

BRICKYARD COTTAGES

CLAPHAM





BACKGROUND

— VILLAGE LIFE —

Brickyard Cottages is a stunning new development set within the South Downs National Park in the small village of Clapham, only 5 miles north from the local town of Worthing and the beautiful South Coast. These properties will enjoy a rural setting with views up to Highdown Hill and will provide good links to Brighton, Horsham and Chichester.

Clapham is perfectly placed for anyone looking for a tranquil yet active lifestyle, with the South Coast and the South Downs National Park all within easy reach. Whether it's windsurfing down on the coast or hiking along the rolling hills, all is close to hand.

With a local school, village hall, church, café, pub, fishing, cycle routes and numerous hiking trails all within walking distance, these properties will appeal to all ages.

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Front View



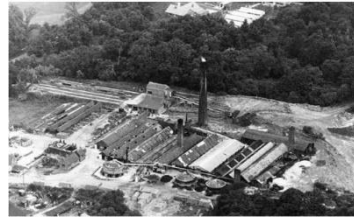
Rear View



Birds-eye View

DEVELOPMENT REVIEW

Brickyard Cottages is named after the 'Clapham Common Brick and Tile Works' that was located at the site which is now used by Travis Perkins. In 1731 Sir John Shelley of Michelgrove granted a licence to Thomas Colebrook, a local brickmaker, to enclose one acre on Clapham Common and dig clay for making bricks and tiles, mainly for the purpose of supplying for the local Estate. Production continued in the brickworks until its closure in 1978 when it was sold to Messr. Sandell Perkins.



1 1 Brickyard Cottage and **2** 2 Brickyard Cottage are two new 4 bedroom cottage style homes that replicate the style and design features of the nearby villages of Clapham and Patching. Each home has allocated 2 private parking spaces and a large garden to the rear. The properties have a Southern panoramic view over the rolling hills of the South Downs and to Highdown.

3 3 Brickyard Cottage and **5** 5 Brickyard Cottage are two new 3 bedroom cottage style homes built in traditional brickwork and plain roof tiles. The materials chosen are to match the design features seen in the nearby villages of Clapham and Patching. Each home has allocated 2 private parking spaces and a large garden to the rear. The properties have a Southern panoramic view over the rolling hills of the South Downs and to Highdown.

4 4 Brickyard Cottage is a new 2 bedroom cottage style mid-terrace home. This dwelling has 1 allocated private parking space. The property will also include stunning views of the South Downs.





HOLMES
BUILDING QUALITY HOMES

1 BRICKYARD COTTAGE

FOUR BEDROOM SEMI-DETACHED HOME

Front View



Rear View



Timber flooring and underfloor heating will be laid mainly throughout the ground floor, providing a modern contemporary feel. Tiling and underfloor heating will be laid in the kitchen and the W/C. The open plan living/dining area is a spacious room with French doors which will draw the natural light in. A sliding door separates the living area to the kitchen. A stunning kitchen will be fitted with built in appliances and the walls will include tiled upstands. On the first floor the master bedroom has its own en-suite and built-in wardrobes. Both bathrooms and the W/C will be fitted and tiled to a very high standard. On the second floor you will find a large open office/ 4th bedroom, with spectacular views over Highdown and Patching pond. Outside the French doors you will find a good sized patio and a large garden which will be laid to lawn.

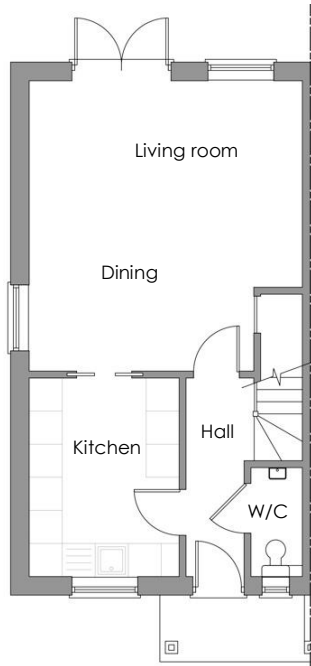
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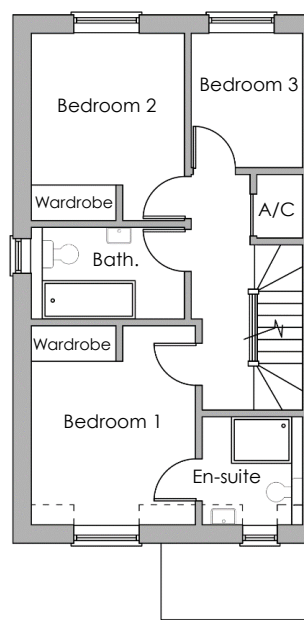
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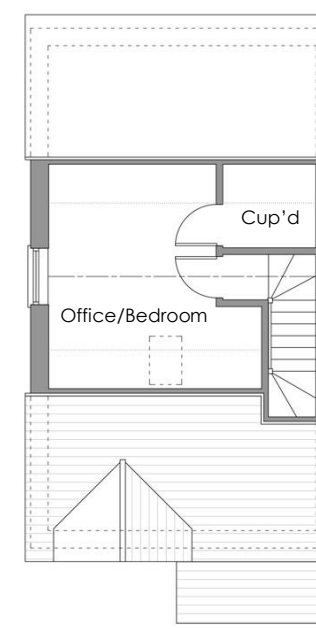
HOLMES
BUILDING QUALITY HOMES



Living/Dining room	4.94x5.24m	16'2''x17'1''
Kitchen	2.7x3.57m	8'8''x11'7''
W/C	0.91x1.95m	2'9''x6'3''
Hallway	1.03x3.57m	3'3''x11'7''



Bedroom 1	3x3.64m	9'8''x11'9''
Bedroom 2	2.8x3.42m	9'1''x11'2''
Bedroom 3	2.01x2.43m	6'5''x7'9''
En-suite	1.84x1.97m	5'9''x6'4''
Bathroom	2.8x1.67m	9'1''x5'4''



Office/Bedroom 4	3.95x4.2m	12'9''x13'7''
Cupboard	1.7x1.55m	5'5''x5'0''

Note: Floor plans are not to scale. The maximum dimensions have been shown.

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HOLMES
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2 BRICKYARD COTTAGE

FOUR BEDROOM SEMI-DETACHED HOME

Front View



Rear View



Timber flooring and underfloor heating will be laid mainly throughout the ground floor, providing a modern contemporary feel. Tiling and underfloor heating will be laid in the kitchen and the W/C. The open plan living/dining area is a spacious room with French doors which will draw the natural light in. A sliding door separates the living area to the kitchen. A stunning kitchen will be fitted with built in appliances and the walls will include tiled upstands. On the first floor the master bedroom has its own en-suite and built-in wardrobes. Both bathrooms and the W/C will be fitted and tiled to a very high standard. On the second floor you will find a large open office/ 4th bedroom, with spectacular views over Highdown and Patching pond. Outside the French doors you will find a good sized patio and a large garden which will be laid to lawn.

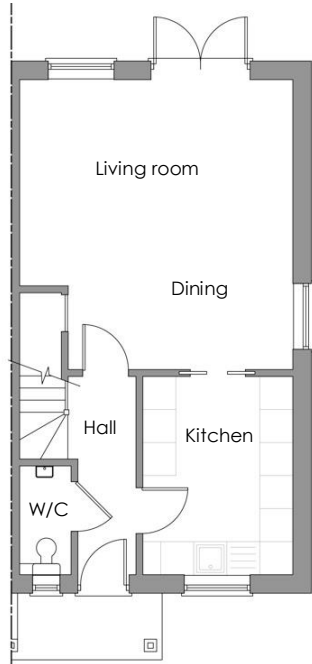
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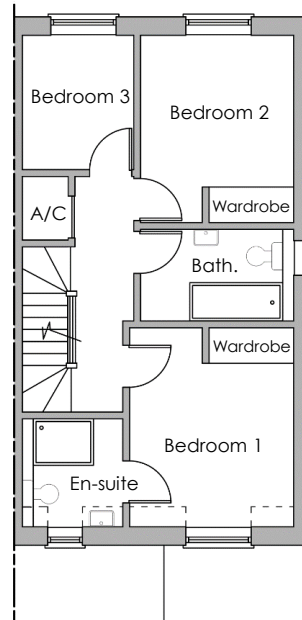
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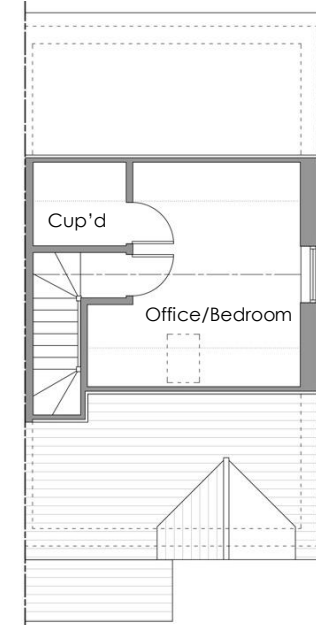
HOLMES
BUILDING QUALITY HOMES



Living/Dining room	4.94x5.24m	16'2"x17'1"
Kitchen	2.7x3.57m	8'8"x11'7"
W/C	0.91x1.95m	2'9"x6'3"
Hallway	1.03x3.57m	3'3"x11'7"



Bedroom 1	3x3.64m	9'8"x11'9"
Bedroom 2	2.8x3.42m	9'1"x11'2"
Bedroom 3	2.01x2.43m	6'5"x7'9"
En-suite	1.84x1.97m	5'9"x6'4"
Bathroom	2.8x1.67m	9'1"x5'4"



Office/Bedroom 4	3.95x4.2m	12'9"x13'7"
Cupboard	1.7x1.55m	5'5"x5'0"

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3 BRICKYARD COTTAGE

THREE BEDROOM END OF TERRACE HOME

Front View



Rear View



Underfloor heating will be laid throughout the ground floor and a hard-wearing timber floor will be laid in the hallway. The open plan kitchen/dining area at the rear of the property is a spacious room with French doors opening into the garden. A quality kitchen will be fitted with built in appliances and the floor will be tiled. You will also have the benefit of a small utility room to house a washing machine and dryer. At the front of the house is a large living room with carpet and a southern aspect bay window. On the first floor the master bedroom has its own en-suite and built-in wardrobe, and will enjoy southerly views towards Highdown Hill. Both bathrooms and the W/C will be fitted and tiled to a very high standard. Outside the French doors you will find a good sized patio and a large garden which will be laid to lawn.

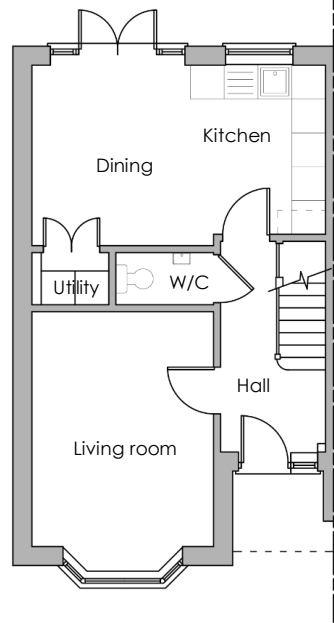
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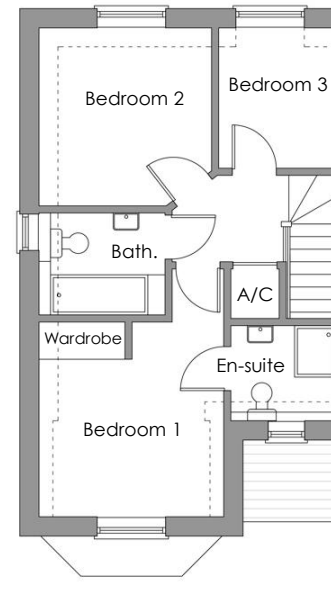
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Kitchen/Dining room	5.19x3.17m	17'0''x10'4''
Living room	3.2x4.14m	10'4''x13'5''
W/C	1.71x0.9m	5'6''x2'9''
Utility	1.34x0.9m	4'3''x2'9''
Hallway	1.84x3.71m	6'0''x12'1''



Bedroom 1	3.2x3.38m	10'4''x11'0''
Bedroom 2	3.01x3.11m	9'8''x10'2''
Bedroom 3	2.05x2.45m	6'7''x8'0''
En-suite	1.86x1.66m	6'1''x5'4''
Bathroom	2.2x1.78m	7'2''x5'8''

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HOLMES
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4 BRICKYARD COTTAGE

TWO BEDROOM TERRACED HOME

Front View



Rear View



Timber flooring and underfloor heating will be laid mainly throughout the ground floor, providing a modern contemporary feel. The open plan kitchen, living and dining area is a spacious room with French doors which draws the natural light in. A quality kitchen will be fitted with built in appliances and will include a tiled floor. On the first floor the master bedroom has its own en-suite and built-in wardrobe. Bedroom 2 will also include a built in wardrobe. Both bathrooms and the W/C will be fitted and tiled to a very high standard. Outside the French doors you will find a good sized patio and a large garden which will be laid to lawn.

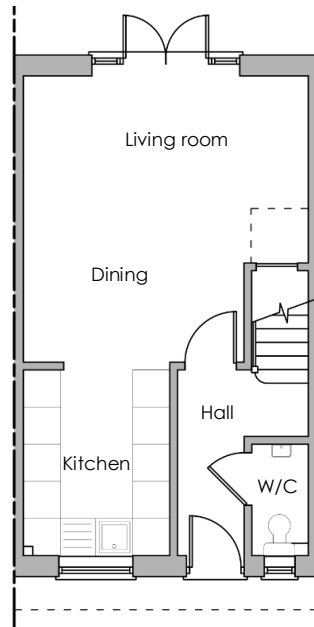
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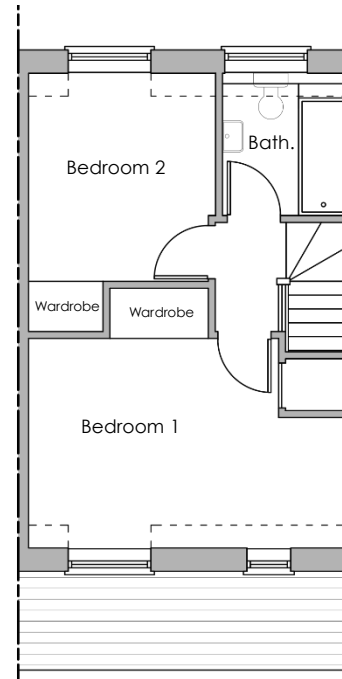
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Living/Dining room	4.58x4.6m	15'0''x15'0''
Kitchen	2.34x2.97m	7'6''x9'7''
W/C	0.81x1.77m	2'6''x5'8''
Hallway	2.09x2.97m	6'8''x9'7''



Bedroom 1	4.58x3m	15'0''x9'8''
Bedroom 2	2.68x2.98m	8'7''x9'7''
Bathroom	1.77x2.03m	5'8''x6'6''

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HOLMES
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5 BRICKYARD COTTAGE

THREE BEDROOM END OF TERRACE HOME

Front View



Rear View



Underfloor heating will be laid throughout the ground floor and a hard-wearing timber floor will be laid in the hallway. The open plan kitchen/dining area at the rear of the property is a spacious room with French doors opening into the garden. A quality kitchen will be fitted with built in appliances and the floor will be tiled. You will also have the benefit of a small utility room to house a washing machine and dryer. At the front of the house is a large living room with carpet and a southern aspect bay window. On the first floor the large master bedroom has its own en-suite and walk-in wardrobe. Both bathrooms and the W/C will be fitted and tiled to a very high standard. Outside the French doors you will find a good sized patio and a large garden which will be laid to lawn.

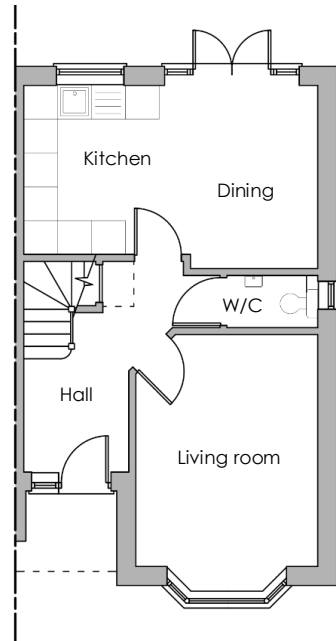
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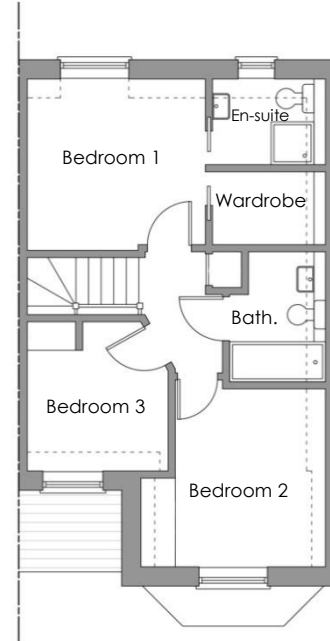
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Kitchen/Dining room	5.19x3.22m	17'0''x10'5''
Living room	3.2x4.09m	10'4''x13'4''
W/C	1.58x0.9m	5'1''x2'9''
Hallway	1.84x3.71m	6'0''x8'3''



Bedroom 1	3.09x3m	10'1''x9'8''
Bedroom 2	2.6x3.09m	8'5''x10'1''
Bedroom 3	2.46x2.61m	8'0''x8'5''
En-suite	2.07x1.5m	6'7''x4'9''
Bathroom	1.67x2.3m	5'4''x7'5''

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ABOUT HOLMES BUILDING SERVICES LIMITED

On this project Holmes Southern Developments Limited will be working in conjunction with Holmes Building Services Limited. Holmes Building have built an enviable reputation for high quality workmanship. They're a highly skilled and focused building company, with a pride in delivering a professional service. Their team contains a wealth of knowledge and experience, and a desire to consistently produce high quality projects.

We take an enormous amount of pride in our work which can be seen from the standards that we set ourselves. All our projects are run in a professional manner from inception to completion.

Environment and sustainability – We are committed to working as efficiently as possible. We recycle where possible, and ensure waste is kept to an absolute minimum. We also purchase materials where possible from sustainable sources, all our timber is purchased from PEFC certified merchants.

The photographs on this page show examples of work undertaken by Holmes Building Services for local developers and private clients.

To find out more please visit www.holmesbuilding.com



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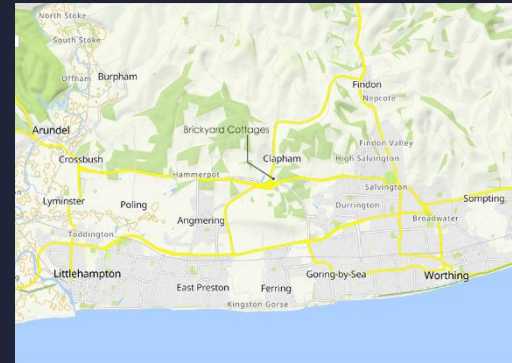
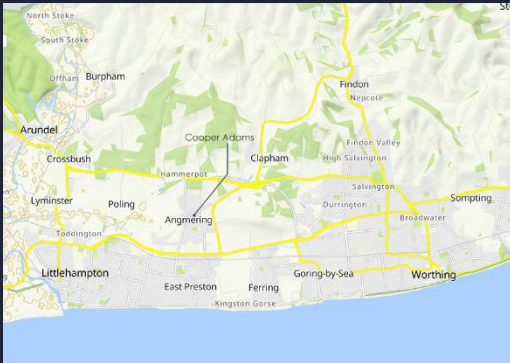
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WHERE TO FIND US



Sales:

To express your interest in this development please contact Cooper Adams in Angmering:

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Angmering

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Telephone- 01903 859797 or email- angmering@cooper-adams.com

Where to find us:

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Clapham

Worthing

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