





## Soaring with the Swallows

Within a short stroll of the charming and historic village of Angmering, West Sussex, Swallows Gate delivers an exclusive and exquisite collection of fine residences celebrating the best of rural living with modern contemporary design and finishing.

The thriving local parish community is the perfect place to raise a family, or to enjoy the quieter life in simply stunning surroundings, with a wonderful collection of schools, picture perfect cottages and grand grade II listed buildings set around the village squares conservation area. Charming bespoke shops offer a wonderful selection of local produce and fair, whilst two beautiful public houses within easy reach of Dapper's Lane provide stunning dining in a relaxed atmosphere perfect after a Sunday stroll or hard day's work.

Swallows Gate has been purposely designed to make the most of its rural surroundings, with mature trees and green spaces opening from Dapper's Lane in a secured gated environment.

The development brings a collection of three and four bedroom detached homes combining traditional building techniques and styling with contemporary internal finishing to maximise natural light entry and space.

Each wonderfully spacious home affords a generous garden, plentiful parking and frontages and a garage in an effort to create an exclusive environment for the enjoyment of all

Angmering is blessed with excellent transport links, with regular bus services, a train station and access to major trunk roads making the commute to major towns and cities, such as Worthing, Chichester and Brighton a breeze, and likewise, London Gatwick and London City centre are also easily accessible.



**Travel times by rail from Angmering Station to:**

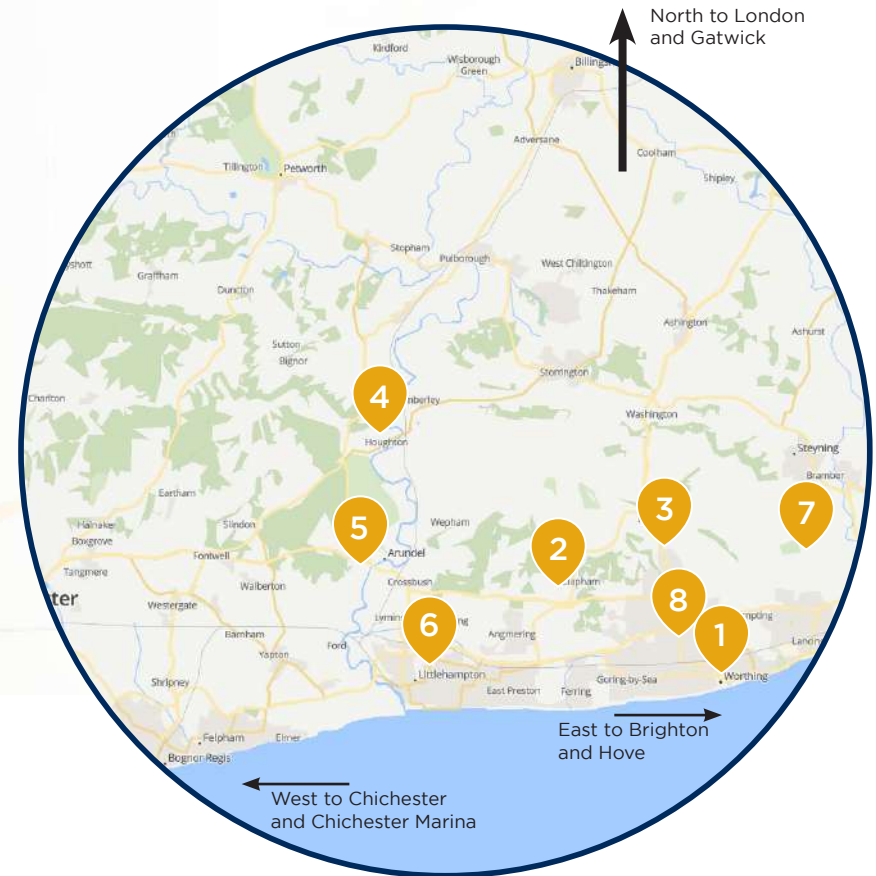
1. Chichester - 17 mins
2. Brighton - 32 mins
3. Portsmouth - 51 mins
4. Gatwick Airport - 55 mins
5. London Victoria - 1hr 28 mins



## THE PERFECT LOCATION for an ideal work life balance

- |   |   |
|---|---|
| 1. Worthing seafront, pier and promenade            | 5. Historic Arundel and Medieval Castle   |
| 2. Highdown Hill and viewpoint                      | 6. Littlehampton Marina and Sandy Beaches |
| 3. Cissbury and Chanctonbury rings                  | 7. Brighton City Airport                  |
| 4. South Downs National Park and Dark Skies Reserve | 8. Worthing Mainline Railway Station      |

- |  |  |
|--|--|
| 1. Swallows Gate, Dapper's Lane          | 6. The Spotted Cow                     |
| 2. Angmering Village Square & The Lamb   | 7. The Fox                             |
| 3. Angmering Dr's Surgery & Pharmacy     | 8. St Margarets CofE Primary School    |
| 4. Angmering Mainline Railway Station    | 9. St Wilfrids Catholic Primary School |
| 5. Cooper Adams Estate & Lettings Agents | 10. Ham Manor Golf Course              |
|  | 11. The Angmering School               |





## The wider community

Angmering Village is set within West Sussex and positioned between the picturesque South Downs National Park and the Sussex Coastline. Nearby, Arundel offers a stunning medieval town with its beautiful castle. A little further west is the historic city of Chichester with its 12th century cathedral, great shopping, its beautiful marina and renowned Festival Theatre amongst others. Nearby, Goodwood Estate renowned for its motorsport including the Festival of Speed and Revival as well as the stunning Goodwood Racecourse on the top of the South downs.

To the east of Angmering, the vibrant and cosmopolitan city of Brighton offering a great place to explore the famous Lanes for a great shopping experience.

Traditional, fine and contemporary dining can be found in any of the surrounding towns and cities. If keeping fit is your thing, as well as the beautiful countryside at your doorstep, you'll also be spoilt for choice with David Lloyd, Fit4 and several other privately owned gyms, leisure centres and swimming pools are all within easy reach.

Angmering has its own doctors' surgery and pharmacy. If needed hospitals at Chichester, Worthing and Brighton are nearby.

## Nature on the doorstep

When it's time to get out and about and enjoy everything that nature has to offer, brace the wind, and feel the sun on your skin, West Sussex is unrivalled in its abundance of options. An outstanding area of natural beauty, the South Downs National Park and Dark Skies Reserve is nature's gem.

Walks across the South Downs are a must and enable you take in the stunning views on offer at places such as Bury Hill, Trundle Hill and Chantonbury Ring as well as having the coastal walks and views available. The nearby nature reserve at Arundel and River Arun offers yet further beauty allowing you to take leisurely strolls along the riverbank. Why not try taking a kayak on the river or a boat around the lake in Arundel.



## Natural Luxury

Your retreat to the countryside Village of Angmering doesn't end at the gates of the development, GD Homes chose specifically to lower the number of homes available to enhance the development and create space and light, securely gating a community to provide a true feeling of safety and tranquillity to everyone lucky enough to own one of these beautiful homes.

Generous and attractive frontages flow from the landscaped entrance, with winding access and paved pathways forming the close, all complimented by beautiful planting and surrounded by trees to give a tremendous feeling of privacy and inclusion.

Plentiful parking to all homes was key to GD Homes design, ensuring roads and pathways remain clear for all to use, another asset of a GD Home is the plot size, offering outstanding space both inside and out which includes generous gardens.

### Security

Each property contains a comprehensive security system supplied by Verisure complete with smart phone access which provides the homeowner with great piece of mind.

Each security system is stand-alone however GD Homes have arranged for Verisure to monitor each system for the first 6 months from completion. Monitoring is optional thereafter.

NB: Please note photo's on this page are stock images.





## Designed to impress

Swallows Gate was designed to provide a home and garden that matches how people live their lives. Spacious rooms and workable space are provided with the highest specification. GD Homes are offering three types of exceptional house types to choose from at Swallows gate, the Ash, the Birch and the Oak. All these house types have been meticulously conceived to offer the combination of contemporary living with the tradition befitting the location. In addition, GD Homes will be delivering a beautiful farmhouse set at the entrance to the development, redeveloping the original dwelling and offered for sale.

Space, light and quality finish have moved from the drawing board to the final product, with each home boasting glorious Shaker kitchens with Quartz work surfaces, Neff and Hotpoint integrated appliances, Butler sinks with Insinkerator 3 in 1 hot taps, wine coolers and pop up wireless phone charges and USB sockets. All the properties are equipped with FTTP Broadband, the fastest, most stable system you can get. Business speed - perfect for those who work from home.

Bathrooms and shower rooms are complete with Nigella Waterfall fittings, Pura baths and storage adding to the contemporary look.

## Sustainable living and comforts

Heating and hot water is provided via Air Source Heat Pumps by Mitsubishi harnessing renewable energy to heat your home efficiently and energy efficient underfloor heating is installed by New Heat to ground and first floor rooms to give a comfortable and maintenance free environment whilst creating space where radiators are not required.

The beautiful living rooms are complemented by stunning Havana Solution electric fires complete with Scene Setting and Smart Phone connectivity whilst a Multi Ventilation Heat Recovery system by Brink Flair allows for fresh air from outside to circulate whilst using recovered heat from ventilated air.

The tech savvy will be delighted to know each of these wonderful homes will be complemented with Lithe Audio Blue Tooth connectivity to ceiling speakers spread around the home giving you sound from your chosen devices wherever you want it plus Fibre Optic Broadband is available to each unit. The environmentally concerned will love the charging port for electric vehicles installed within the garages.

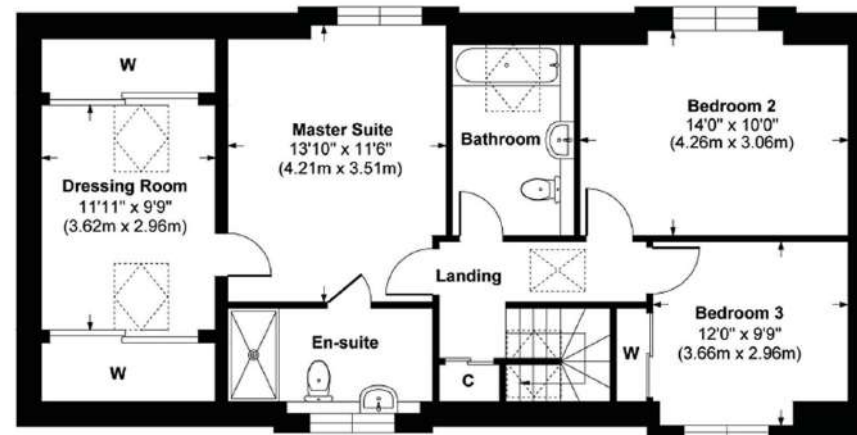


## THE ASH

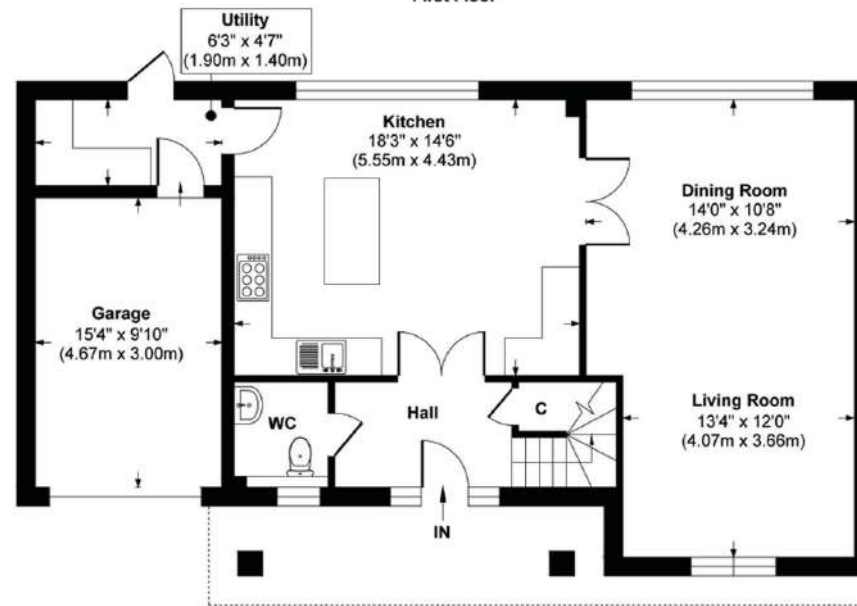
This beautiful detached property affords wonderful reception space and ground floor cloakroom. A generous living room boasts a lovely dual aspect with bi-folding doors opening to the rear garden and double doors leading to the most sensational open plan kitchen and dining space, again featuring bi folding doors to the garden and a separate utility room which leads to an integral garage.

From the first floor landing are two double bedrooms with attractive dormered windows, both served by the stunning family bathroom, and a wonderful master bedroom with en suite and generous dressing room.





First Floor



Ground Floor

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## THE BIRCH

The Birch offers spacious accommodation and provides the option to those who want to work from home in luxury. The Birch offers a spacious kitchen and dining room, with double bi folding doors that truly brings the garden inside, a separate utility leads to the integral garage and the sizeable living room is found at the front of the property as is a separate study and ground floor cloakroom.

First floor features include three bedrooms, a stunning family bathroom and the most perfect of master bedrooms completed with a walk through dressing room leading to a sublime en suite.

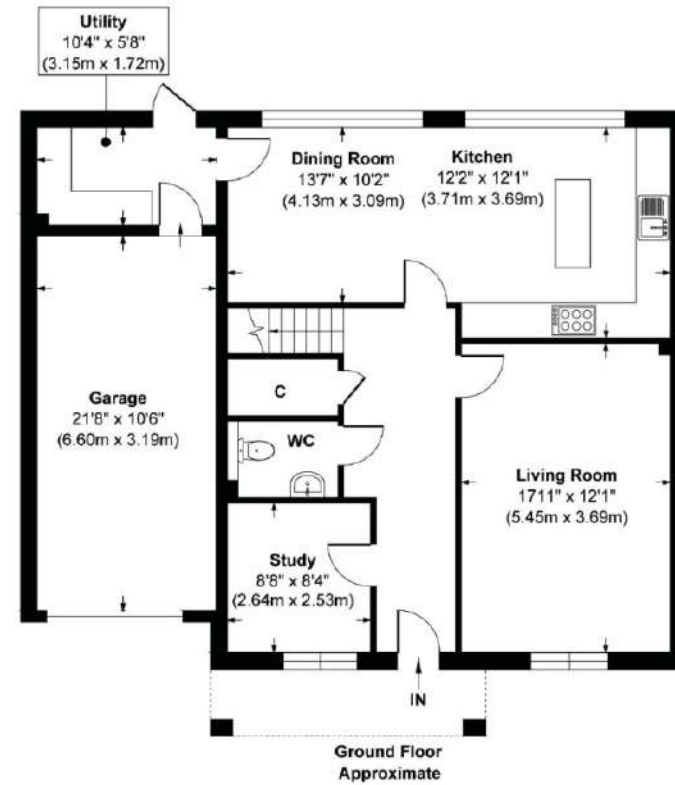
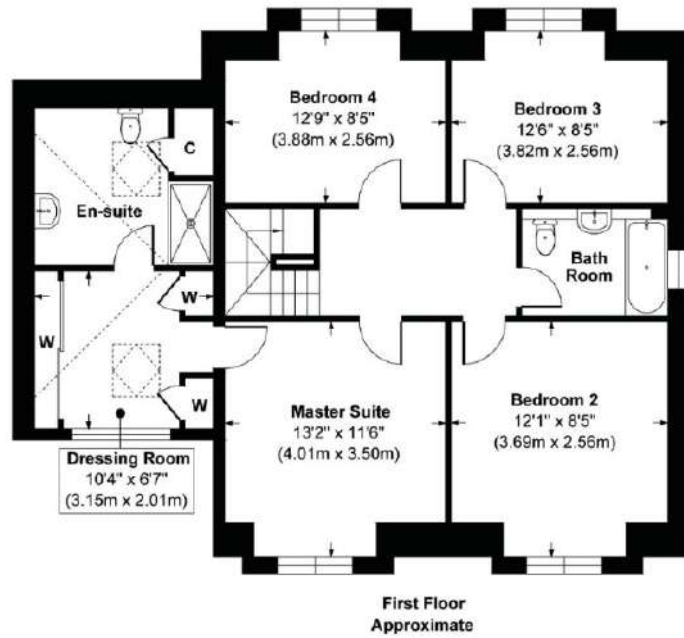


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## THE OAK

The Oak is the largest of the types on offer at Swallows Gate and can only be described as a truly special and spacious residence, a vast kitchen and dining room spans the depth of the property affording a dual aspect with bi folding doors to the garden, bi folding doors also feature in the generous living room, and the accommodation is completed by a ground floor cloakroom, separate utility room and integral garage.

The first floor affords a sumptuous family bathroom and four spacious bedrooms, the master of which boasting both an en suite and dressing room.

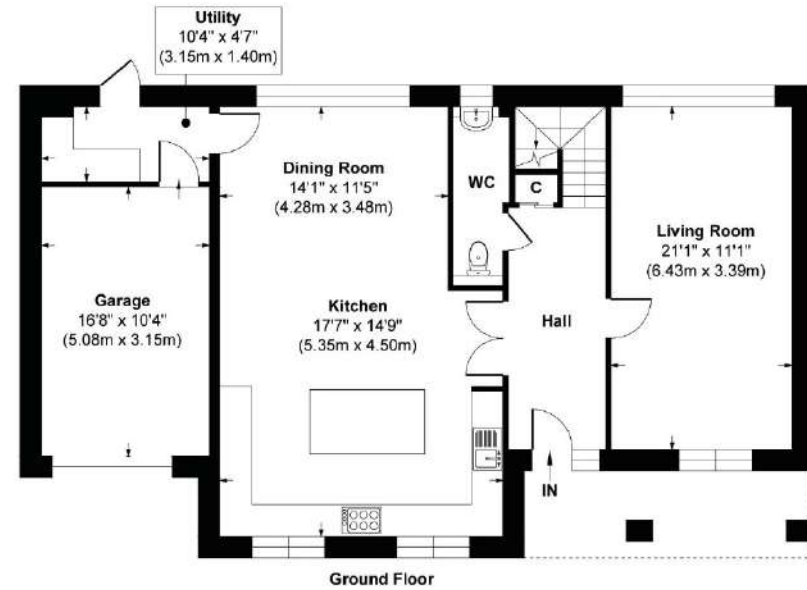
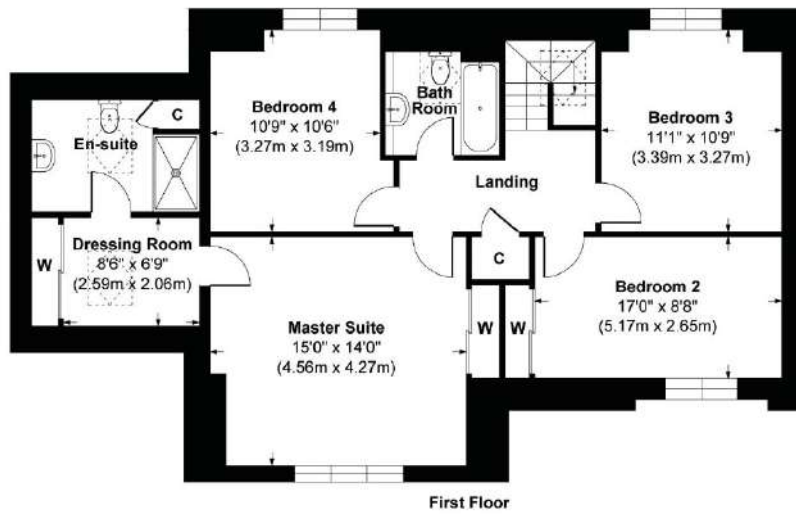


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# Safe as houses

Nothing quite compares to the security of buying a new home, and each home available is offered with an NHBC Certificate



**Contact & Viewing**

All viewings are strictly by appointment with the selling agents Cooper Adams Estate Agents, no access is permitted to the development unless accompanied or prior agreed by Cooper Adams or GD Homes.

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