



Full Property Refurbishment – Basingstoke

Case Study

The Property

First-time buyers, Ben and Lucinda, purchased the property at auction in Basingstoke, recognising its potential despite its condition.

The property had been unoccupied for approximately six years, and while structurally viable, it required extensive refurbishment to bring it back into a safe, habitable, and modern standard.

“We knew when we bought it that it was a big project, but we needed a contractor we could trust to completely transform it.”

— Ben & Lucinda, Basingstoke

Why SPS

“Buying a property in this condition was a big risk for us, so choosing the right contractor was critical. SPS stood out straight away—they were knowledgeable, honest, and gave us confidence from day one. They handled everything, which made a huge difference for us as first-time buyers, and we always felt in safe hands” – Ben & Lucinda, Basingstoke

Our Findings

Following a detailed inspection, SPS identified significant issues throughout the property, consistent with long-term vacancy and lack of maintenance.

Key issues included:

- **Rotten timber-framed windows** throughout
- A **warped timber front door** affecting both security and usability
- A **severely deteriorated kitchen**, with units falling apart
- **Water staining to floors and ceilings**, indicating prolonged water ingress
- A **dark internal environment**, with limited natural light
- Rear **UPVC patio doors that could not fully open**
- A **non-functional downstairs toilet**

- **Roof failure**, leading to leaks into the second bedroom
- A **dated and unsafe bathroom**, with concerns over structural integrity
- An **overgrown rear garden**, effectively unusable
- A **condemned boiler**, leaving the property without a safe heating system

The property was effectively uninhabitable at the point of purchase, requiring a full-scale refurbishment across all key building elements.

Our Approach

SPS developed a **comprehensive whole-house refurbishment plan**, designed to restore the property while upgrading it to modern living standards.

All works were delivered through SPS's **established subcontractor network**, with full project management, programming, and quality assurance provided throughout.

Key improvements delivered by SPS:

- Installation of a **brand-new A-rated boiler** and heating system
- Replacement of all windows with **new UPVC double-glazed units throughout**
- Installation of a **new composite front door**
- Replacement of rear patio doors with a **new single door and two flag windows**, improving ventilation and usability
- Installation of a **new electrical consumer unit** and full safety check
- Complete **strip-out and full replastering**, including ceilings
- Installation of a **brand-new kitchen**, including integrated oven
- Installation of **new flooring throughout**, including carpets
- Full installation of **new bathroom and toilet suites**
- Replacement of all **internal doors**
- **Roof repairs** to resolve water ingress
- Installation of **new loft insulation**
- Full **rear garden landscaping**, including a new patio area and Fencing
- Complete **internal decoration in neutral tones**, in line with client preferences

Our structured approach ensured:

- Effective coordination of multiple trades
- Resolution of both visible and underlying issues
- Delivery of a consistent, high-quality finish throughout

"SPS took control of the whole project and made what could have been a stressful process straightforward. The coordination and quality were excellent."

— Ben & Lucinda, Basingstoke

The Results

The completed works have completely transformed the property, turning it from an uninhabitable dwelling into a modern, bright, and fully functional home.

Key outcomes:

- A **safe and efficient heating system**, restoring full thermal comfort
- A significantly **brighter internal environment**, improving natural light and usability
- A fully modernised **kitchen and bathroom**, built to current standards
- Improved **energy efficiency, security, and ventilation** through upgraded windows and doors
- Full resolution of **water ingress and structural concerns**
- A **fully usable external space**, with landscaped garden and patio
- A property now suitable for **long-term modern living**

The transformation demonstrates SPS's ability to deliver **complex, full-scale refurbishments**, particularly in properties requiring extensive recovery and modernisation.

"The change is unbelievable. What started as a neglected property is now a home we're proud of. SPS completely delivered on what we needed."

— Homeowners, Basingstoke

Project Snapshot

- **Location:** Basingstoke
- **Client:** Private (first-time buyers)
- **Project Type:** Full refurbishment
- **Initial Condition:** Vacant for 6+ years, severe deterioration, no functional heating system
- **Scope:** Full internal and external refurbishment, including heating, windows, doors, kitchen, bathroom, roofing, electrics, and landscaping
- **Project Timeline:** Start December 2025; End early April 2026
- **Outcome:** Complete transformation into a modern, energy-efficient, and habitable home

Case Study Photos

Refurbishment (Basingstoke)

Front Before



Front After



Kitchen Before



Kitchen After



Living Room Before



Living Room After



Downstairs Toilet Before



Downstairs Toilet After



Bedroom 1 Before



Bedroom 1 After



Bedroom 2 Before



Bedroom 2 After



Bathroom Before



Bathroom After



Rear Garden Before



Rear Garden After

