone satin bathroom tiles in plots 75 and 76.
Specifications are subject to change. Images are indicative only and may be of previous developments



Own your home with shared ownership

Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.

This part-rent, part-buy scheme is an opportunity for first time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it. You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.

You qualify for shared ownership if:

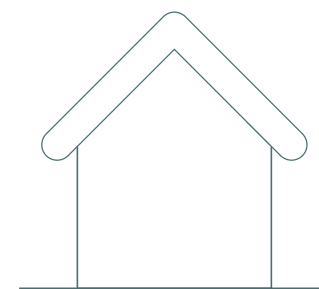
- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments



Our guide to buying with shared ownership

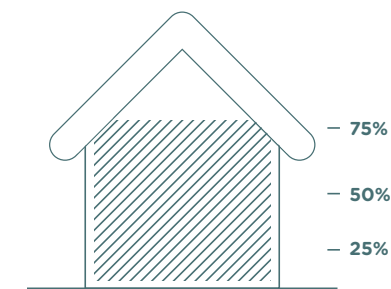
With shared ownership you only buy between 25% and 75% of the value of your chosen home. You then pay a reduced rent on the remaining share of the home that you have not purchased.

Depending on your personal financial circumstances, your mortgage deposit could be as low as 5% of the value of the share that you purchase - a lot less than it would be if you were buying a home outright!



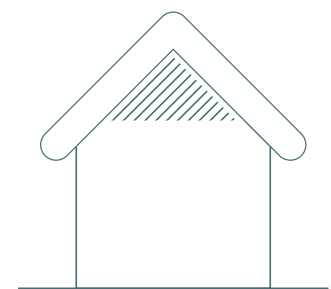
Step 1

Choose your property that qualifies for Shared Ownership



Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



Step 3

Pay rent on the remaining share not owned by you

Buying with shared ownership

General Enquiries

T: 0800 030 8888

E: contactus@yourpersonahome.com

Persona Homes at Kings Barton, Winchester, SO22 6GQ

Visit: yourpersonahome.com

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