



# Kings Barton at Monarchs Mead

The development

Kings Barton, Granadiers Road,  
Winchester, SO22 6GR



Stock photography



# A new jewel in the crown

Kings Barton is the birth of a 21st century community and a whole new way of life. With one of the UK's most historic cities right on its doorstep, this landmark development offers the opportunity to live close to the heart of Winchester in an idyllic semi-rural setting with outstanding connectivity for work, leisure and pleasure. It's a new jewel in the city's ancient royal crown.



# Just right for you and your lifestyle

Our next phase of homes at Kings Barton features a collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses.

Whether you're a first time buyer, downsizer or growing family, there's a light and spacious, high specification home for everyone. Complete with a purpose-designed community centre, school, park-and-ride facilities and natural open spaces, it offers everything for life's ever-changing needs.



Internal photography of The Larfield showhome

# Great green spaces to enjoy

With Barton Meadows Nature Reserve on your doorstep, and Winnall Moors Nature Reserve just a stroll away, green space abounds around Kings Barton for walks and wildlife. You're not far from the city centre too, with its wonderful parks and grounds along with charming riverside walks. And all around there is open countryside, including the rolling chalk hills of the South Downs National Park, with their panoramic views.



# A rich tapestry of character and culture

Winchester is an ancient city full of character. A wealth of architectural heritage and historic buildings lie within a short walking distance, from the imposing Norman cathedral and The Great Hall of Winchester Castle to the elegantly restored Edwardian Theatre Royal Winchester and 14th century high street. Winchester is home to a fantastic cultural life and a vibrant, thriving community.



# A perfectly balanced lifestyle

The city boasts an abundance of top brand shops, upmarket boutiques, inviting cafés and sophisticated restaurants such as Rick Stein. You can also enjoy one of the UK's largest and most popular farmers' markets every fortnight – and for everyday convenience, there's a local Waitrose close to Kings Barton. There are lots of leisure facilities on offer too: you can enjoy a perfectly balanced lifestyle with a home in Winchester.



Local photography



Local photography



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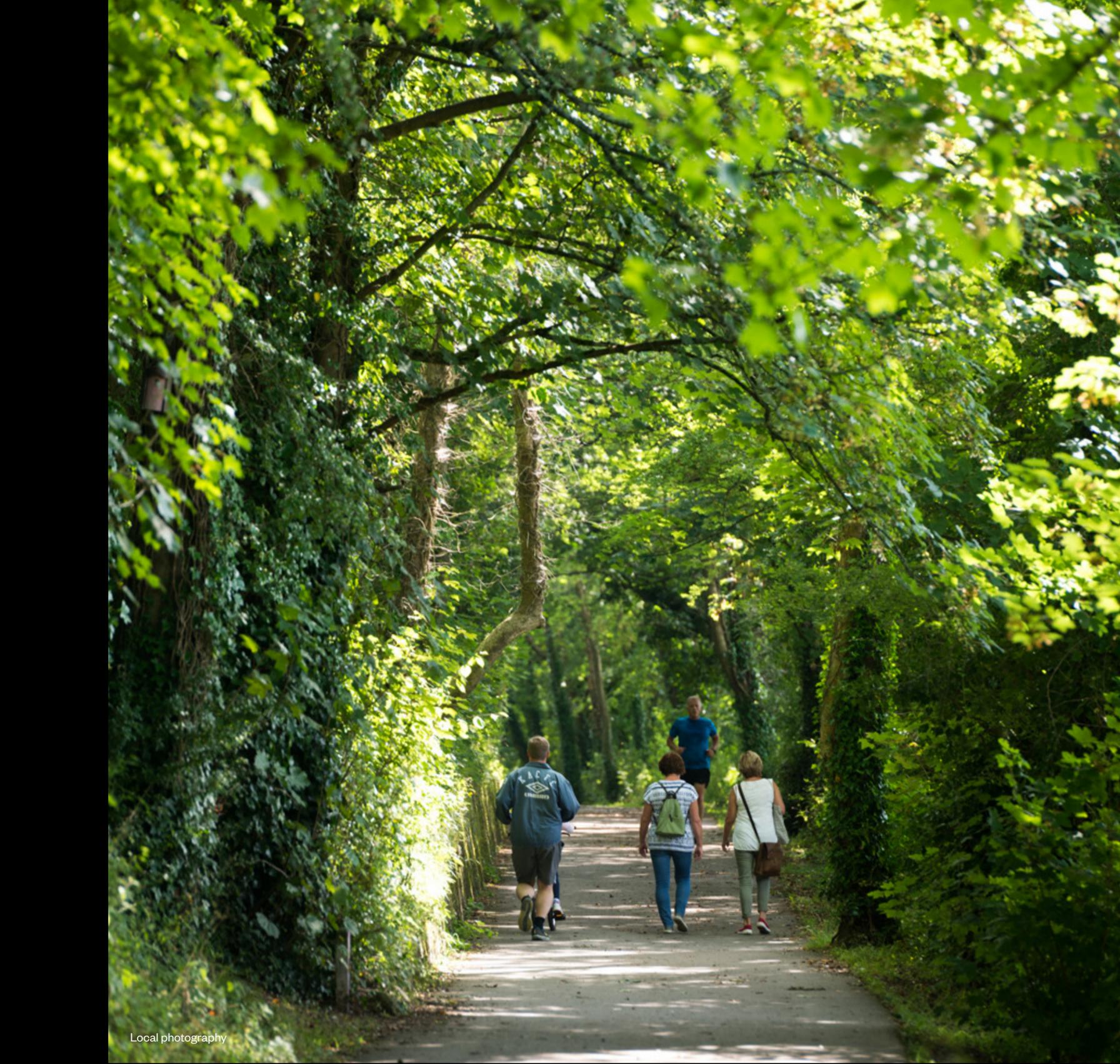
Local photography

# First class education

Kings Barton's brand new Barton Farm Primary Academy school is sponsored by the University of Winchester.

There's a whole host of highly rated state and independent schools nearby too, including Peter Symonds College, King's School, The Pilgrim's School, Henry Beaufort School and Winchester College, the UK's oldest public school.





# Fantastic family days out

Exploring Winchester's amazing history or its Science and Discovery Centres, picnicking in the parks, walking, cycling or horse riding on the South Downs...keeping fit and having fun at the Winchester Sports and Leisure Park, participating in sports from golf to cricket or a visit to one of many play centres. There's always plenty to enjoy in Winchester, for all ages and interests.

Local photography

# Places to go



**Eating out** – Whether it's fine dining at Rick Stein, The Ivy or the Chesil Rectory, sampling world cuisines at the many restaurants or enjoying a family meal at a city eatery or country pub, there will be so much to enjoy here.



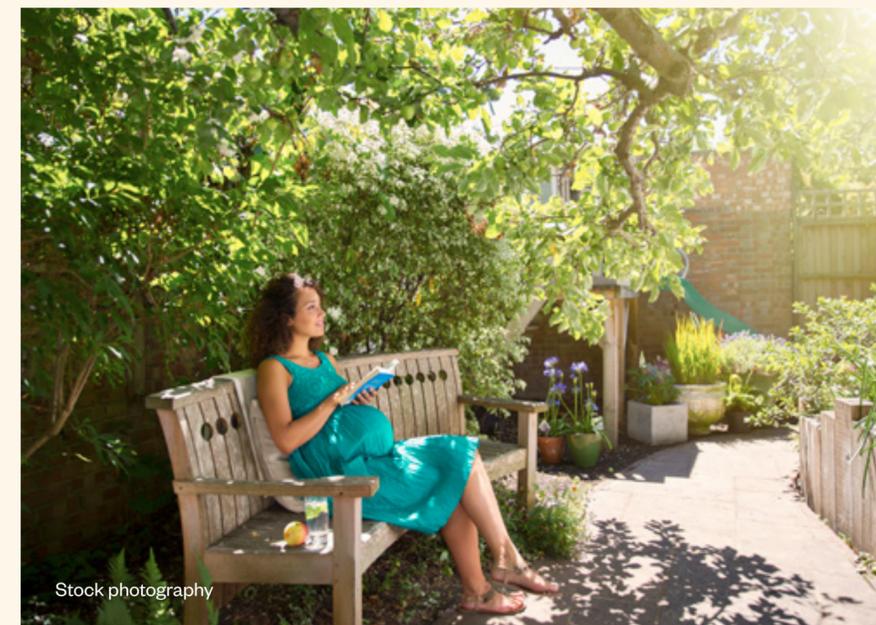
**Sports and leisure** – Royal Winchester Golf Club, Winchester Racquets and Fitness, the Sports and Leisure Park's swimming pools and indoor courts, play centres, bowls and bats – something for everyone



**History and heritage** – the magnificent Cathedral, College and Great Hall, home to 'King Arthurs Round Table', museums at the Military Quarter and the City Mill, the Hospital of St Cross.



**Parks and nature** – stroll on the banks of the Itchen, wander through meadows in the city and explore the unique countryside charms of the South Downs.





Local photography



Local photography



Local photography



**Entertainment** – Theatre Royal, a traditional variety theatre , the latest movies at the converted Everyman cinema, year-round events, fairs and festivals and a lively social scene for all.



**Shopping** – there’s a local Waitrose just down the road and in the city a comprehensive choice of supermarkets, specialist and independent stores, the Brooks Shopping Centre and fantastic regular markets.



**Family days out** – Marwell Zoo, Royal Armouries Fort Nelson, Watercress Line heritage railway, Gilbert White & The Oates Collection, the Downs and the coast – you’re spoilt for choice.

# Getting around



By foot: it's a short walk to local schools, with Barton Farm Primary on your doorstep, Waitrose and Aldi are just over a half a mile away and it's around a mile to Winchester station and the city centre.



By car: you're within close reach of the A34, which connects to the A303 and the M3, providing access to the Midlands, South West and London, with Southampton Airport around 13 miles away.



By rail: from Winchester you can be at reach London Waterloo in around 58 minutes, or Southampton in 19. Micheldever station offers similar journey times and has plenty of parking nearby.



Journey times are approximate. Train journey times are accurate as of October 2019 and are sourced from thetrainline.com

# Superbly connected



## On foot

- Peter Symonds College – 0.3 miles
- Barton Farm Primary Academy – 0.4 miles
- Waitrose – 0.7 miles
- Aldi – 0.7 miles
- Winchester Railway Station – 0.8 miles
- The Henry Beaufort School – 0.9 miles
- City Centre – 1.1 miles
- Winchester College – 1.5 miles



## By car

- University of Winchester – 1.5 miles
- Rick Stein Restaurant – 1.6 miles
- The Ivy Brasserie – 1.7 miles
- Royal Winchester Golf Club – 2.2 miles
- St Peter's Catholic Primary School – 2.4 miles
- M3 Junction 9 – 3.3 miles
- M27 Junction 4 – 11 miles
- Southampton – 14.9 miles
- Heathrow – 54 miles



## By rail

- **From Winchester station**
- Basingstoke – 15 minutes
- Southampton – 19 minutes
- Clapham Junction – 54 minutes
- London Waterloo – 1 hour
- **From Micheldever station**
- London Waterloo – 1 hour 3 minutes

Journey times are approximate. Train journey times are accurate as of October 2024 and are sourced from thetrainline.com

# Kings Barton at Monarchs Mead

## The development

-  **The Goddard**  
2 bedroom semi-detached home
-  **The Swithun**  
2 bedroom semi-detached home
-  **The Blackthorn**  
3 bedroom semi-detached home
-  **The Cheyney**  
3 bedroom semi-detached home
-  **The Everglade**  
3 bedroom detached home
-  **The Fir**  
3 bedroom semi-detached and detached home
-  **The Larch**  
4 bedroom detached home
-  **The Laurel**  
4 bedroom detached home
-  **The Poplar**  
4 bedroom detached home
-  **The Rowan**  
4 bedroom detached home
-  **The Townsend**  
4 bedroom detached home
-  **The Willow**  
5 bedroom detached home
-  **Affordable Rent**
-  **Shared Ownership**



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping and play area detail is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.

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# Choose the home that's right for you



**The Goddard**  
2 bedroom semi-detached home



**The Swithun**  
2 bedroom semi-detached home



**The Blackthorn**  
3 bedroom semi-detached home



**The Cheyney**  
3 bedroom semi-detached home

# Choose the home that's right for you



**The Everglade**  
3 bedroom  
detached home



**The Fir**  
3 bedroom  
detached/  
semi-detached  
home



**The Larch**  
4 bedroom  
detached home



**The Laurel**  
4 bedroom  
detached home



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# Choose the home that's right for you



**The Poplar**  
4 bedroom  
detached home



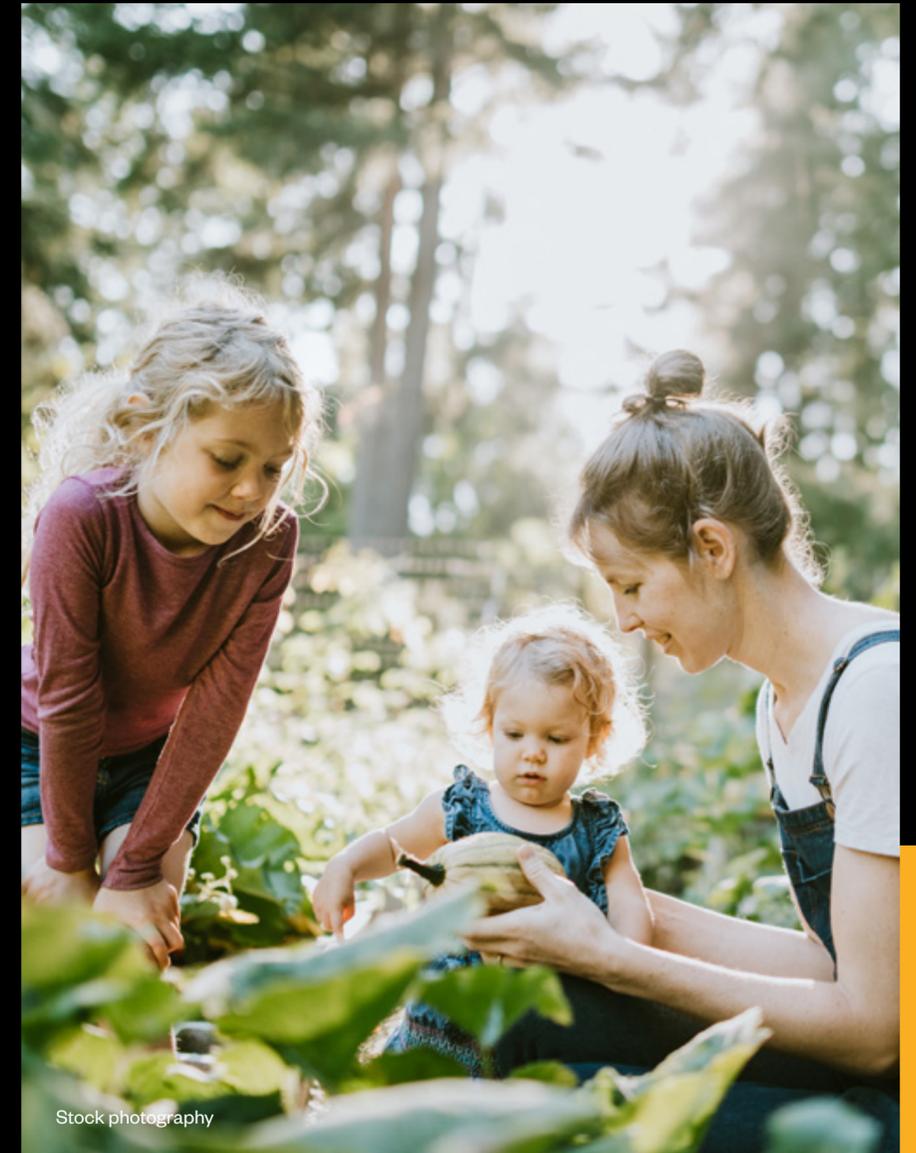
**The Rowan**  
4 bedroom  
detached home



**The Townsend**  
4 bedroom  
detached home



**The Willow**  
5 bedroom  
detached home



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# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

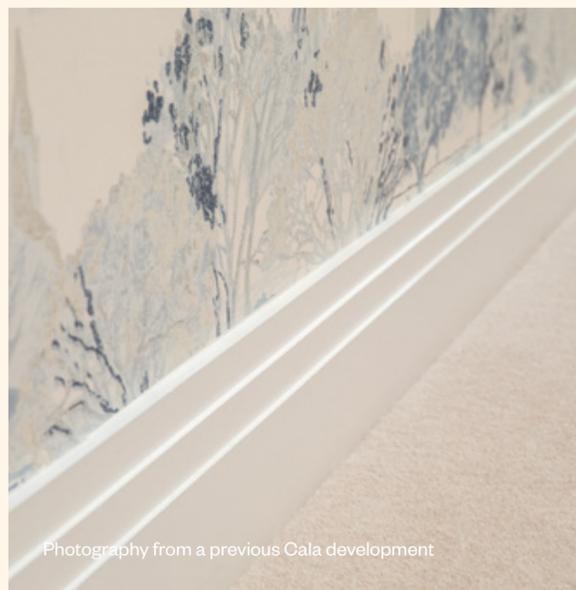
With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



Photography from a previous Cala development



Photography from a previous Cala development



Photography from a previous Cala development



This image includes upgrades at an additional cost

# What our customers say



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“ We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a newbuild with our own style.”

*The Staceyfounds,  
Purchasers at St Peter's Quarter*

Our Cala Home was perfect. We lifted and shifted our furniture in and we were ready to start living. Being able to choose finishes in



Photography of Audley Chase



Photography from a previous Cala development

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



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-  Modern fixtures, fittings & technology
-  Hyper fast fibre optic broadband
-  Less maintenance
-  Energy efficient
-  A chain free move
-  A blank canvas



# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect. Click on the arrows below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer

journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

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