



Monarch Walk

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Our star rating
We've been awarded a five
star rating by the Home Builders
Federation in their 2025 survey.

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Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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Find your sanctuary at

Monarch Walk

Chichester

2, 3, 4 & 5 bedroom homes



Charles Church

Welcome to your sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Monarch Walk is our stunning collection of two, three, four and five-bedroom homes situated in Chichester.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.

Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.





Our dedication goes beyond building houses. We craft spaces where you can thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



Charles Church

Introducing Monarch Walk.

2, 3, 4 & 5 bedroom homes.

Set in peaceful countryside on the edge of Chichester, Monarch Walk is an exceptional collection of 2,3,4 & 5 bedroom homes. This sought after development has a park land setting and benefits from the convenience of city and natural life on your doorstep.

These high-quality homes have been thoughtfully designed with premium living in mind. Monarch Walk offers a range of personalisation options, allowing you to tailor the finishes throughout your new home to suit your style.

Discover your true sense of belonging.





Notice
that feeling.
That's the
feeling
of home.

Discover your happy place.



Monarch Walk. The perfect place to live and grow.

Monarch Walk is a stunning collection of energy-efficient 2, 3, 4 & 5 bedroom homes on the outskirts of charming Chichester. Surrounded by the South Downs National Park and with excellent commuter links to Southampton, Portsmouth and beyond, this development is ideally suited to young professionals, growing families, and those looking to downsize.

This desirable location offers a wide selection of amenities including shops and pubs within walking distance. The development features attractive landscaping, open green spaces and communal areas - creating a welcoming feel for residents where lasting memories are made. Our homes also benefit from electric car charging points and solar panels, providing an environmentally and budget friendly lifestyle for years to come.



Please do make yourself at home.



- 1 Chichester Cathedral
- 2 South Downs
- 3 The Ivy Restaurant
- 4 Chichester Market
- 5 South Downs National Park



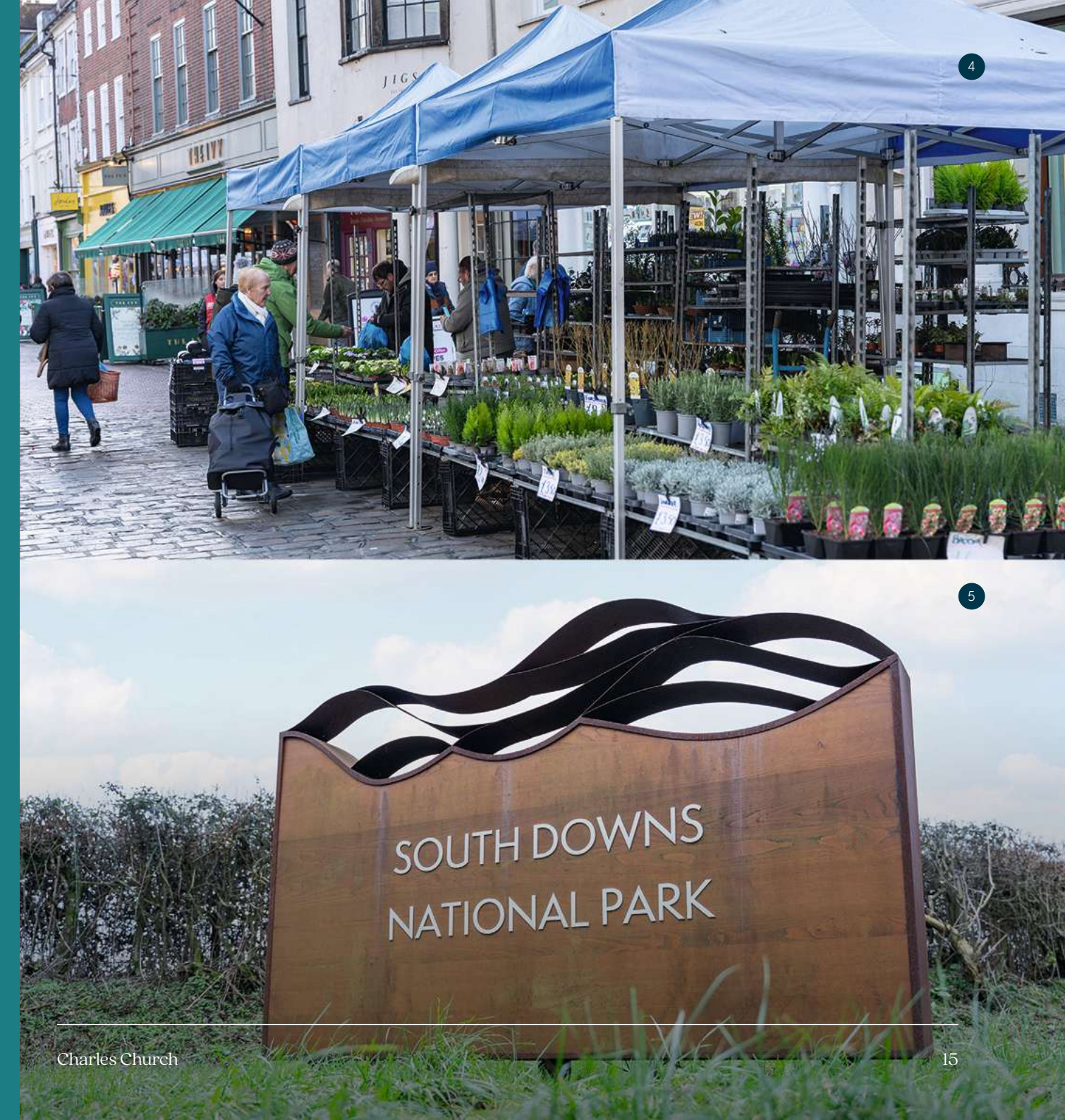
The best of both worlds.

Chichester is surrounded by a wealth of treasured places to discover – from, tranquil walks along Chichester Canal, just a short stroll from the city centre to the beautifully restored landscapes of West Dean Gardens, nestled at the foot of the South Downs..

The iconic Goodwood, home to world class motorsport racing and lifestyle events, is within easy reach with the history and heritage of Chichester Cathedral located in the city just a short drive away.

Whether you're wandering through independent boutiques, enjoying scenic countryside trails, or planning a day out to hidden gems such as the Weald & Downland Living Museum or Fishbourne Roman Palace, Chichester places an exceptional mix of culture, nature and leisure right on your doorstep.

With excellent routes connecting you to the wider West Sussex coast and beyond, you're perfectly positioned to explore, unwind and enjoy everything this vibrant cathedral city has to offer.

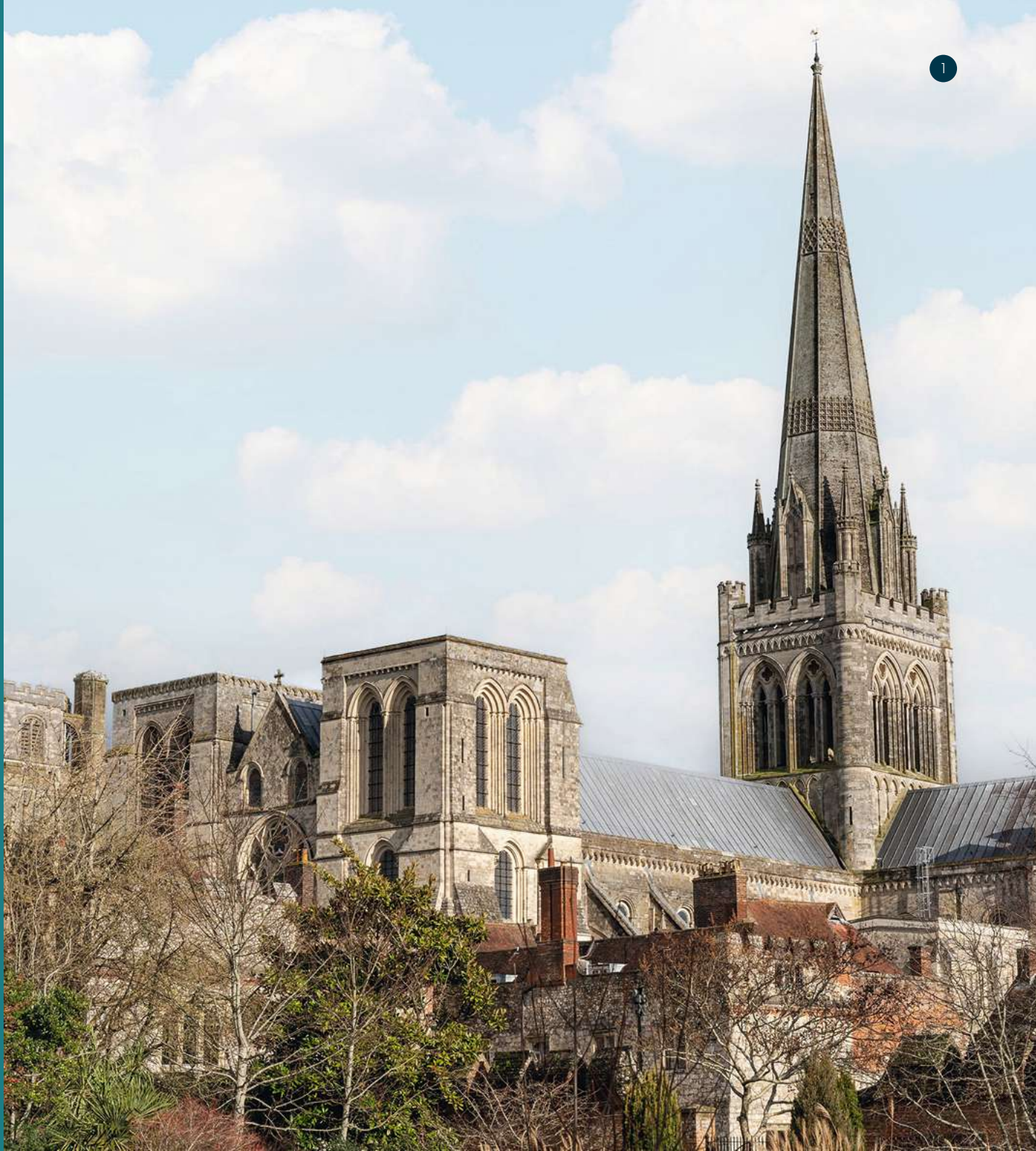


Find your place in history.

Nestled on the edge of Chichester, Westhampnett blends historic charm with contemporary convenience, offering a peaceful village setting moments from some of West Sussex’s most iconic destinations.

Surrounded by beautiful countryside and shaped by a rich heritage dating back to the Roman era, the area provides an inviting balance of rural tranquillity and cultural interest.

At the heart of the landscape sits the world renowned Goodwood Estate – home to prestigious events in motorsport, horseracing and aviation, as well as scenic parkland and exceptional leisure opportunities. Its close proximity adds a distinctive prestige to life in Chichester, connecting residents to an exciting calendar of festivals, sports and experiences.



1

Historic treasures such as St Peter’s Church, one of the oldest in West Sussex and built with materials believed to include remnants from nearby Roman Chichester, reflect the village’s deep roots and enduring character.

Whether wandering local footpaths, soaking in the landscape surrounding The Trundle, or exploring artisan shops and cafés in nearby Chichester, every day brings something new to enjoy.

With its welcoming community, easy access to Chichester and the South Downs, and a blend of countryside calm and world class attractions, Chichester offers a uniquely refined place to call home – perfectly suited to modern living with a timeless sense of place.



- 1 Historic Chichester
- 2 Exploring artisan shops and cafés in nearby Chichester
- 3 Goodwood Motor Circuit
- 4 Chichester Guildhall



2



3



4

Charles Church

17

Chichester, a place to call home.

Chichester is surrounded by some of West Sussex's most attractive countryside, offering sweeping rural views and a peaceful village feel just moments from Chichester. Enjoy the natural beauty of the South Downs and the scenic landscapes that frame the nearby Goodwood Estate, one of the area's most celebrated landmarks. With excellent access to Chichester, the wider West Sussex coast and major routes across the region, Chichester provides the perfect balance of countryside calm and modern connectivity – ideal for exploring, commuting or simply enjoying the best of both worlds.



5 reasons to live in
Chichester

Scan to view our local area video



1

One. Outstanding connections

Perfectly placed for commuters and travellers alike, Chichester offers effortless access to regional routes via the A27, keeping Chichester and the wider South Coast within easy reach. Enjoy exceptional connectivity while your home remains a peaceful retreat from the everyday.



1 Chichester Station

Two. Discover local eateries

Delight in an array of food and drink options around Chichester, from the vibrant Chichester Farmers' Market, showcasing fresh local produce and artisan goods, to elegant dining at The Ivy in nearby Chichester. Enjoy speciality coffee and laid back brunches at Crate Café, offering a relaxed spot to savour quality flavours close to home.



2 Crate Café



2

Three. Excellent education

Chichester is surrounded by a strong choice of highly regarded state and independent schools, including Chichester High School, a well established mixed secondary and sixth form, and the respected University of Chichester, offering excellent higher education opportunities nearby.



3 University of Chichester



3

Four. Countryside living

A hidden gem, Chichester is framed by some of West Sussex's most scenic countryside, with sweeping views across the South Downs and the historic landscape of the Goodwood Estate right on the doorstep. Explore miles of woodland and panoramic trails – perfect for lovers of the great outdoors.



4 The Monarch's Way



4

Five. A rich community spirit

Chichester is more than a picturesque village – it's a place where community truly comes first. With a contemporary Community Hall at the heart of village life, residents regularly come together for everything from fitness classes and children's parties to local meetings and celebrations.



5 Community Hall



5



Always in reach.

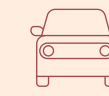
Chichester benefits from its enviable position just outside Chichester, offering excellent regional connectivity via the A27, the South Coast's primary east–west route. Whether travelling for work or leisure, residents of Monarch Walk can enjoy smooth access to nearby towns, coastal destinations and wider transport networks.

Travel by foot from Monarch Walk



Children's Play Area	5 minutes
The March C of E Primary School	10 minutes
Sainsbury's	11 minutes
The Gym Group	13 minutes
John Lewis	14 minutes
Westhampnett Community Hall	17 minutes
St Richard's Hospital	24 minutes
University of Chichester	33 minutes

Travel by car from Monarch Walk



Chichester	10 minutes
Bognor Regis	17 minutes
Portsmouth	33 minutes
Southampton	53 minutes
Brighton	57 minutes
London Gatwick Airport	60 minutes
South Downs National Park	20 minutes

Travel by train from Chichester station



Portsmouth & Southsea	29 minutes
Brighton	49 minutes
Southampton	56 minutes
London Gatwick Airport	60 minutes
London Victoria	1 hour 28 minutes

Find your sanctuary at Monarch Walk.



Monarch Walk site plan.

1 Bedroom Homes

- The Admiral (First Home)

2 Bedroom Homes

- The Windle (First Home)
- The Elm (First Home)
- The Stonehaven
- The Tunstall

3 Bedroom Homes

- The Sandbanks
- The Cowfold
- The Studland
- The Eskdale
- The Boxgrove

4 Bedroom Homes

- The Benllech
- The Bamburgh
- The Lancombe
- The Seacombe

5 Bedroom Homes

- The Kingsand
- The Broadhaven
- The Torrisdale

- Shared Ownership

- * First Homes
- V Visitor Parking
- SS Sub Station
- PS Pumping Station
- BCP Bin Collection Point



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Discover a
home you
adore in
every detail.





The Admiral

1-bedroom semi-detached Home (First Home)



Features

- 2 x Bedrooms
- 1 x Bathroom
- 1 x Study
- 2 x Parking spaces
- EV charging point

Perfectly-proportioned, the Admiral has a bright open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor

Kitchen/Dining	2.82 x 3.77m
Living room	3.90 x 3.76m



First floor

Bedroom 1	3.89 x 3.03m
Study	3.89 x 2.18m

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The Windle

2-bedroom semi-detached Home (First Home)



Features

- 2 x Bedrooms
- 1 x Bathroom
- 2 x Parking spaces
- EV charging point

A refined two-bedroom home that offers just the right balance of style and versatility. Whether you're taking your first step onto the property ladder or seeking a low maintenance lifestyle with space to host, The Windle adapts beautifully. The open plan ground floor creates a bright, sociable setting, while the second bedroom provides flexibility - perfect as a guest space, home office, or tranquil retreat.



Ground floor

Kitchen	3.03 x 4.07m
Living room	4.12 x 4.49m



First floor

Bedroom 1	4.12 x 3.67m
Bedroom 2	4.12 x 2.56m

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The Elm

2-bedroom semi-detached Home (First Home)



Features



2 x Bedrooms



1 x Bathroom



2 x Parking spaces



EV charging point

The Elm is a thoughtfully designed and beautifully proportioned home, ideal for modern living. The ground floor offers a welcoming living room alongside a spacious open-plan kitchen and dining area, creating a sociable heart of the home that's perfect for everyday life and entertaining. A convenient downstairs cloakroom adds to the home's practicality. Upstairs, the Elm features two generously sized bedrooms and a contemporary family bathroom, providing comfortable and well-balanced accommodation. With its efficient layout and inviting spaces, the Elm is a charming home well suited to first-time buyers.



Ground floor

Kitchen/Dining/
Living room

5.19 x 3.06m
5.19 x 2.90m



First floor

Bedroom 1
Bedroom 2

5.19 x 2.88m
2.87 x 4.10m

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The Stonehaven

2-bedroom semi-detached Home



Features



2 x Bedrooms



2 x En suite



2 x Parking spaces



EV charging point

The Stonehaven is a charming and thoughtfully designed home, perfectly suited to modern living. The ground floor features a light-filled open-plan kitchen and dining area that forms a welcoming social space, complemented by a comfortable separate living room ideal for relaxing or entertaining. Practical touches include a downstairs cloakroom and useful storage. Upstairs, the Stonehaven continues to impress with two generously sized bedrooms, each benefiting from its own en suite bathroom, offering comfort, privacy and a sense of luxury for homeowners and guests alike.



Ground floor

Kitchen/Dining	3.37 x 3.38m
Study area	2.43 x 2.17m
Living room	4.50 x 2.78m



First floor

Bedroom 1	4.50 x 3.87m
Bedroom 2	3.52 x 3.38m

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The Tunstall

2-bedroom semi-detached Home



Features



2 x Bedrooms



2 x En suite



2 x Parking spaces



EV charging point

The Tunstall is a thoughtfully designed home with a natural flow that makes everyday life effortless. The kitchen and dining area at the front leads seamlessly into a spacious lounge, opening onto the garden through bi-fold doors - perfect for entertaining or relaxing. A downstairs WC and a handy storage cupboard add practical convenience, while upstairs each bedroom benefits from its own en suite, offering comfort and privacy for family or guests.



Ground floor

Kitchen/Dining	4.04 x 4.24m
Living room	4.04 x 3.66m



First floor

Bedroom 1	5.01 x 3.20m
Bedroom 2	2.65 x 3.64m

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The Sandbanks

3-bedroom semi-detached Home



Features



3 x Bedrooms



1 x Bathroom



1 x En suite



2 x Parking spaces



EV charging point

The Sandbanks combines contemporary design with everyday comfort, offering a layout that effortlessly supports family life. Its spacious open-plan kitchen and dining area opens to the garden via wide bi-fold doors, allowing light to pour in and forming an easy, flowing space for meals, gatherings and daily routines. A separate lounge provides a peaceful escape, while the main bedroom's en suite and well-planned storage enhance the home's thoughtful design.



Ground floor

Kitchen/Dining	5.40 x 2.66m
Living room	3.31 x 3.69m



First floor

Bedroom 1	3.12 x 3.88m
Bedroom 2	3.22 x 4.82m
Bedroom 3	2.67 x 2.85m

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The Cowfold

3-bedroom detached Home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and 2 x Parking spaces
- EV charging point

The Cowfold is a popular three-bedroom family home with much to offer, it has a bright and modern open plan kitchen/ dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. Upstairs there are three good sized bedrooms, bedroom one benefiting from an en suite, plenty of storage and a modern family bathroom.



* Window for plots 19, 93, 111



Ground floor

Kitchen/Dining	3.01 x 5.75m
Living room	3.14 x 5.75m

First floor

Bedroom 1	2.88 x 3.72m
Bedroom 2	4.19 x 2.95m
Bedroom 3	3.14 x 2.70m

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The Studland

3-bedroom semi-detached Home



Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point

The Studland is a light-filled home designed for modern family living. At its heart, a spacious open-plan kitchen and dining area opens through bi-fold doors to the garden, while elegant rooflights fill the space with natural light. A separate living room offers a comfortable retreat, complemented by a utility room, downstairs WC, and clever storage throughout. Upstairs, three bedrooms provide generous space for family or guests, with an en suite to the main bedroom adding a touch of everyday luxury.



Ground floor

Kitchen/Dining	5.40 x 4.44m
Living room	3.32 x 4.48m



First floor

Bedroom 1	3.09 x 3.88m
Bedroom 2	3.22 x 4.82m
Bedroom 3	2.66 x 2.85m

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The Eskdale

3-bedroom detached Home



Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x Parking spaces
-  EV charging point

The Eskdale is a spacious and well-planned family home, offering a thoughtful balance of open-plan living and more traditional, defined spaces. The ground floor features a welcoming living room alongside a generous kitchen, dining and family area that forms the heart of the home - ideal for everyday life and entertaining. Practical touches such as a utility area and cloakroom add convenience. Upstairs, the Eskdale offers three well-proportioned bedrooms, including a main bedroom with en suite, complemented by a contemporary family bathroom. With its flexible layout and generous proportions, the Eskdale is perfectly suited to growing families.



Ground floor

Kitchen/Dining	3.06 x 6.20m
Living room	3.15 x 6.20m

First floor

Bedroom 1	3.17 x 3.87m
Bedroom 2	4.60 x 3.18m
Bedroom 3	3.27 x 2.93m

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The Boxgrove

3-bedroom semi-detached Home



Features



3 x Bedrooms



1 x Bathroom



1 x En suites



1 x Study



Single garage and
2 x Parking spaces



EV charging point

The Boxgrove is a beautifully designed three-storey home that offers flexible living space ideal for modern lifestyles. The ground floor features a stylish open-plan kitchen and dining area, perfect for everyday family life and entertaining, alongside a separate living room that provides a welcoming space to relax. Upstairs, the first floor offers two well-proportioned bedrooms, plus a dedicated home office space and a contemporary family bathroom, while the top floor is dedicated to an impressive main bedroom with its own en suite, creating a private retreat. With its thoughtful layout and generous accommodation, the Boxgrove combines practicality, comfort and elegant design.



Ground floor

Kitchen/Dining	5.09 x 2.58m
Living room	4.16 x 3.95m



First floor

Bedroom 2	3.00 x 2.84m
Bedroom 3	2.95 x 3.10m
Study	2.09 x 3.10m



Second floor

Bedroom 1	4.09 x 5.91m
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The Benllech

4-bedroom detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Single garage and 2 x Parking spaces
-  EV charging point

The Benllech is a stylish and well-designed family home, perfectly suited to modern living. A welcoming hallway leads to a comfortable lounge and a flexible additional room, ideal as a study, snug or playroom. At the heart of the home is a spacious open-plan kitchen and dining area, ideal for family life and entertaining, with access to the garden and a convenient cloakroom. Upstairs offers four well-proportioned bedrooms, including a main bedroom with en suite, alongside a separate study and a contemporary family bathroom - combining space, flexibility and classic style.



Ground floor

Kitchen/Dining/Family	7.99 x 3.93m
Living room	3.61 x 4.95m



First floor

Bedroom 1	3.61 x 4.90m
Bedroom 2	4.25 x 3.76m
Bedroom 3	3.33 x 2.40m
Bedroom 4	2.33 x 3.45m

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The Bamburgh

4-bedroom detached Home



Features



4 x Bedrooms



1 x Bathroom



1 x En suites



Single garage and
2 x Parking spaces



EV charging point

For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A really spacious open plan kitchen/dining room/snug and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, and a separate bath and shower in the family bathroom, are excellent features. Plus bedroom one features a dressing area and en suite.



Ground floor

Kitchen/Dining	6.53 x 3.62m
Snug	4.13 x 3.20m
Living room	3.83 x 5.11m



First floor

Bedroom 1	3.83 x 3.21m
Bedroom 2	2.80 x 3.44m
Bedroom 3	3.96 x 2.54m
Bedroom 4	2.53 x 3.73m

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The Lancombe

4-bedroom detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suites
-  1 x Study
-  Double garage and 2 x Parking spaces
-  EV charging point

The Lancombe perfectly blends contemporary open-plan living with traditional, well-defined spaces. A light-filled kitchen and family room forms the heart of the home, opening onto the garden through elegant bi-fold doors - ideal for relaxed family time and entertaining alike. This modern space is complemented by a separate living room and formal dining room, offering flexibility for every occasion. Upstairs, the thoughtfully planned layout includes four well-proportioned bedrooms, a family bathroom, an en suite to the main bedroom and a dedicated study, making the Lancombe a superb home for modern family life.



* Window to plots 6, 7
** Window omitted to plots 25, 26, 27, 31, 32
Refer to working drawing for boiler location
i.e in either kitchen or utility room

Ground floor

Kitchen/Dining/Family	2.96 x 2.16m
Living room	3.52 x 4.37m
Dining room	2.77 x 3.97m

First floor

Bedroom 1	3.50 x 3.70m
Bedroom 2	2.80 x 3.44m
Bedroom 3	3.96 x 2.54m
Bedroom 4	2.53 x 3.73m

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The Seacombe

4-bedroom detached Home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Single garage and
2 x Parking spaces



EV charging point

The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/dining room that incorporates a snug and an island plus bi-fold doors to rear garden. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.



Ground floor

Kitchen	5.47 x 3.81m
Dining	4.10 x 2.59m
Snug	2.96 x 2.16m
Living room	4.18 x 4.62m

First floor

Bedroom 1	4.19 x 2.87m
Bedroom 2	3.07 x 3.85m
Bedroom 3	3.11 x 3.87m
Bedroom 4	3.11 x 2.83m

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The Kingsand

5-bedroom detached Home



Features



5 x Bedrooms



2 x Bathroom



1 x En suites



1 x Study



Dressing room



Double or single garage
and 2 x parking spaces



EV charging point

This is a classic three-storey town house. The Kingsand has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/living room, which has bi-fold doors to rear garden, and the balance of five bedrooms and three bathrooms. It's especially useful that both the bedrooms on the second floor have access to their own shower room, while bedroom one also enjoys a dressing room.



Ground floor

Kitchen/Dining	6.20 x 3.23m
Family area	3.71 x 4.20m
Living room	3.44 x 4.06m

First floor

Bedroom 1	3.52 x 3.45m
Bedroom 2	2.66 x 3.59m
Bedroom 3	3.31 x 3.86m

Second floor

Bedroom 4	3.58 x 4.66m
Bedroom 5	3.47 x 2.70m

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The Broadhaven

5-bedroom detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double integral garage
-  EV charging point

The Broadhaven has been designed for an active family, with a great kitchen/dining/family room opening out onto the garden and fitting the whole width of the house. The integrated double garage will fit all your bikes as well as the family cars. There's a separate living room for when you need some downtime, a utility room with outside access and a downstairs cloakroom. Upstairs, two of the bedrooms have en-suite bathrooms – ideal when guests come to stay, and there's a family bathroom for the other three bedrooms to use. Walk-in cupboards complete this well-planned layout.



Ground floor

Kitchen/Dining	4.96 x 4.40m
Snug	5.85 x 3.95m
Living room	3.38 x 4.71m

First floor

Bedroom 1	5.02 x 3.12m
Bedroom 2	4.67 x 2.97m
Bedroom 3	3.03 x 4.10m
Bedroom 4	3.38 x 3.24m
Bedroom 5	2.91 x 2.96m

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The Torrisdale

5-bedroom detached Home



Features



5 x Bedrooms



1 x Bathroom



2 x En suites



Double garage and
2 x parking spaces



EV charging point

The Torrisdale is a versatile five-bedroom home designed for modern family life. The ground floor features a spacious open-plan kitchen, dining and snug area with a central island and bi-fold doors to the garden, creating a bright, sociable hub. A separate living room and study provide flexible space, while storage completes the layout. Upstairs, five bedrooms and three bathrooms offer ample accommodation for family and guests. With a garage for added convenience, The Torrisdale combines space, style and everyday practicality.



Ground floor

Kitchen/Dining/Snug	10.81 x 4.93m
Living room	3.70 x 5.33m
Study	3.70 x 1.91m



First floor

Bedroom 1	3.74 x 3.18m
Bedroom 2	3.74 x 3.94m
Bedroom 3	2.72 x 4.06m
Bedroom 4	3.71 x 2.89m
Bedroom 5	3.17 x 2.85m

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Specification.

General

- Smooth finish ceilings
- Real oak veneer doors
- Satin Nickel finish ironmongery
- Ogee skirting and architraves with white gloss finish
- White primed softwood newels, spindles, strings and base rail.
- Handrail and newel caps in pre-finished oak
- Brilliant white matt emulsion paint to all rooms
- Brushed steel electrical sockets and switches throughout ground floor and to upper landings only
- Downlighters to kitchen, bathroom and en suite(s)
- Media plate to living room
- Gas central heating
- Smoke and heat detectors throughout
- Thermostatic radiator valves
- UPVC double glazed windows
- Block paved drive

Kitchen

- Choice of kitchen units with soft close drawers and doors (subject to build stage)
- Athena quartz worktop to kitchen (including splashback) and utility room (where applicable)
- AEG 5 zone induction hob and re-circulating hood
- AEG stainless steel conventional built in single oven
- AEG integrated fridge freezer - 70/30
- Integrated washer/dryer
- Sink to utility room (where applicable)
- Task lighting to kitchen under wall units

Bathrooms and en suites

- Villeroy and Boch sanitaryware, soft close toilet seats and bath
- Hansgrohe thermostatic shower to en suite and main bathroom (where applicable)
- Mira electric shower to additional en suite(s) (where applicable)
- Chrome towel radiators in family bathroom and en suite(s)
- Choice of wall tiling (dependant on build stage) with chrome trims
- Hansgrohe taps to all sinks except kitchen and utility room (where applicable)
- Half height tiling to all bathrooms and en suite walls

Exterior

- 1.8 metre high enclosure fencing to rear with gate
- External light to front door
- Front garden turfed and/or planted in line with landscaping plan
- Rear garden turfed
- Outside tap, external electrical socket and security light to rear of property
- Power and light to detached garages
- EV charging point 7kwh Mode 3
- Rear patio to extend full width of bi-fold door by 3 flags deep - staggered bond

Warranty

- 10 year new homes warranty



This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.

01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.

05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.

08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From German appliances and an integrated coffee machine in the kitchen, to oak internal doors and built in wardrobes in bedroom one. Everywhere you look and touch will feel just right.

09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straight away.

10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by smoke detectors, fire retardant materials and security lighting.

Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.