Taylor Wimpey

THE HEDGEROWS

EASTERGATE | WEST SUSSEX



THE HEDGEROWS A WELCOMING PLACE FOR ALL

Proudly presenting The Hedgerov

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

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.

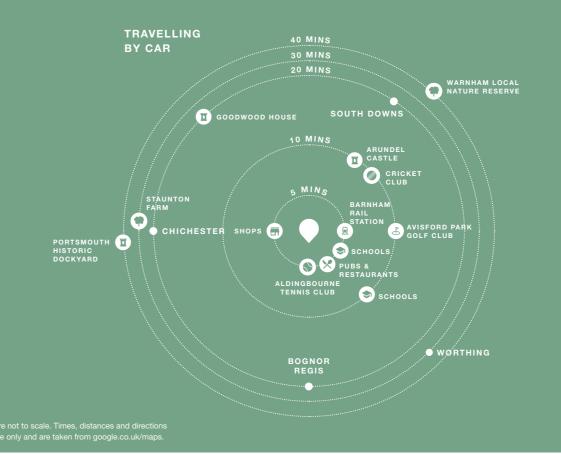




IN A PRIME POSITION

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.







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 our 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.

YOU BUY



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%.

ERE TO HELP



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.

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† from the county town of Chichester.

Existing Housing

Future Development

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

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Come in

and take

a look

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 = Bin store CS

= Cycle storage area = Garage access

LEAP = Local equipped area for play NEAP = Neighbourhood equipped area for play

PS = Pumping station ss = Sub station

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



Get to know

THE HEDGEROWS PHASE 2

EASTERGATE | 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

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- 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

NFAP = Neighbourhood Equipped Area for Play

P-SS = Parking Sub-Station SS = Sub Station

= Visitor Parking Space *ah/so = Shared Ownership

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THE EDALE

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 $3.84 \text{m} \times 3.77 \text{m} \text{ max}$ $12'7" \times 12'5" \text{ max}$ Bedroom 2 3.46m max × 2.45m 11'4" max × 8'1"

Plots: 27, 207 & 208







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

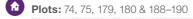


Kitchen	3.37m × 2.22m	11'1" × 7'4"
Living/Dining Area	4.38m <i>max</i> × 4.36m <i>max</i>	14'5" max × 14'4" max

FIRST FLOOR



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







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 × 2.87m 4.04m × 3.67m max 13'3" × 12'1" max

FIRST FLOOR



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

Plots: 147 & 148

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 BENFORD

The 3 bedroom Benford features a fitted kitchen at the front of the property and a living/dining area which opens through double doors to the garden. A guest cloakroom and store cupboard complete the ground floor layout. Upstairs, you'll find two double bedrooms, the main bathroom and a bedroom which could provide a dedicated workspace or playroom.

TOTAL 83.9 sq. m. / 904 sq. ft.

GROUND FLOOR



 Kitchen
 3.43m × 2.70m
 11'3" × 8'10"

 Living/Dining Area
 4.77m × 3.72m
 15'8" × 12'3"

FIRST FLOOR



 Bedroom 1
 3.69m × 3.11m
 12'2" × 10'3"

 Bedroom 2
 3.55m max × 2.24m
 11'8" max × 7'4"

 Bedroom 3
 3.35m max × 2.44m
 11'0" max × 8'0"

Plots: 110–115, 220, 221 & 223







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

FIRST FLOOR



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



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

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







THE YEWDALE

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

FIRST FLOOR



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



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

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







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 $5.06m \times 2.87m$ $16'7" \times 9'5"$ 4.24m × 3.98m max 13'11" × 13'1" max

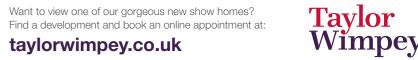
FIRST FLOOR



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

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

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 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	$3.43\text{m} \times 3.24\text{m} max$	11'3" × 10'8" max
Living/Dining Area	5.06m × 4.14m <i>max</i>	16'7" × 13'7" ma.

FIRST FLOOR



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

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

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 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



Kitchen

3.43m × 2.72m *max* 11'3" × 8'11" *max*

15'8" × 12'2"

Living/Dining Area 4.78m × 3.70m

FIRST FLOOR



Bedroom 2

4.78m × 3.37m 15'8" × 11'1"

Bedroom 3

9'6" × 8'5"

2.90m × 2.55m

SECOND FLOOR



Bedroom 1 *max excl. dormer* 6.20m × 3.66m 20'4" × 12'0"

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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.





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 × 3.38m	18'9" × 11'1"
_iving room	4.49m × 3.62m	14'9" × 11'11"

FIRST FLOOR



Bedroom 1	3.61m × 3.27m	11'10" × 10'9"
Bedroom 2	3.53m × 2.81m	11'7" × 9'3"
Bedroom 3	2.81m x 2.52m <i>min</i>	9'3" x 8'3" min
Bedroom 4	2.35m × 2.23m	7'9" × 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.









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



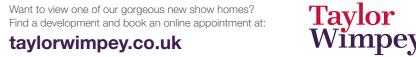
Kitchen/Dining Area	5.73m × 3.00m	18'10" × 9'10
Living Room	4.66m × 3.63m	15'4" > 11'11'

FIRST FLOOR



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

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







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 max × 3.58m max	19'9" max × 11'9" m
Living Room	6.02m × 3.45m	19'9" × 11'4"

FIRST FLOOR



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

Plots: 34, 56, 66, 191 & 199







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 × 3.58m max	19'9" max × 11'9" max
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" max × 11'2" max
Bedroom 2	3.64m × 2.98m	11'11" × 9'10"
Bedroom 3	3.05m <i>max</i> × 2.95m <i>max</i>	10'0" max × 9'8" max
Bedroom 4	3.09m <i>max</i> × 2.53m <i>max</i>	10'2" max × 8'4" max

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







THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Rossdale. A large kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. A spacious living room has double doors to the garden, while there's also a guest cloakroom and storage closet off the hallway. Two double bedrooms, including bedroom 1 with en suite shower room, plus two single bedrooms and the family bathroom occupy the first floor.

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

GROUND FLOOR

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

FIRST FLOOR



Bedroom 1	3.52m × 3.03m	11'7" × 9'11"
Bedroom 2	3.64m × 2.95m <i>max</i>	11'11" × 9'8" <i>max</i>
Bedroom 3	3.05m × 2.51m	10'0" × 8'3"
Bedroom 4	3.54m × 2.25m <i>max</i>	11'7" × 7'5" max

Plots: 123, 130, 137, 138, 141 & 144





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 × 3.58m max
 20'0" × 11'9" max

 Living Room
 6.09m × 3.46m
 20'0" × 11'4"

FIRST FLOOR



Bedroom 1	3.52m × 3.03m	11'7" × 9'11"
Bedroom 2	3.64m × 2.95m <i>max</i>	11'11" × 9'8" <i>max</i>
Bedroom 3	3.05m × 2.51m	10'0" × 8'3"
Bedroom 4	3.54m × 2.25m <i>max</i>	11'7" × 7'5" <i>max</i>









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 × 3.24m <i>max</i>	26'7" × 10'8" ma.
Living Room	4.74m × 3.88m	15'7" × 12'9"
Study	2.61m × 2.10m	8'7" × 6'11"

FIRST FLOOR



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

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Plots: 33, 57, 152, 154 & 183

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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 × 2.88m	26'7" × 9'6"
Living Room	4.74m × 3.88m	15'7" × 12'9"
Study	2.65m × 2.10m	8'8" × 6'11"

FIRST FLOOR



Bedroom 1	$3.88 \text{m} max \times 3.03 \text{m}$	12'9" max × 9'11
Bedroom 2	3.33m × 3.09m <i>max</i>	10'11" × 10'2" m
Bedroom 3	3.66m × 3.03m <i>max</i>	12'0" × 10'0" ma
Bedroom 4	3.28m <i>max</i> × 2.75m	10'9" max × 9'0'

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







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 × 3.44m	22'5" × 11'3"	
Living room	4.56m × 4.49m	15'0" × 14'9"	
Dining room	3.41m × 3.05m	11'2" × 10'0"	

FIRST FLOOR



Bedroom 1	6.07m max × 3.44m max	19'11" max × 11'3" max
Bedroom 2	4.56m × 3.08m	15'0" × 10'1"
Bedroom 3	3.05m × 2.94m	10'0" × 9'8"
Bedroom 4	3.48m <i>max</i> × 2.68m <i>max</i>	11'5" max × 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.

Want to view one of our gorgeous new show homes? Find a development and book an online appointment at:







THE THORNFORD

The Thornford is a traditional double fronted 4 bedroom family home. A contemporary fitted kitchen leads through double doors to the family room which opens out to the garden. The ground floor is complete with a dining 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 × 3.32m	15'9" × 10'11"
Living Room	4.74m × 3.91m	15'7" × 12'10"
Family Room	3.91m × 3.26m	12'10" × 10'8"
Dining Room/Study	3.04m × 2.66m	10'0" × 8'9"

FIRST FLOOR



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

Plots: 1, 22, 39, 43, 44, 53, 55, 58, 61, 64, 80, 82, 153, 155–157, 160 & 184–186







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



Kitchen/Dining area

7.89m × 3.12m max 25'11' × 10'3" max

Living room
4.62m × 3.14m 15'2" × 10'4"

Study
2.53m × 2.19m 8'4" × 7'2"

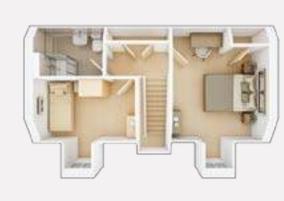
FIRST FLOOR



Bedroom 1

5.02m × 3.14m	16'6" × 10'4"
Bedroom 4	
3.24m × 2.51m	10'8" × 8'3"
Bedroom 5	
3.19m × 2.30m max	10'6" × 7'7" max

SECOND FLOOR



Bedroom 2

3.25m	× 3.17m	10'8" :	× 10'5"	
Bedro	om 3			
	0.10	4.410.0	-1.41	

3.39m × 2.16m 11'2" × 7'1"

Plots: 20 & 54

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.









YOUR HOME DEMONSTRATION

Taylor Wimpey

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.

General	2	3+ •=
Double glazed PVC-u windows with multi-point locking	✓	✓
Double glazed PVC-u multi-point locking double doors (plot specific. Please ask for details)	✓	✓
IG Weatherbeater front doors	✓	✓
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 (no latex or screed)	✓	✓
Combination/condensing gas boiler and heating system to radiators	✓	✓
Kitchen		

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	\checkmark	
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 (plot specific)	√	✓

Living room

TV socket and telecom point

Family room/study TV socket and telecom point Bedroom TV socket to master bedroom Bathroom Roca Debba white bathroom Ideal standard tempo bath fille Half-height tiling to sanitarywa of tiles to bath Shower over bath with glass s full-height tiling around the bat without en suite) En suite and shower room (Roca Debba white bathroom Ideal standard tempo monobl Full-height tiling to shower ene to sanitaryware walls Aqualisa 9.5Kw electric showe /thermostatic shower (conder External features Riven buff patio slabs to form to external works drawing Turf to rear Power to garage within the bo Outside tap to the rear of the (excluding coach houses) Close board fencing to garder		
Bedroom TV socket to master bedroom Bathroom Roca Debba white bathroom Ideal standard tempo bath fille Half-height tiling to sanitarywa of tiles to bath Shower over bath with glass s full-height tiling around the bat without en suite) En suite and shower room (Roca Debba white bathroom Ideal standard tempo monobl Full-height tiling to shower en to sanitaryware walls Aqualisa 9.5Kw electric shower /thermostatic shower (conder External features Riven buff patio slabs to form to external works drawing Turf to rear Power to garage within the boo Outside tap to the rear of the (excluding coach houses)	F	amily room/study
Bathroom Roca Debba white bathroom Ideal standard tempo bath fille Half-height tiling to sanitarywa of tiles to bath Shower over bath with glass s full-height tiling around the bat without en suite) En suite and shower room (Roca Debba white bathroom Ideal standard tempo monobl Full-height tiling to shower en to sanitaryware walls Aqualisa 9.5Kw electric shower /thermostatic shower (conder External features Riven buff patio slabs to form to external works drawing Turf to rear Power to garage within the boo Outside tap to the rear of the (excluding coach houses)	T	V socket and telecom point
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to external works drawing Turf to rear Power to garage within the boots of the described tap to the rear of the described excluding coach houses)	Ε	xternal features
Power to garage within the bo Outside tap to the rear of the (excluding coach houses)		•
Outside tap to the rear of the (excluding coach houses)	Τι	urf to rear
Outside tap to the rear of the (excluding coach houses)		
Close board fencing to garder	Ρ	ower to garage within the bo
	0	outside tap to the rear of the

Bedroom	
TV socket t	to master bedroom
Bathroom	
Roca Debb	a white bathroom suite
Ideal stand	ard tempo bath filler with monobloc to basin
Half-height of tiles to b	tiling to sanitaryware walls and 2 rows ath
	er bath with glass shower screen and iling around the bath (only in properties suite)
En suite a	nd shower room (plot specific)
Roca Debb	a white bathroom suite
Ideal stand	ard tempo monobloc to basin
Full-height to sanitary	tiling to shower enclosure and half-height ware walls
	5Kw electric shower (combination boiler) tic shower (condensing boiler)
External fe	eatures
	oatio slabs to form patio according works drawing
Turf to rear	
Power to g	arage within the boundary of the property
	o to the rear of the property coach houses)
Close boar	d fencing to garden

NHBC warranty against structural defects

A range of optional upgrades are available

for a ten year period following the date of

build completion

subject to build stage

 \checkmark

✓ ✓

✓

✓ ✓

Taylor Wimpey

THE HEDGEROWS

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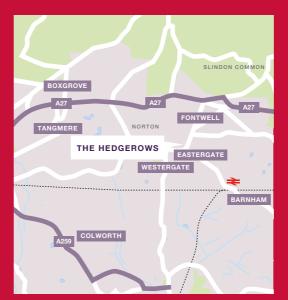
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FROM CHICHESTER:

- 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 Lyminster 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





Taylor Wimpey in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 44570 / October 2020.