



SPINDLEWOOD
PLACE

WALBERTON | WEST SUSSEX

**White &
Brooks**

LAND & NEW HOMES



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PLACE

WALBERTON | WEST SUSSEX

**SET ON THE OUTSKIRTS OF
WALBERTON VILLAGE, WITH OPEN
FARMLAND TO THE EAST AND WEST,
SPINDLEWOOD PLACE IS AN
EXCLUSIVE DEVELOPMENT OF
EIGHT DELIGHTFUL NEW HOMES.**



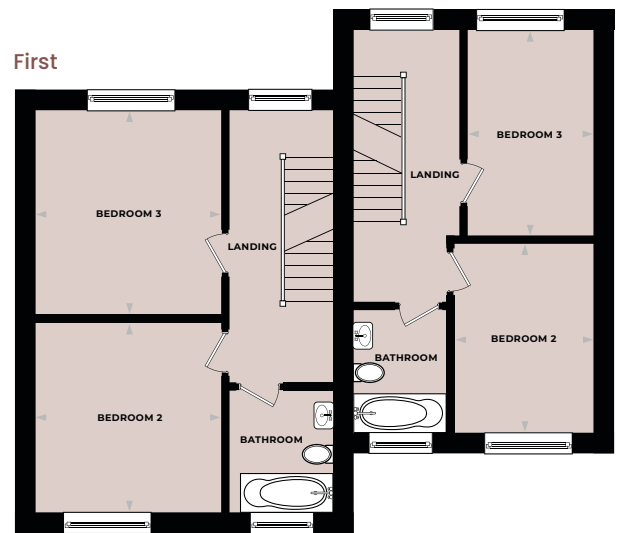
With four distinctly different house types across the site, the key words are individuality and character, with detailing that faithfully reflects the local vernacular and architecture.

The result is a development of homes that truly belong in their environments – houses that sit comfortably and timelessly within their charming setting. From 3 bedroom detached properties

to 3 bedroom three storey townhouses, Spindle Wood Place offers a choice of beautiful homes with delightful landscaping and gardens, framed against a backdrop of open countryside, it's a setting that combines tranquil seclusion with convenient location.

From the moment you set foot in any of the properties at Spindlewood Place, you'll feel utterly at home.





Plots 1 & 3

Living Room	12'9" x 8'10" (3.94m x 2.47m)
Kitchen / Dining Room	15'0" x 19'7" (4.58m x 6.03m)
Bedroom 1	12'5" x 11'2" (3.81m x 3.42m)
Bedroom 2	11'7" x 8'6" (3.59m x 2.64m)
Bedroom 3	12'7" x 7'8" (3.89m x 2.39m)

Plots 2 & 4

Living Room	11'5" x 12'7" (3.53m x 3.88m)
Kitchen / Dining Room	11'8" x 18'5" (3.60m x 5.65m)
Bedroom 1	14'5" x 14'5" (4.45m x 4.42m)
Bedroom 2	11'8" x 11'5" (3.60m x 3.53m)
Bedroom 3	12'7" x 11'5" (3.88m x 3.53m)

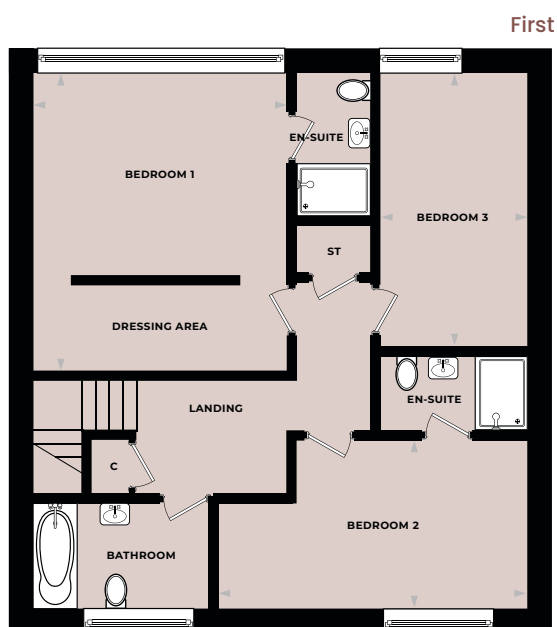
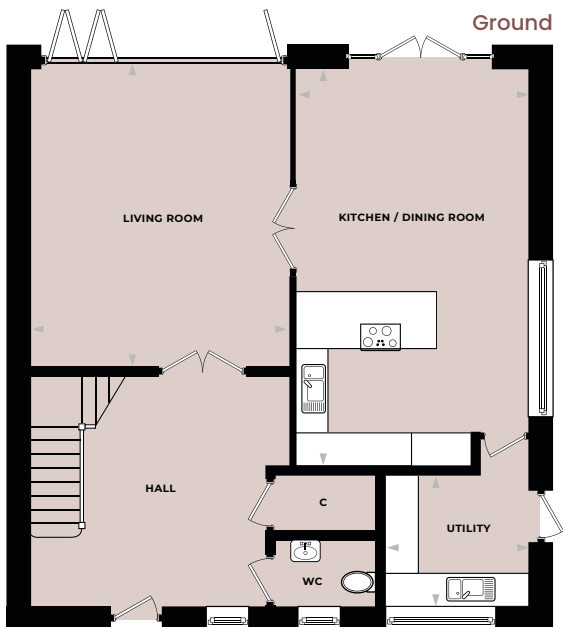
All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.



The artist's impressions show features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.



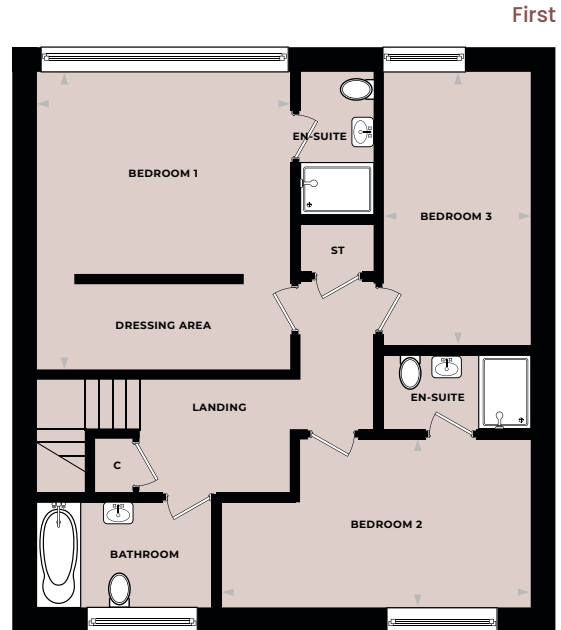
The artist's impressions show features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.



Plot 8

Living Room	17'0" x 14'6" (5.21m x 4.48m)
Kitchen / Dining Room	22'4" x 13'1" (6.85m x 4.02m)
Utility	9'5" x 8'2" (2.91m x 2.52m)
Bedroom 1 inc Dressing Area	16'8" x 14'4" (5.15m x 4.41m)
Bedroom 2	16'7" x 8'7" (5.10m x 2.67m)
Bedroom 3	8'4" x 15'6" (2.59m x 4.75m)

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Plot 6 & 7 (Plot 7 is handed)

Living Room	17'0" x 14'6" (5.21m x 4.48m)
Kitchen / Dining Room	22'4" x 13'1" (6.85m x 4.02m)
Utility	9'5" x 8'2" (2.91m x 2.52m)
Bedroom 1 inc Dressing Area	16'8" x 14'4" (5.15m x 4.41m)
Bedroom 2	16'7" x 8'7" (5.10m x 2.67m)
Bedroom 3	8'4" x 15'6" (2.59m x 4.75m)

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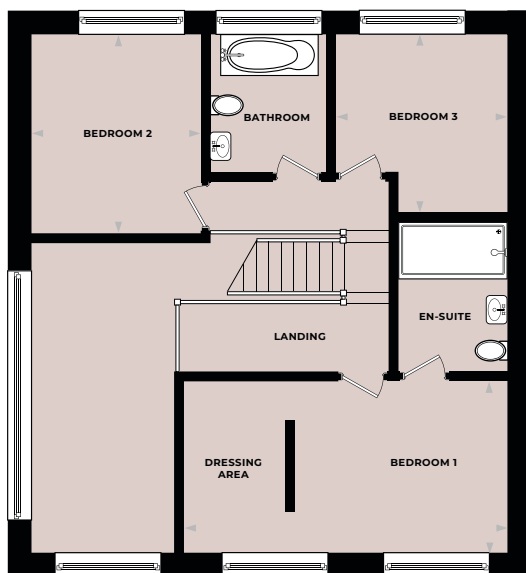


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Ground



First



Plot 5

Living Room	12'7" x 12'94" (3.88m x 3.78m)
Kitchen / Dining Room	18'1" x 20'7" (5.54m x 6.33m)
Utility	7'5" x 6'8" (2.31m x 2.10m)
Study	7'6" x 11'8" (2.32m x 3.61m)
Bedroom 1 inc Dressing Area	10'1" x 19'2" (3.08m x 5.86m)
Bedroom 2	11'8" x 9'9" (3.60m x 3.04m)
Bedroom 3	10'3" x 10'6" (3.15m x 3.24m)

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Elmer Beach



Chichester Cathedral

AN IDYLIC LOCATION WITH SOMETHING FOR EVERY LIFESTYLE

With a population of around 3000, Walberton remains a small, friendly community, served by a convenience store, the Holly Tree country pub and a village hall. Built in the 13th century, St Mary the Virgin Parish Church has a font that dates back to the 12th century. Today, the village offers a charming mix of the old and the new, thatched cottages rubbing shoulders with more modern properties.

It's also a great place for young families, with Walberton and Binsted CE Primary School, rated Good by Ofsted in 2017, there is also a Community Pre-School and Church of England Primary School at Yapton just over 2 miles away. For older children, St Philip Howard Catholic School (2.2 miles) and Ormiston Six Villages Academy (3.4 miles) are both close at hand.

Gunwharf Quays



Elmer Beach, just over five miles south of Walberton, offers mile upon mile of unspoilt coastline extending in either direction. A glorious hotspot for watersports is The Solent, famous for everything from yachting and dinghy racing to kite surfing, wakeboarding and waterskiing.

A little further afield, some 30 minutes' drive away lie the timeless, rolling landscapes of the South Downs. 260 square miles of chalk hills and vales, loved by ramblers, mountain bikers and sightseers and dotted with picturesque villages, the South Downs National Park is the perfect landscape in which to immerse yourself and escape the hustle and bustle of modern life.

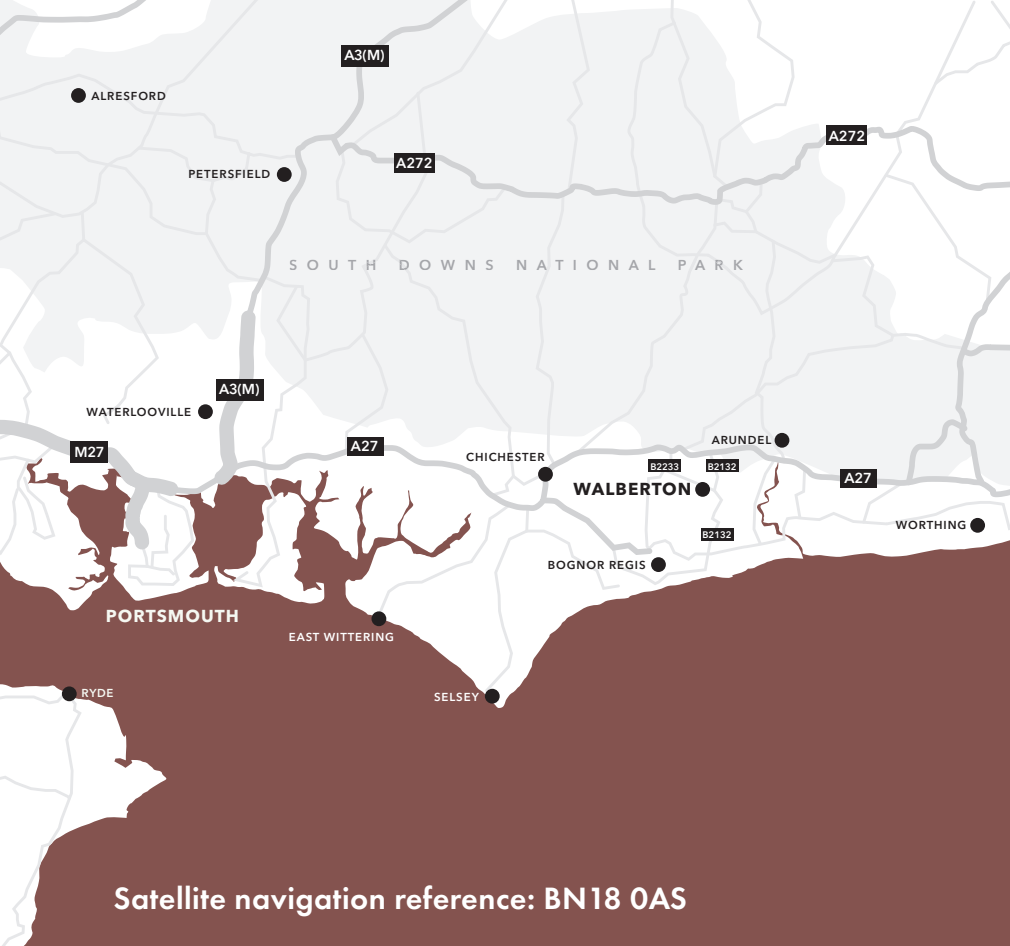
Some 20 minutes' drive to the west, the cathedral city of Chichester combines the cultural with the contemporary. With a thriving arts scene and a globally recognised Festival Theatre, this city is a vibrant

and colourful location, steeped in history and, today, one of the region's most important commercial hubs. With the Cascades, Gunwharf Quays and Port Solent shopping centres, as well as numerous national and independent local retailers in the city centre itself, Portsmouth has established itself as one of the south's leading shopping destinations just 35 minutes drive away.



The South Downs

With a strong sense of village community, Walberton is the perfect location for all generations.



A LITTLE ABOUT US

Dugan Homes are committed to a sustainable future and to improving the social, economic and environmental well-being of the community. It is their mission to provide a level of service that will exceed the expectations of all their clients, to provide the highest level of quality workmanship and customer service.



Satellite navigation reference: BN18 0AS

SPECIFICATION

Kitchens

- Contemporary style Euphoria kitchen with soft close doors and drawers. Quartz worktops and upstands with drainer grooves for detached homes. Laminate worktops and upstands for semi-detached homes.
- Integrated Neff appliances including fridge freezer, washer/dryer and dishwasher.
- Neff multifunctional fan assisted oven, and induction hob with Bora downdraft extractor hood.
- Under cabinet LED lighting.
- Stainless steel single sink with chrome twin handle mixer tap.

Utility (Detached homes only)

- Contemporary style Euphoria kitchen with soft close doors and drawers.
- Stainless steel single sink with chrome twin handle mixer tap.
- Laminate worktops and upstands.
- Space for washing machine or tumble dryer.

Internal Details

- White Chiffon matt paint to all walls
- Solid white doors with chrome ironmongery.
- Fitted carpets and acoustic underlay to hall, stairs, landing, living room and all bedrooms.
- Smoke detectors to hallway and landing.
- Heat detectors to kitchen.
- Fitted wardrobes to detached homes only

Energy Efficiency

- Energy efficient air source heat pump / cylinder .
- Underfloor heating to ground floor.
- Slimline flat panel radiators to first floor.
- Zoned heating controls.
- Low energy LED downlights to all rooms.
- USB socket outlets to kitchen, living room and bedrooms.
- External lighting to porch and bollards
- Cat 6 cabling for internet access.
- White electric sockets throughout.

Bathrooms

- Stylish white Villeroy & Boch sanitaryware with dual flush concealed cisterns and soft close seats.
- Contemporary chrome Vado fixtures to showers/baths and basin mixers.
- Porcelanosa floor tiles to bathrooms and en-suites
- Mirror over sink.
- Full height Porcelanosa wall tiles to shower enclosure and over bath. Half height over sink areas.



For more information or to arrange a viewing please contact the sales agent

White & Brooks

LAND & NEW HOMES

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