

Taylor
Wimpey

SHOPWYKE LAKES



CHICHESTER | WEST SUSSEX



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SHOPWYKE LAKES. A VERY SPECIAL PLACE TO BE

A warm welcome to Shopwyke Lakes.

Here you'll find a choice of 2, 3 & 4 bedroom homes waiting for you on the outskirts of the spectacular city of Chichester.

This convenient location is just minutes from the city centre and enjoys excellent road and rail links to Portsmouth, Brighton and London.

It's a special place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE CITY LIFE

Historic Chichester is a city that oozes character. Its picturesque cobbled streets are lined with countless independent boutiques, cafés and restaurants waiting to be explored.

There is also no shortage of arts and culture to inspire you, with the stunning cathedral and countless ancient sites, along with museums, art galleries and the famous Chichester Festival Theatre.

Those who love the outdoors can enjoy the beautiful coast and countryside, while nearby Goodwood provides anything from a quiet round of golf to the thrills of horse racing and motorsport. Add a great selection of nearby schools and colleges and you have the perfect place for all the family.



1.5 miles to the cathedral city of Chichester.



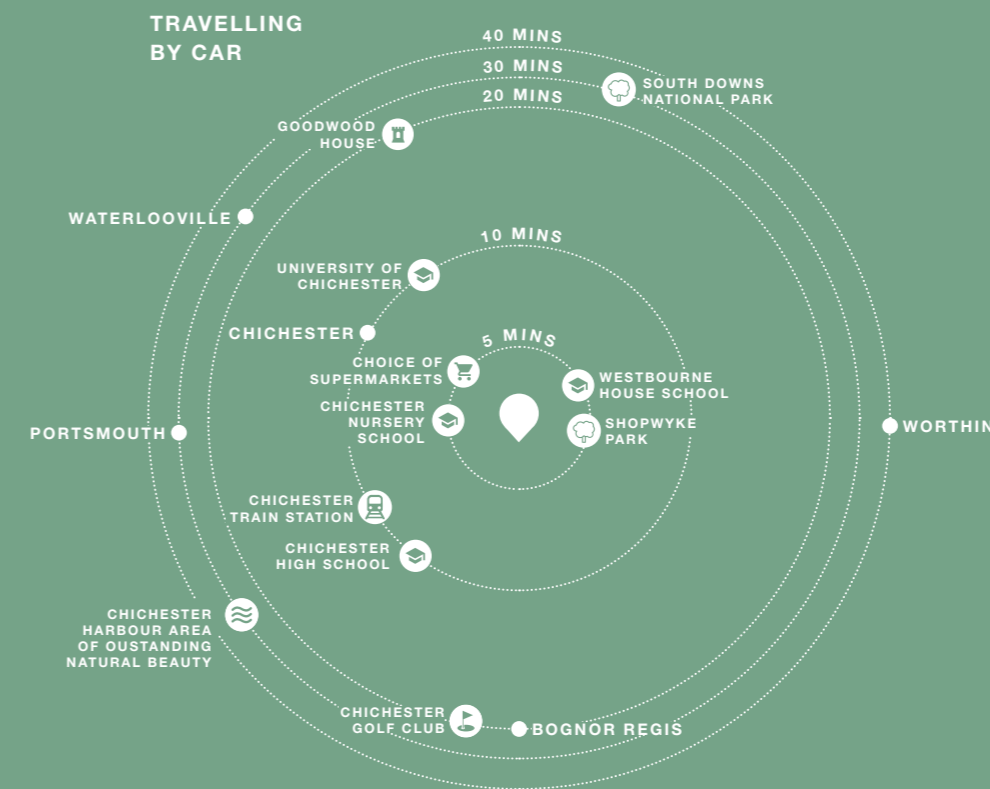
Chichester Harbour is 10 miles away, one of the few remaining undeveloped coastal areas in Southern England.



A range of nursery, primary and secondary schools within Chichester.

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Shopwyke Lakes has fantastic road links – the A27 and A3(M) are easily accessible, meaning a trip into Southampton or Brighton couldn't be easier, plus Southampton Airport can be reached in 40 minutes. Meanwhile, Chichester railway station is under two miles away and connects to London in 1 hour and 30 minutes.



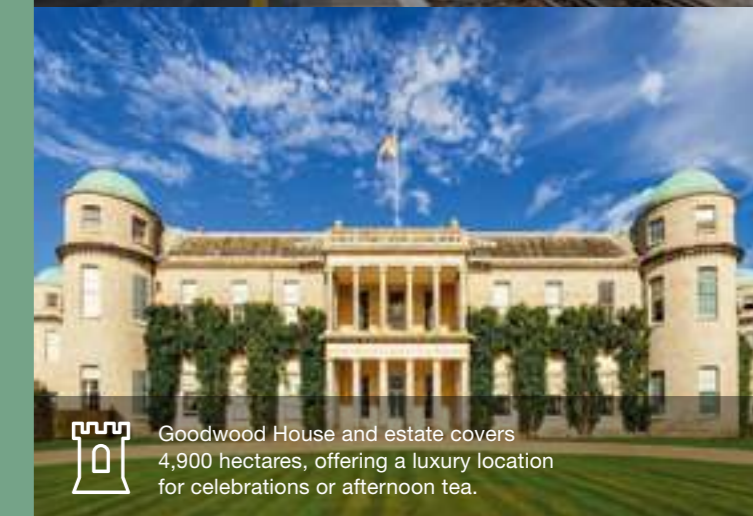
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and southernrailway.com.



Chichester Festival Theatre is one of the UK's flagship theatres, renowned for the exceptionally high standard of its productions as well as its work within the community.



Chichester rail station is 1.8 miles away, providing direct links to London Victoria.



Goodwood House and estate covers 4,900 hectares, offering a luxury location for celebrations or afternoon tea.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Get to know
SHOPWYKE LAKES

CHICHESTER | WEST SUSSEX

Shopwyke Lakes is an exciting collection of 2, 3 & 4 bedroom homes situated on the eastern edge of the cathedral city of Chichester.

4 BEDROOM HOMES

The Shelford
 4 bedroom home
 Plots: 29, 49, 65, 67, 68, 134, 153 & 169

The Trusdale
 4 bedroom home
 Plot: 48

The Eskdale
 4 bedroom home
 Plot: 94

The Kentdale
 4 bedroom home
 Plots: 23, 66, 114, 130, 133 & 136

The Monkford
 4 bedroom home
 Plots: 24, 25, 26, 27, 28, 43, 44, 45, 46, 115, 116, 131, 132, 135, 152 & 168

4 bedroom home
 Plots: 56[†], 57[†], 141[†] & 142[†]

3 BEDROOM HOMES

The Easedale
 3 bedroom home
 Plots: 1, 5, 9, 11, 50, 60, 64, 90, 103, 124, 155, 156, 159, 162, 163 & 166

The Yewdale
 3 bedroom home
 Plots: 30, 31, 32, 33, 34, 63, 73, 104, 117 & 118

The Gosford
 3 bedroom home
 Plots: 2, 3, 4, 12, 41, 42, 47, 54, 55, 61, 62, 69, 70, 71, 72, 74, 75, 81, 82, 83, 91, 92, 93, 98, 99, 100, 105, 106, 107, 108, 109, 110, 119, 120, 125, 126, 154, 157, 158, 160, 161, 164, 165 & 167

3 BEDROOM HOMES

3 bedroom home
 Plots: 13[†], 14[†], 15[†], 16[†], 17[†], 18[†], 58[†], 59[†], 111[†], 112[†], 113[†], 121[†], 122[†], 123[†], 137[†], 138[†] & 139[†]

2 BEDROOM HOMES

The Canford
 2 bedroom home
 Plots: 6, 7, 8, 51, 52, 53, 84, 85, 86, 87, 95, 96, 97, 101, & 102

The Edale
 2 bedroom home
 Plots: 10, 88[†], 89[†] & 140[†]

2 bedroom home
 Plots: 76[†], 77[†], 78[†], 79[†], 80[†], 127[†], 128[†] & 129[†]

1-2 BEDROOM APARTMENTS

1-2 bedroom apartments
 Plots: 143[†], 144[†], 145[†], 146[†], 147[†], 148[†], 149[†], 150[†] & 151[†]

1-2 bedroom apartments
 Plots: 35[†], 36[†], 37[†], 38[†], 39[†] & 40[†]

2 bedroom apartments
 Plots: 19[†], 20[†], 21[†] & 22[†]



- ▷ = Carport Access / Drive Through
- ▶ = Garage Access
- V = Visitors Parking Space
- U = Unallocated Parking Space
- CS = Cycle Storage Area
- BS = Bin Store
- BCP = Bin Collection Point

- PS = Pumping Station
- LEAP = Locally Equipped Area for Play
- LAP = Local Area for Play
- TAP = Toddler Area for Play
- POS = Public open space
- †ah/so = Shared Ownership
- †ah/r = Rented Homes

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 42492/May 2021

Come in and take a look around

Taylor Wimpey

THE CANFORD

2 BEDROOM HOME

A 2 bedroom property which has been thoughtfully designed with both first time buyers and downsizers in mind. A living room/dining area provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen located off the hallway. On the first floor there's a main bathroom, bedroom 1 with an en suite shower room and a second double bedroom.

TOTAL 62.8 sq. m. / 676 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen	3.02m x 1.85m	9'11" x 6'1"
Living/Dining Area	4.73m (max) x 3.98m (max)	15'6" (max) x 13'1" (max)

Bedroom 1	3.08m x 2.97m	10'1" x 9'9"
Bedroom 2	3.98m (max) x 2.56m	13'1" (max) x 8'5"

 **Plots:** 6-8, 51-53, 84-87, 95-97, 101 & 102

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 42493 / December 2020.

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THE EDALE

2 BEDROOM HOME



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THE EDALE

A 2 bedroom home offering a versatile layout to suit individuals, couples or young families. The private entrance hallway leads upstairs to the first-floor accommodation, which includes an open-plan kitchen/living/dining area, providing ample space for everyday living and socialising. Also located off the landing is bedroom 1 with an en suite shower room, a double guest bedroom and the main bathroom.

TOTAL 65.6 sq. m. / 707 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living/Dining Area	5.35m x 3.80m	17'7" x 12'6"
Bedroom 1	3.84m x 3.15m	12'7" x 10'4"
Bedroom 2	3.01m x 2.45m	9'11" x 8'1"

Plot: 10

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THE GOSFORD

3 BEDROOM HOME



THE GOSFORD

The Gosford will appeal to first time buyers, couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the garden, whilst a living room, guest cloakroom and storage cupboard complete the ground floor layout. The first floor comprises bedroom 1 with an en suite shower room, the family bathroom, and two further bedrooms. Bedroom 3 could be used as a home office.

TOTAL 79.1 sq. m. / 852 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m (max) x 3.69m (max)	14'0" (max) x 12'1" (max)

FIRST FLOOR



Bedroom 1	2.96m (min) x 2.83m (min)	9'9" (min) x 9'4" (min)
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m (max) x 2.00m	11'8" (max) x 6'7"

 **Plots:** 2-4, 12, 41, 42, 47, 54, 55, 61, 62, 69-72, 74, 75, 81-83, 91-93, 98-100, 105-110, 119, 120, 125, 126, 154, 157, 158, 160, 161, 164, 165 & 167

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

A 3 bedroom home which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. Upstairs, the landing leads to bedroom 1 with an en suite shower room, a further double bedroom, a family bathroom and a bedroom which could alternatively be used as a home office or nursery.

TOTAL 85.1 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 1, 5, 9, 11, 50, 60, 64, 90, 103, 124, 155, 156, 159, 162, 163 & 166

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THE YEWDAL

3 BEDROOM HOME

The 3 bedroom Yewdale is a family-sized property which seeks to offer comfortable contemporary living. The ground floor comprises of an open-plan kitchen/dining area, a separate living room with double doors opening to the garden and a guest cloakroom. Upstairs, you will find bedroom 1 featuring an en suite shower room, along with two further bedrooms and the family bathroom. Bedroom 3 could be used as a home office.

TOTAL 85.1 sq. m. / 917 sq. ft.

GROUND FLOOR

FIRST FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 30–34, 63, 73, 104, 117 & 118

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THE MONKFORD

4 BEDROOM HOME

THE MONKFORD

The Monkford is a spacious 4 bedroom home ideally suited to growing families or professional couples. The kitchen/dining area forms the heart of the home, whilst the living room has double doors opening to the private garden. Bedroom 1 with en suite shower room, three further bedrooms and a family bathroom are located on the first floor. Bedroom four could alternatively be used as a home office or nursery.

TOTAL 107.1 sq. m. / 1,153 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.29m x 3.62m	14'1" x 11'11"
Living Room	5.71m x 3.68m	18'9" x 12'1"

FIRST FLOOR



Bedroom 1	3.61m x 3.27m	11'10" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3	2.81m x 2.52m (min)	9'3" x 8'3" (min)
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

 **Plots:** 24–28, 43–46, 115, 116, 131, 132, 135, 152 & 168

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THE ESKDALE

4 BEDROOM HOME



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THE ESKDALE

The Eskdale provides plenty of space for families. A large kitchen/dining area forms the heart of the home, with a handy utility area providing access to the outside. The spacious living room has double doors leading to the garden. On the first floor there are three double bedrooms, including bedroom 1 with an en suite shower room, and a family bathroom. The fourth bedroom could be used as a home office.

TOTAL 111.9 sq. m. / 1,205 sq. ft.

GROUND FLOOR



Kitchen	3.58m x 2.86m	11'9" x 9'5"
Living Room	6.02m x 3.45m	19'9" x 11'4"
Dining Room	3.14m x 2.77m	10'4" x 9'1"

FIRST FLOOR



Bedroom 1	3.51m (max) x 3.40m (max)	11'7" (max) x 11'2" (max)
Bedroom 2	3.64m x 2.98m	11'11" x 9'10"
Bedroom 3	3.05m (max) x 2.95m (max)	10'0" (max) x 9'8" (max)
Bedroom 4	3.09m (max) x 2.53m (max)	10'2" (max) x 8'4" (max)

Plot: 94

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THE KENTDALE

4 BEDROOM HOME

The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space. The hallway leads to a living room which has double doors to the private garden, plus a spacious kitchen/dining room with a utility area. Upstairs, bedroom 1 has an en suite shower room, and there are also two further bedrooms and a well-proportioned fourth bedroom as well as a family bathroom.

TOTAL 111.9 sq. m. / 1,205 sq. ft.

GROUND FLOOR




Kitchen	3.58m x 2.86m	11'9" x 9'5"
Living Room	6.02m x 3.45m	19'9" x 11'4"
Dining Room	3.16m x 2.77m	10'4" x 9'1"

FIRST FLOOR



Bedroom 1	3.51m (max) x 3.40m (max)	11'7" (max) x 11'2" (max)
Bedroom 2	3.64m x 2.98m	11'11" x 9'10"
Bedroom 3	3.05m (max) x 2.95m (max)	10'0" (max) x 9'8" (max)
Bedroom 4	3.09m (max) x 2.53m (max)	10'2" (max) x 8'4" (max)

 **Plots:** 23, 66, 114, 130, 133 & 136

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THE TRUSDALE

4 BEDROOM HOME

THE TRUSDALE

The Trusdale will appeal to families in search of extra space. The hallway leads to an open-plan kitchen/dining area with utility space, and a dual aspect living room which opens through double doors to the garden. Upstairs, bedroom 1 has an en suite shower room, while there is also a further three bedrooms as well as a family bathroom. Alternatively the fourth bedroom could be used as a home office.

TOTAL 113.8 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m (max)	20'0" x 11'9" (max)
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.52m x 3.03m	11'7" x 9'11"
Bedroom 2	3.64m x 2.95m (max)	11'11" x 9'8" (max)
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m (max)	11'7" x 7'5" (max)

Plot: 48

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional 4 bedroom family home. The central entrance hallway leads to a kitchen/dining area, which has double doors to the private garden. A living room with a feature bay window and a separate study are found at the front of the property. Bedroom 1 with an en suite shower room and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 126.3 sq. m. / 1,360 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.10m x 3.24m (max)	26'7" x 10'8" (max)
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.64m x 2.10m	8'8" x 6'11"

FIRST FLOOR



Bedroom 1	3.88m (max) x 3.76m (max)	12'9" (max) x 12'4" (max)
Bedroom 2	4.22m (max) x 3.07m (max)	13'10" (max) x 10'1" (max)
Bedroom 3	3.43m (max) x 3.09m (max)	11'3" (max) x 10'2" (max)
Bedroom 4	3.89m (max) x 2.75m (max)	12'9" (max) x 9'0" (max)

 **Plots:** 29, 49, 65, 67, 68, 134, 153 & 169

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STANDARD SPECIFICATIONS

SHOPWYKE LAKES

Shopwhyke Road, Chichester,
West Sussex, PO20 2AA

TELEPHONE

01243 218 588

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. March 2022.

General	2-4
Double-glazed PVCu windows with multi-point locking	✓
Double-glazed PVCu multi-point locking double doors (Plot specific. Please ask for details)	✓
Multi-Locking GRP external door	✓
PVCu fascia and soffit	✓
White emulsion to walls	✓
Doorbell	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor concrete finish (no latex or screed)	✓
Combination / condensing gas boiler and heating system to radiators	✓

Kitchen	
"Symphony" kitchen with a selection of doors, worktops and upstands choices from our 'Standard Range'. Upgraded kitchens are available from our optional extras selection which can include larder cupboards and Le Mans carousels, subject to design. Please speak to our sales executive for more information.	✓
1.5 bowl composite inset sink (finish to be confirmed by Sales Executive)	✓
Zanussi "A Rated" built-in double oven	✓
Integrated cooker hood	✓
Zanussi 4-burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓
Utility with "Symphony" base unit and worktop choices from our "Standard Range" and plumbing for appliances (plot specific)	✓

Living room	
TV socket and telecom point	✓

Family room/study	2-4
Telecom point	✓

Bedroom	
TV socket to bedroom 1	✓

Bathroom	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiles to bath and half-height tiling to sanitaryware walls	✓

En suite and shower room (plot specific)	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & "Roman" chrome finish glass shower cubicle	✓
Thermostatic shower	✓

External features	
Riven buff slabs (for area refer to Landscaping/External Works layout)	✓
Turf to rear	✓
Power to garage within the curtilage of the property	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓
Fencing to garden (refer to Landscaping/External Works layout)	✓

Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓

FROM LOOKING ROUND TO MOVING IN...



SHOPWYKE LAKES

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Chichester
West Sussex
PO20 2LS

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FROM A27 (EAST):

- A27 East from Portsmouth to Chichester
- At the Bognor roundabout (A27/A259) go straight over (2nd exit) to Portfield roundabout
- Go all the way round (4th exit)
- Take the first slip road on your left opposite the retail park, onto Western Road
- Turn right at the T-junction onto Longacres Way
- Follow road around to the left (becomes Shopwhyke Road)
- Development will be on your left

FROM BOGNOR REGIS (WEST):

- Head west on A259 towards Chichester
- One mile before the Bognor roundabout/A27 at the small roundabout take the 3rd exit and continue onto Drayton Lane/B2144
- Cross over the Oving rail crossing
- Turn left at the T-junction onto Shopwhyke Road
- Development will be on your right

FROM A27 (WEST):

- A27 West from Arundel/Worthing/Brighton
- At Portfield roundabout, take the first exit onto Chichester Bypass/A27
- Take the first slip road on your left opposite the retail park, onto Western Rd
- Turn right at the T-junction onto Longacres Way
- Follow road around to the left (becomes Shopwhyke Road)
- Development will be on your left

