

**Taylor  
Wimpey**

# THE HEDGEROWS

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EASTERGATE | WEST SUSSEX



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# THE HEDGEROWS A WELCOMING PLACE FOR ALL

Proudly presenting The Hedgerows.

Nestled within the peaceful village of Eastergate in West Sussex is this charming new community, offering beautiful places to call your own. Our special collection of 2, 3, 4 & 5 bedroom homes is just waiting to be discovered.

## MAKE YOURSELF AT HOME

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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.

## RELAX INTO VILLAGE LIFE

The Hedgerows occupies an idyllic position close to the heart of Eastergate village in West Sussex and also offers excellent travel connections to the South Downs, the cathedral city of Chichester and many southern coastal towns. The village centre is just 0.7 miles away, giving you easy access to shops and other amenities.

Just down the road in quiet Barnham is Windmill Shopping Village, a collection of characterful, locally-run shops with a farm setting. For greater shopping opportunities, head to Chichester and Bognor Regis where you'll find big names as well as independent boutiques.



Aldingbourne Tennis Club is a great place to work on your game and meet new people



It's only a short walk to village amenities, including shops, pubs and a post office



Barnham railway station is just a 1.4 mile drive

## IN A PRIME POSITION

The Hedgerows is perfectly located for links to the surrounding area and beyond. Only 0.8 miles away is the A27 for hassle-free journeys to Chichester, Portsmouth and Worthing. Barnham railway station can get you into London Victoria in under 90 minutes. 40 miles from The Hedgerows is Southampton Airport, with London Gatwick Airport being only slightly further away at 42 miles.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



The Wilkes Head is a cosy place to enjoy meals with family and friends



Follow the footpath through beautiful open fields from the village down to Barnham railway line



Tesco Express is only 1.8 miles away from The Hedgerows



## 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: Equity Loan means you can make the move to your first home – or move to a new one – 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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# Get to know THE HEDGEROWS PHASE 1

EASTERGATE | WEST SUSSEX

The Hedgerows offers a fantastic range of two, three, four and five bedroom homes in Eastergate, situated five miles<sup>†</sup> from the county town of Chichester.



## 5 BEDROOM HOMES

- The Felton**  
5 bedroom home  
Plots: 20 & 54

## 4 BEDROOM HOMES

- The Thornford**  
4 bedroom home  
Plots: 1, 22, 39, 43, 44, 53, 55, 58, 61, 64, 80 & 82
- The Langdale**  
4 bedroom home  
Plot: 59
- The Shelford**  
4 bedroom home  
Plots: 33 & 57
- The Kentdale**  
4 bedroom home  
Plots: 6, 7, 19, 21, 32, 51, 52 & 69
- The Eskdale**  
4 bedroom home  
Plots: 34, 56 & 66
- The Midford**  
4 bedroom home  
Plots: 8, 9, 14, 15, 16, 17, 23, 24, 30, 31, 45, 46, 60, 62, 63, 65, 70, 71, 78, 79, 83, 84, 103 & 104

## 3 BEDROOM HOMES

- The Crofton**  
3 bedroom home  
Plots: 2, 3, 4, 5, 10, 11, 12, 13, 25, 26, 28, 29, 40, 41, 42, 47, 48, 49, 50, 72, 73, 76 & 77
- The Birchford**  
3 bedroom home  
Plots: 67, 68, 102 & 105
- The Yewdale**  
3 bedroom home  
Plot: 18
- The Easedale**  
3 bedroom home  
Plots: 81 & 85
- The Dadford**  
3 bedroom home  
Plots: 74 & 75
- 3 bedroom home**  
Plots: 35\*, 36\*, 37\*, 38\*, 86\*, 87\*, 88\*, 89\*, 90\*, 91\*, 100\* & 101\*

## 2 BEDROOM HOMES

- The Edale**  
2 bedroom home  
Plot: 27

## 1-2 BEDROOM APARTMENTS

- 1-2 bedroom apartment**  
Plots: 92\*, 93\*, 94\*, 95\*, 96\*, 97\*, 98\* & 99\*

- BCP = Bin collection point
- BS = Bin store
- CS = Cycle storage area
- GA = Garage access
- LEAP = Local equipped area for play
- NEAP = Neighbourhood equipped area for play
- PS = Pumping station
- \*ah/so = Shared ownership
- SS = Sub station
- V = Visitor parking space

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. <sup>†</sup>Distances taken from googlemaps.co.uk. 36218 / January 2019.



Get to know

# THE HEDGEROWS PHASE 2








EAS TERGATE | WEST SUSSEX

The second phase of The Hedgerows offers a collection of 2, 3 and 4 bedroom homes in the village of Eastergate. The county town of Chichester is 5 miles\* away, making this the perfect place to call home.

## 4 BEDROOM HOMES

-  **The Thornford**  
4 bedroom home  
**Plots:** 153, 155, 156, 157, 160 & 184–186
-  **The Shelford**  
4 bedroom home  
**Plots:** 152, 154 & 183
-  **The Kentdale**  
4 bedroom home  
**Plots:** 151, 181, 182, 187 & 194
-  **The Eskdale**  
4 bedroom home  
**Plots:** 191 & 199
-  **The Manford**  
4 bedroom home  
**Plots:** 124, 129, 131, 210, 213 & 225
-  **The Trusdale**  
4 bedroom home  
**Plots:** 107 & 139
-  **The Huxford**  
4 bedroom home  
**Plots:** 108, 109, 116–118, 125–128, 132, 142, 143, 211, 212 & 224
-  **The Rossdale**  
4 bedroom home  
**Plots:** 123, 130, 137, 138, 141 & 144

## 3 BEDROOM HOMES

-  **The Crofton**  
3 bedroom home  
**Plots:** 161–164, 168, 169, 175–178, 195–198 & 200–203
-  **The Birchford**  
3 bedroom home  
**Plots:** 170, 171, 173, 174, 192, 193 & 204–206
-  **The Yewdale**  
3 bedroom home  
**Plots:** 106, 119, 122, 140, 158, 166, 167, 172, 209, 226 & 231
-  **The Easedale**  
3 bedroom home  
**Plots:** 133, 159, 165, 216 & 222
-  **The Dadford**  
3 bedroom home  
**Plots:** 179, 180 & 188–190
-  **The Benford**  
3 bedroom home  
**Plots:** 110–115, 217–219\*, 220, 221, 223 & 227–230\*
-  **The Byford**  
3 bedroom home  
**Plots:** 120, 121, 134–136, 145, 146, 149, 150, 214 & 215

## 2 BEDROOM HOMES

-  **The Edale**  
2 bedroom home  
**Plots:** 207 & 208
-  **The Beauford**  
2 bedroom home  
**Plots:** 147 & 148

BCP = Bin Collection Point  
▶ = Garage Access  
LEAP = Local Equipped Area for Play  
NEAP = Neighbourhood Equipped Area for Play  
P-SS = Parking Sub-Station  
SS = Sub Station  
V = Visitor Parking Space  
\*ah/so = Shared Ownership

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# THE EDALE

2 BEDROOM HOME

The 2 bedroom Edale coach house offers a versatile layout to suit individuals, couples or young families. The private entrance hallway leads upstairs to the first floor accommodation, including the open-plan kitchen/living/dining area, which provides ample space for every day living and socialising. Also located off the landing are bedroom 1 with an en suite, a guest bedroom and the main bathroom, whilst a garage can be found downstairs.

TOTAL 65.7 sq. m. / 707 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living/Dining Area	5.35m × 3.80m	17'7" × 12'6"
Bedroom 1	3.84m × 3.77m <i>max</i>	12'7" × 12'5" <i>max</i>
Bedroom 2	3.46m <i>max</i> × 2.45m	11'4" <i>max</i> × 8'1"

 Plots: 27, 207 & 208

The floorplans depict a typical layout of this house type. 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. 44528/October 2020.

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# THE DADFORD

3 BEDROOM HOME

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## THE DADFORD

The 3 bedroom Dadford has a flexible layout to appeal to both couples and young families. Double doors lead from the open-plan living/dining area to the private garden, and a separate kitchen offers space for informal mealtimes. On the first floor, you'll find two double bedrooms, the main bathroom and a bedroom which could alternatively be used as a study or child's playroom.

TOTAL 68.5 sq. m. / 737 sq. ft.

### GROUND FLOOR



Kitchen	3.37m x 2.22m	11'1" x 7'4"
Living/Dining Area	4.38m <i>max</i> x 4.36m <i>max</i>	14'5" <i>max</i> x 14'4" <i>max</i>

### FIRST FLOOR



Bedroom 1	4.15m x 2.40m	13'7" x 7'10"
Bedroom 2	3.61m x 2.40m	11'10" x 7'10"
Bedroom 3	2.77m x 1.87m	9'1" x 6'2"

**Plots:** 74, 75, 179, 180 & 188–190

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# THE BEAUFORD

The 2 bedroom Beauford will appeal to first time buyers, couples and families looking for a little extra space. The kitchen/dining area opens through double doors to the garden, making it perfect for entertaining. While a good-sized living room, guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with an en suite shower room, the main bathroom and a second double bedroom.

TOTAL 79.5 sq. m. / 856 sq. ft.

## GROUND FLOOR



Kitchen/Dining Area	4.70m x 2.87m	15'5" x 9'5"
Living Room	4.04m x 3.67m <i>max</i>	13'3" x 12'1" <i>max</i>

## FIRST FLOOR



Bedroom 1	3.57m x 2.94m	11'9" x 9'8"
Bedroom 2	4.70m x 2.55m	15'5" x 8'4"

 **Plots:** 147 & 148

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# THE EASEDALE

The Easedale is a 3 bedroom property 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. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom.

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	2.95 x 2.15m	9'8" x 7'1"

**Plots:** 81, 85, 133, 159, 165, 216 & 222

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# THE YEWDAL

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, whilst there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with an en suite is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

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:** 18, 106, 119, 122, 140, 158, 166, 167, 172, 209, 226 & 231

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# THE BYFORD

3 BEDROOM HOME

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## THE BYFORD

Perfect for first-time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor, the kitchen/dining area opens through double doors to the private rear garden. A good-sized living room, a guest cloakroom and a store cupboard complete the layout. The first floor comprises bedroom 1 with en suite shower room, a double bedroom, the family bathroom and a bedroom which could also be used as a study or playroom.

TOTAL 89.0 sq. m. / 958 sq. ft.

### GROUND FLOOR



Kitchen/Dining Area	5.06m x 2.87m	16'7" x 9'5"
Living Room	4.24m x 3.98m max	13'11" x 13'1" max

### FIRST FLOOR



Bedroom 1	3.98m max x 3.00m	13'1" max x 9'10"
Bedroom 2	2.82m x 2.57m	9'3" x 8'5"
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

 **Plots:** 120, 121, 134–136, 145, 146, 149, 150, 214 & 215

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# THE BIRCHFORD

3 BEDROOM HOME

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# THE BIRCHFORD

With a versatile layout which would suit couples and families alike, the Birchford is a well-proportioned 3 bedroom property. The living/dining area is perfect for entertaining, with double doors opening out to the private rear garden, whilst the breakfast/kitchen area has space for relaxed family mealtimes. Bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom occupy the first floor.

TOTAL 89.0 sq. m. / 958 sq. ft.

GROUND FLOOR



Kitchen	3.43m x 3.24m <i>max</i>	11'3" x 10'8" <i>max</i>
Living/Dining Area	5.06m x 4.14m <i>max</i>	16'7" x 13'7" <i>max</i>

FIRST FLOOR



Bedroom 1	3.33m x 3.00m	10'11" x 9'10"
Bedroom 2	2.82m x 2.57m	9'3" x 8'5"
Bedroom 3	4.14m <i>max</i> x 2.15m	13'7" <i>max</i> x 7'1"

**Plots:** 67, 68, 102, 105, 170, 171, 173, 174, 192, 193 & 204–206

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# THE CROFTON

3 BEDROOM HOME

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## THE CROFTON

The 3 bedroom Crofton townhouse features a contemporary fitted kitchen/breakfast area and a living/dining area with double doors to the garden. Two bedrooms and a family bathroom are located off the first floor landing, whilst on the second floor bedroom 1 features high galleried ceilings and an en suite shower room. A dormer window and roof lights provide this room with plenty of natural light.

TOTAL 105.1 sq. m. / 1,132 sq. ft.

### GROUND FLOOR



<b>Kitchen</b>	
3.43m x 2.72m <i>max</i>	11'3" x 8'11" <i>max</i>
<b>Living/Dining Area</b>	
4.78m x 3.70m	15'8" x 12'2"

### FIRST FLOOR



<b>Bedroom 2</b>	
4.78m x 3.37m	15'8" x 11'1"
<b>Bedroom 3</b>	
2.90m x 2.55m	9'6" x 8'5"

### SECOND FLOOR



<b>Bedroom 1</b> <i>max excl. dormer</i>	
6.20m x 3.66m	20'4" x 12'0"

 **Plots:** 2–5, 10–13, 25, 26, 28, 29, 40–42, 47–50, 72, 73, 76, 77, 161–164, 168, 169, 175–178, 195–198 & 200–203

The floorplans depict a typical layout of this house type. 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. 44528/October 2020.

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# THE MIDFORD

4 BEDROOM HOME

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## THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the 4 bedroom Midford. A kitchen/dining area has double doors to the garden and features a handy utility room. A separate living room, a guest cloakroom and an under stairs cupboard complete the ground floor layout. Bedroom 1 with an en suite is found upstairs, along with three further bedrooms and a main bathroom.

TOTAL 107.2 sq. m. / 1,153 sq. ft.

### GROUND FLOOR



Kitchen/Dining area	5.71m x 3.38m	18'9" x 11'1"
Living room	4.49m x 3.62m	14'9" x 11'11"

### 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 <i>min</i>	9'3" x 8'3" <i>min</i>
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

 **Plots:** 8, 9, 14, 15, 16, 17, 23, 24, 30, 31, 45, 46, 60, 62, 63, 65, 70, 71, 78, 79, 83, 84, 103 & 104

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenures of our new homes. 36222 / October 2020.

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# THE HUXFORD

The Huxford is a spacious 4 bedroom home ideally suited to growing families or professional couples. A good-sized kitchen/dining area forms the heart of the home for day-to-day living, which opens through double doors to the private rear garden. The living room, a guest cloakroom and useful storage space complete the ground floor. Bedroom 1 with en suite shower room, a further double bedroom, two single bedrooms and the family bathroom are located on the first floor.

TOTAL 107.3 sq. m. / 1,156 sq. ft.

## GROUND FLOOR



Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"

## FIRST FLOOR



Bedroom 1	3.42m x 3.16m	11'3" x 10'5"
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	3.25m x 2.23m	10'8" x 7'4"
Bedroom 4	2.52m x 2.41m	8'3" x 7'11"

 **Plots:** 108, 109, 116–118, 125–128, 132, 142, 143, 211, 212 & 224

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THE ESKDALE

4 BEDROOM HOME

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ESKDALE

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale. A large kitchen/dining area forms the heart of the home, with a handy utility area providing access to outside. The living room has double doors to the garden, whilst there's also a guest cloakroom and storage cupboard. Four bedrooms, including bedroom 1 with en suite facilities, plus the main bathroom, occupy the first floor.

TOTAL 112.0 sq. m. / 1,205 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.02m <i>max</i> × 3.58m <i>max</i>	19'9" <i>max</i> × 11'9" <i>max</i>
Living Room	6.02m × 3.45m	19'9" × 11'4"

FIRST FLOOR



Bedroom 1	3.51m <i>max</i> × 3.40m <i>max</i>	11'7" <i>max</i> × 11'2" <i>max</i>
Bedroom 2	3.64m × 2.98m	11'11" × 9'10"
Bedroom 3	3.05m <i>max</i> × 2.95m <i>max</i>	10'0" <i>max</i> × 9'8" <i>max</i>
Bedroom 4	3.09m <i>max</i> × 2.53m <i>max</i>	10'2" <i>max</i> × 8'4" <i>max</i>

Plots: 34, 56, 66, 191 & 199

The floorplans depict a typical layout of this house type. 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. 44528/October 2020.

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# THE KENTDALE

4 BEDROOM HOME

# THE KENTDALE

The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to a kitchen/dining area with utility space and a dual aspect living room, which opens through double doors to the private garden. Upstairs, you'll find bedroom 1 with an en suite shower room, three further bedrooms and a family bathroom.

TOTAL 112.0 sq. m. / 1,205 sq. ft.

## GROUND FLOOR



Kitchen/Dining Area	6.02m max x 3.58m max	19'9" max x 11'9" max
Living Room	6.02m x 3.45m	19'9" x 11'4"

## 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:** 6, 7, 19, 21, 32, 51, 52, 69, 151, 181, 182, 187 & 194

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# THE TRUSDALE

4 BEDROOM HOME

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# THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to a large dual aspect living room opening through double doors to the private garden, plus a spacious kitchen/dining area with utility space. Upstairs, you'll find bedroom 1 with an en suite shower room, a double bedroom, two single bedrooms and the family bathroom.

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

Plots: 107 & 139

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# THE SHELFORD

4 BEDROOM HOME

# 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 rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom and a storage cupboard. Bedroom 1 with an en suite and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 126.4 sq. m. / 1,360 sq. ft.

## GROUND FLOOR



Kitchen/Dining Area	8.10m x 3.24m <i>max</i>	26'7" x 10'8" <i>max</i>
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

## FIRST FLOOR



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

 **Plots:** 33, 57, 152, 154 & 183

The floorplans depict a typical layout of this house type. 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. 44528/October 2020.

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# THE MANFORD

The Manford is a traditional 4 bedroom family home. The hallway leads to the kitchen/dining area, which has double doors to the garden maximising the natural light and views outside. The living room with feature bay window, study and guest cloakroom complete the ground floor. Bedroom 1 with an en suite shower room and three further double bedrooms are found upstairs, along with the family bathroom.

TOTAL 127.0 sq. m. / 1,368 sq. ft.

## GROUND FLOOR



Kitchen/Dining Area	8.11m x 2.88m	26'7" x 9'6"
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.65m x 2.10m	8'8" x 6'11"

## FIRST FLOOR



Bedroom 1	3.88m max x 3.03m	12'9" max x 9'11"
Bedroom 2	3.33m x 3.09m max	10'11" x 10'2" max
Bedroom 3	3.66m x 3.03m max	12'0" x 10'0" max
Bedroom 4	3.28m max x 2.75m	10'9" max x 9'0"

 **Plots:** 124, 129, 131, 210, 213 & 225

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THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a kitchen/breakfast/family area both open through double doors to the private rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. Bedroom 1 with an en suite is found on the first floor, along with three further bedrooms and a family bathroom.


**TOTAL** 140 sq. m. / 1,507 sq. ft.

GROUND FLOOR




Kitchen/Breakfast/Family area	6.82m x 3.44m	22'5" x 11'3"
Living room	4.56m x 4.49m	15'0" x 14'9"
Dining room	3.41m x 3.05m	11'2" x 10'0"

FIRST FLOOR



Bedroom 1	6.07m max x 3.44m max	19'11" max x 11'3" max
Bedroom 2	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3	3.05m x 2.94m	10'0" x 9'8"
Bedroom 4	3.48m max x 2.68m max	11'5" max x 8'10" max

 Plot: 59

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenures of our new homes. 36222 / October 2020.

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THE THORNFORD

4 BEDROOM HOME

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THE THORNFORD

The Thornford is a traditional double fronted 4 bedroom family home. A contemporary fitted kitchen leads through double doors to the dining room which opens out to the garden. The ground floor is complete with a family room/study, guest cloakroom and a living room with double doors to the garden. Upstairs, the landing leads to bedroom 1 with an en suite, three further double bedrooms and a main bathroom.

TOTAL 143.4 sq. m. / 1,543 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Family Room/Study	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Bedroom 1	4.90m max x 3.63m max	16'1" max x 11'11" max
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m max x 3.36m max	15'6" max x 11'0" max
Bedroom 4	3.81m x 2.53m	12'6" x 8'4"

 **Plots:** 153, 155–157, 160 & 184–186

The floorplans depict a typical layout of this house type. 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. 44528/September 2021.

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# THE FELTON

5 BEDROOM HOME

# THE FELTON

The Felton is a 5 bedroom, three storey, double fronted family home. The ground floor features the kitchen/dining area with double doors opening to the garden, living room, study and downstairs cloakroom. The first floor features bedroom 1 with an en suite, two further bedrooms and the family bathroom. The second floor is made up of two bedrooms, ample storage space and a shower room.

TOTAL 146.90 sq. m. / 1,581 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining area</b>	
7.89m x 3.12m max	25'11" x 10'3" max
<b>Living room</b>	
4.62m x 3.14m	15'2" x 10'4"
<b>Study</b>	
2.53m x 2.19m	8'4" x 7'2"

## FIRST FLOOR



<b>Bedroom 1</b>	
5.02m x 3.14m	16'6" x 10'4"
<b>Bedroom 4</b>	
3.24m x 2.51m	10'8" x 8'3"
<b>Bedroom 5</b>	
3.19m x 2.30m max	10'6" x 7'7" max

## SECOND FLOOR



<b>Bedroom 2</b>	
3.25m x 3.17m	10'8" x 10'5"
<b>Bedroom 3</b>	
3.39m x 2.16m	11'2" x 7'1"

 Plots: 20 & 54

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# STANDARD SPECIFICATIONS

## THE HEDGEROWS

Fontwell Avenue, Eastergate, Chichester,  
West Sussex, PO20 3AR

## SATNAV

PO20 3RU

## TELEPHONE

01243 218 513

## OPEN TIMES

7 days a week, 10am–5pm  
Please check our website before you visit

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. October 2021.

General	2	3+
Double glazed PVC-u windows with multi-point locking	✓	✓
Double glazed PVC-u multi-point locking double doors <small>(plot specific. Please ask for details)</small>	✓	✓
Multi-Locking GRP External Door	✓	✓
PVCu fascia and soffit	✓	✓
White emulsion to walls	✓	✓
Door bell	✓	✓
Front outdoor light	✓	✓
Double electric sockets throughout	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Ground floor concrete finish <small>(no latex or screed)</small>	✓	✓
Combination/condensing gas boiler and heating system to radiators	✓	✓

Kitchen		
Paula Rosa/Manhattan kitchen with a selection of doors, worktops and upstands choices from our 'Standard Range'	✓	✓
1.5 bowl stainless steel insert sink c/w mixer taps		✓
Single bowl stainless steel insert sink c/w mixer taps	✓	
Zanussi 'A Rated' built under single stainless steel oven	✓	
Zanussi built in double stainless steel oven		✓
Integrated hood with filter	✓	✓
Zanussi 4 burner stainless steel gas hob	✓	✓
Stainless steel splashback	✓	✓
Under cupboard lights to kitchen	✓	✓
Utility with Paula Rosa/Manhattan base unit and worktop choices from our 'Standard Range' and plumbing for appliances <small>(plot specific)</small>	✓	✓

Living room		
TV socket and telecom point	✓	✓

Family room/study	2	3+
TV socket and telecom point	✓	✓

Bedroom		
TV socket to master bedroom	✓	✓

Bathroom		
Roca white bathroom suite	✓	✓
Ideal Standard Brassware	✓	✓
Half-height tiling to sanitaryware walls and 2 rows of tiles to bath	✓	✓
Shower over bath with glass shower screen and full-height tiling around the bath <small>(only in properties without en suite)</small>	✓	✓

En suite and shower room (plot specific)		
Roca white bathroom suite	✓	✓
Ideal Standard Brassware	✓	✓
Full-height tiling to shower enclosure and half-height to sanitaryware walls	✓	✓
Thermostatic shower	✓	✓

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

Other features		
NHBC warranty against structural defects for a ten 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...



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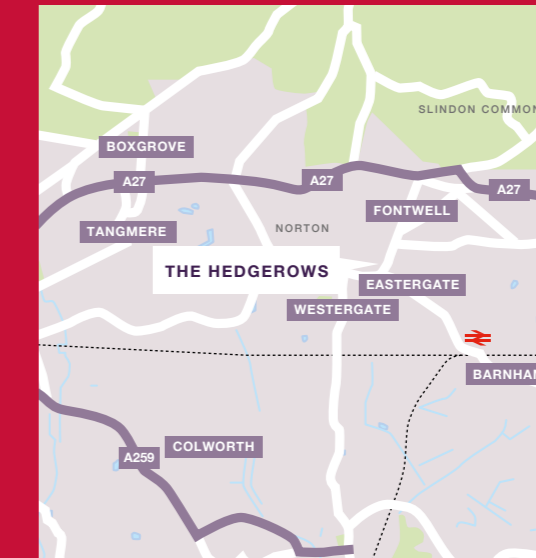
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## FROM CHICHESTER:

- Take the A285 heading North East
- At the roundabout, take the 3rd exit onto Portfield Way/A285
- At Portfield Roundabout, take the 2nd exit onto Arundel Road/Westhampnett Bypass/A27
- At the roundabout, take the 2nd exit and stay on Arundel Road/A27
- At the roundabout, take the 3rd exit onto Fontwell Avenue/A29
- The development will be on your right

## FROM A24:

- Head south on the A24, at the roundabout take the 4th exit onto Crockhurst Hill/A27
- Continue straight onto Lymminster Road/A27
- At the next three roundabouts, take the exits to continue on the A27
- At the next two roundabouts, take the 2nd exits onto Fontwell Avenue/A29
- The development will be on your right



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