



# Kings Barton at The Green

Winchester



Stock photography



# Enjoy country, city and connectivity

Located on the edges of the sought-after city of Winchester, Kings Barton at The Green offers a stylish collection of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses. This landmark development offers the best of all worlds, nestled in an idyllic, semi-rural setting, forming the hub of the development in its very centre, and with excellent transport connections for commuting and leisure travel alike. With scenic countryside and Winchester's many amenities at your fingertips, this is somewhere that offers a truly desirable quality of life.



# A place you'll be proud to call home

Kings Barton at The Green offers a collection of spacious homes, with an emphasis on sustainability. The timber frame houses come complete with air source heat pumps, while the traditional brick build apartments include solar panels as standard. The high specification also lends a premium feel, from the integrated kitchen appliances, Amtico flooring and carpets throughout to the lawned rear gardens.

With flexible interiors, designed with all life stages in mind and adapting to your needs as they change, these state-of-the-art homes offer a contemporary way of life, while also being kind to the planet. They're also in the perfect location, within walking distance of Barton Farm Primary Academy school, the development's community area, and with the multi-use games area close by too.



External photography of a street scene at Kings Barton

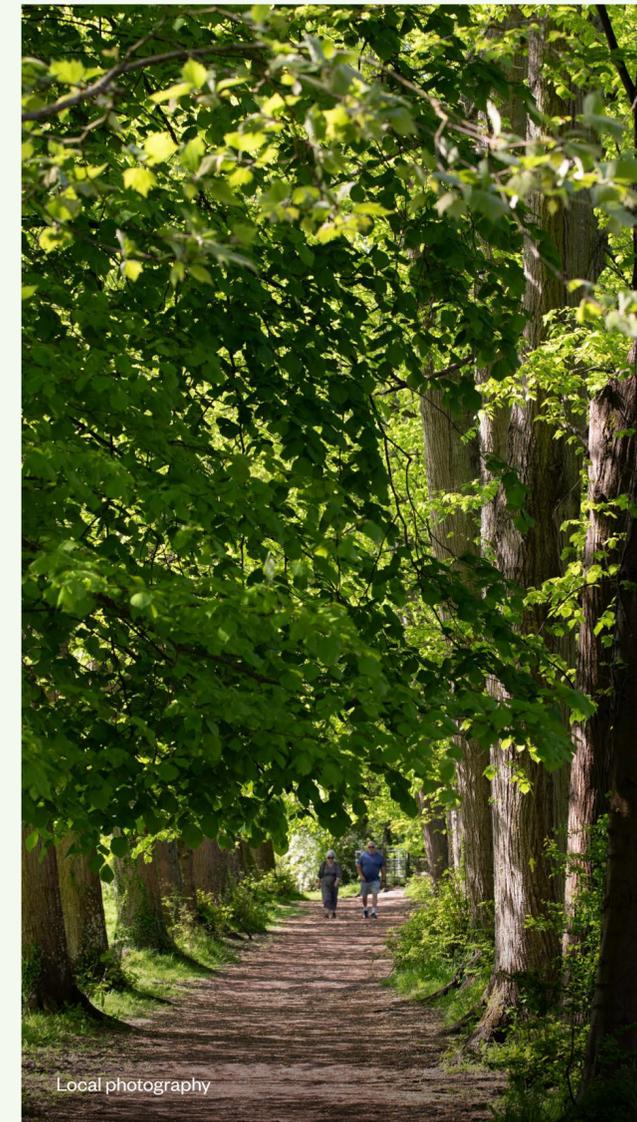


Internal photography of The Larfield showhome at Kings Barton

# The great outdoors at your fingertips

If you're looking to lose yourself in nature, there are plenty of choices. Take in the flourishing wildlife haven at Barton Meadows Nature Reserve, moments from the development, with more than 30 scenic hectares to explore. Or why not enjoy a stroll by the flowing waters of the River Itchen at Winnall Moors Nature Reserve, spotting water voles as you go.

For some truly spectacular views, the South Downs National Park, with its chalk hills, yew forests, grasslands, heaths and myriad wildlife, is just a short car journey away.



# Discover Winchester's fascinating past

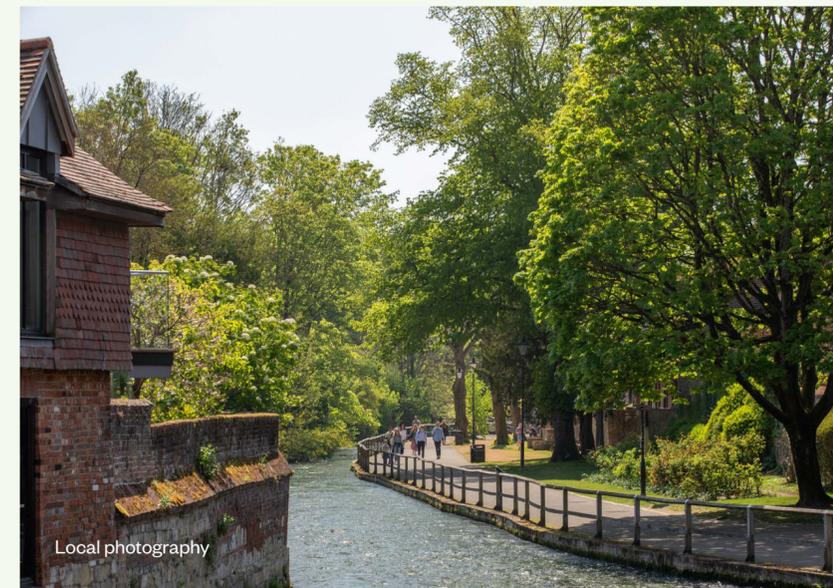
Steeped in history yet enjoying all the vibrancy you would expect of a 21st century city, Winchester strikes the perfect balance between old-world elegance and contemporary buzz. You'll see its proud heritage reflected in the buildings just a short distance from the development, including the imposing Norman cathedral and The Great Hall of Winchester Castle, to the elegantly restored Edwardian Theatre Royal Winchester and 14th century high street. The wonders of this ancient city's past are all moments from your front door.



Local photography

# A scene to savour

A rich and diverse dining scene awaits in Winchester's characterful city centre. Sip a pint of local ale and enjoy a hearty meal at a homely gastro pub, or treat yourself to true culinary finery at one of the chic upmarket eateries. Or if it's more international flavours that take your fancy, choose from an A to Z of global styles and cuisines at one of the many independent restaurants located nearby. Prefer to eat at home? Pick up some groceries at the local Waitrose or at the regular farmers' market, held every fortnight.



# First class schools

If you have children, you won't have far to go to find excellent education options. For primary age pupils, the school run could last just seconds; Barton Farm Primary Academy is set within the development itself, and is walking distance from Kings Barton at The Green.

There are plenty of highly-rated state and independent schools situated nearby too, including Peter Symonds College, King's School, The Pilgrim's School, Henry Beaufort School and Winchester College; the UK's oldest private school.



# Fun for all the family

For family days out there will always be plenty to do, come rain or shine. Settle down for a picnic in a city centre park, take your pick from football, rugby, tennis, bowls, canoeing and more at one of the local sports clubs, or explore the local countryside by bike. On a rainy day, inspire your little ones at the Winchester Science Centre & Planetarium or treat them to a fun workshop or show at The Arc arts centre.



# 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 bistro or country pub, you won't be short on options.



**Sports and leisure** – This really is the ideal place to take your pick. Royal Winchester Golf Club, Winchester Racquets and Fitness, the Sports and Leisure Park's swimming pools and indoor courts, play centres, bowls and bats are all ready to be enjoyed, along with the multi-use games area on the development itself.



**History and heritage** – Tour the magnificent cathedral, College and Great Hall, home to King Arthur's Round Table, the museums at the Military Quarter and City Mill, and the 12th century Hospital of St Cross.



Local photography



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Local photography



Local photography



Local photography



Stock photography

# Things to do



**Parks and nature** – Stroll along the banks of the River Itchen, wander through the city’s meadows or explore the South Downs National Park’s unique countryside charms.



**Entertainment** – Enjoy your performing art of choice at the Theatre Royal, the latest blockbusters at the Everyman cinema and year-round events, fairs and festivals in and around the city.



**Shopping** – From independent boutiques to designer name stores, shoppers will never tire of the city’s richly varied retail scene. There are also supermarkets, convenience stores and regular markets.



**Family days out** – Meet a host of animals at Marwell Zoo, watch the world go by on the Watercress Line heritage railway or explore picturesque woodland at Farley Mount Country Park.



# 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: The development is within easy reach of the A34, which connects to the A303 and the M3, providing access to the Midlands, South West and London. Plus, Southampton Airport is around 13 miles away.



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

Journey times are approximate. Train journey times are accurate as of July 2025 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

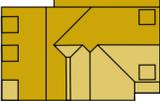
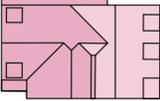
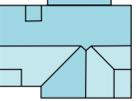
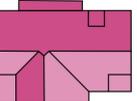
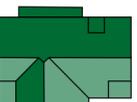
### From Micheldever station

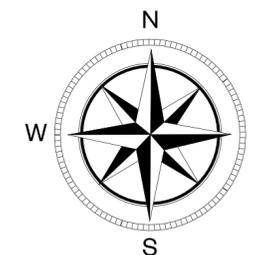
- London Waterloo – 1 hour 3 minutes

Journey times are approximate. Train journey times are accurate as of July 2025 and are sourced from National Rail

# Kings Barton at The Green

## The development

	<b>The Aspen</b> 2 bedroom semi-detached, mid & end terraced home		<b>Ford House</b> 1 & 2 bedroom apartments
	<b>The Blackthorn</b> 3 bedroom semi-detached home		<b>Cancellor House</b> 1 & 2 bedroom apartments
	<b>The Cypress</b> 3 bedroom end to mid terrace home		<b>Bowke House</b> 1 & 2 bedroom apartments
	<b>The Everglade</b> 3 bedroom detached home		<b>Affordable Housing</b>
	<b>The Oram</b> 4 bedroom end & mid terraced home		<b>Shared Ownership</b>
	<b>Harris House</b> 1 & 2 bedroom apartments		
	<b>Morgan House</b> 1 & 2 bedroom apartments		
	<b>Ward House</b> 1 & 2 bedroom apartments		



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

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# Choose the home that's right for you



**The Oram**  
4 bedroom mid & end terraced home



**The Everglade**  
3 bedroom detached home



**The Cypress**  
3 bedroom mid & end terraced home



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



**The Aspen**  
2 bedroom semi-detached, mid & end terraced home

# Choose the home that's right for you



**Bowke House**  
1 & 2 bedroom  
apartments



**Cancellor House**  
1 & 2 bedroom  
apartments



**Ford House**  
1 & 2 bedroom  
apartments



**Harris House**  
1 & 2 bedroom  
apartments



**Morgan House**  
1 & 2 bedroom  
apartments



**Ward House**  
1 & 2 bedroom  
apartments



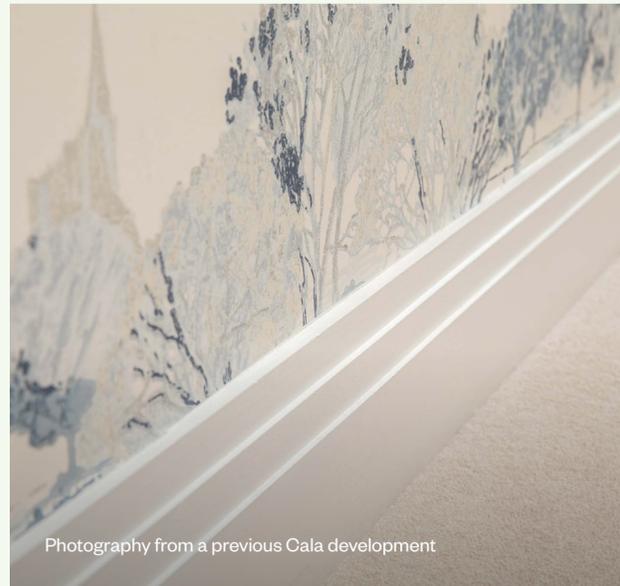
Photography from a previous Cala development

# 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.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

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



Internal photography of Audley Chase



Stock photography



External photography of Audley Chase

# What our customers say

“ 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.

*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 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



External photograph of a previous Cala development



Stock photography

# 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.

-  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 >



External photography of 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

Winchester Avenue,  
Winchester, SO22 6UH



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