



WOODLARK GARDENS

HAMBROOK CHICHESTER

A small and stylish development of just four designer homes
in Hambrook, Chichester.

WILSON
DESIGNER HOMES



Bosham Harbour



South Downs National Park



Emirates Spinnaker Tower



Chichester Cathedral



Emsworth



Goodwood Revival

THE RURAL VILLAGE OF HAMBROOK IS LOCATED BETWEEN THE ROLLING HILLS OF THE SOUTH DOWNS NATIONAL PARK AND THE CHICHESTER HARBOUR AREA OF OUTSTANDING NATURAL BEAUTY.

Add that to the many cultural and urban attractions in the vicinity and you have a location that's hard to beat.

Wilson Designer Homes is known for developing small sites with a handful of beautifully crafted homes in sought-after areas. The Avenue development in Hambrook, Chichester, is no exception.

Hambrook itself is a rural village in the Parish of Chidham and Hambrook, just five miles west of Chichester. The local amenities include a combined post office/convenience store, a couple of farm shops (within a short drive) and a choice of schools, especially for primary age pupils. The historic Bosham Inn pub is nearby and a lovely place to enjoy a drink with a harbour view. If you enjoy rambling, a network of public footpaths makes it easy to explore the local countryside, including the wetlands and inter-tidal mudflats of Chichester Harbour. For more intensive activity, Bourne Community Leisure Centre (on the site of the

Community College) is along the road in Southbourne and boasts a state-of-the-art gym, tennis courts and a packed programme of fitness classes. Heading a little further west and the small town of Emsworth has plenty to recommend it, including some inviting bars and restaurants, many artists' studios and a choice of sailing clubs.

You'll find even more to do and see in Chichester, from the abundance of high street shops and independent boutiques to the plethora of places to eat and drink along the four main streets (North Street, South Street, East Street and West Street). During the summer months you can picnic in the grounds of the famous Chichester Cathedral. And if the theatre is your thing you will love being so near to Chichester Festival Theatre, which has acted as a springboard for successful West End shows for many years.

Hambrook is also well located for commuters. Nutbourne railway station is within two miles and offers around 20 trains a day to Chichester, with a journey time of under 10 minutes. From here you can pick up trains to Southampton (under an hour), Brighton (around 1 hr 30 mins) and London Victoria (1hr 45mins).

By car you can head east along the A27 through Brighton to Eastbourne. Head west and you have a straight run along the M27 through Portsmouth and onto the city of Southampton. Here the regional airport offers regular flights to Ireland, Scotland and the north of England and destinations across mainland Europe.



Photographs opposite show a previous Wilson Designer development

These country homes are individually designed to delight, right now and for years to come - with sleek, high quality kitchens and bathrooms and a host of modern features including electric car charging stations.

Kitchen

Professionally designed high quality kitchen • Fitted Neff or similar 60cm oven and microwave • Induction hob and extractor hood • Integrated fridge/freezer • Integrated dishwasher • Quartz kitchen worktops with laminate worktops in utility • Choice of ceramic floor tiles subject to stage of build.

Bathrooms and En-suites

Contemporary sanitary ware with chrome fittings • Heated towel rails • Multi functional high pressure showers • Porcelanosa ceramic tiled bathrooms and en-suites.

Interior Detailing

Internal oak doors with chrome door furniture • Moulded softwood skirting and architraves • Staircases with hardwood newel posts and hand rails • Smooth finished ceilings throughout • Wall finishes in natural chalk emulsion.

General

Pressurised hot water system • Fire places with timber lintels to living rooms and wood burners fitted as standard • High quality off white uPVC double glazed lockable windows • TV aerial and points to living room, kitchen/breakfast rooms and all bedrooms • Sky HD cables

wired from attic to living room • CAT5 networking cables to ground floor rooms for computer/TV/ audio networking capability • Mains powered smoke alarms • Intruder alarm system • Paving slabs to pathways and patios where indicated • Turfed front and rear gardens • External tap • PIR external lights to all units • 10 year Premier Guarantee.

Special features

Electric car charging stations • Bi-fold doors in kitchens leading out to south facing gardens • Air sourced heat pumps • Underfloor heating to ground floors • Electric up and over garage doors.





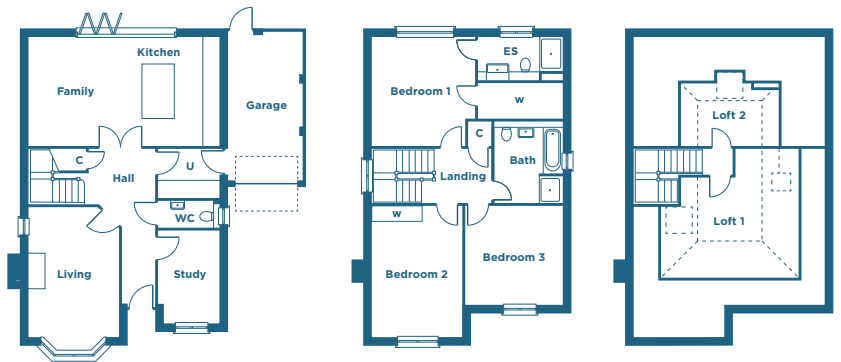
Wren House and Dunnock House



Woodlark Gardens is a small development of just four detached family homes with dedicated garages and sizeable rear gardens.

Wren House and Dunnock House have a ground floor entrance hall that leads on to a living room and separate study room. To the rear a large open plan kitchen/dining room opens out onto the garden. Upstairs the master bedroom benefits from an en-suite bathroom and separate dressing room.

Woodpeckers and Chaffinch House have an even larger kitchen/dining room and two en-suite bedrooms.



1 WREN HOUSE & 2 DUNNOCK HOUSE

Ground Floor

Living Room:	4700 x 3300 [†]	15' 5" x 10' 10" [†]
Kitchen / Family:	3950 x 7000	12' 11" x 22' 11"
Study:	3200 x 2250	10' 6" x 7' 4"
Garage:	5550 x 2700	18' x 8' 10"

First Floor

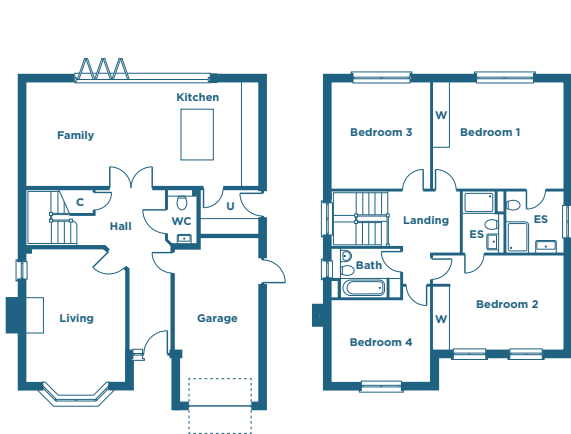
Bedroom 1:	3950 x 3800	12' 11" x 12' 5"
Bedroom 2:	4700 x 3300	15' 5"* x 10" 10"
Bedroom 3:	3500 x 3550	11' 6" x 11' 8"
Loft Space 1:	4650 x 5000	15' 3" x 16' 5"
Loft Space 2:	2250 x 3550	7' 4" x 11' 8"

[†]Plus bay





Woodpeckers and Chaffinch House



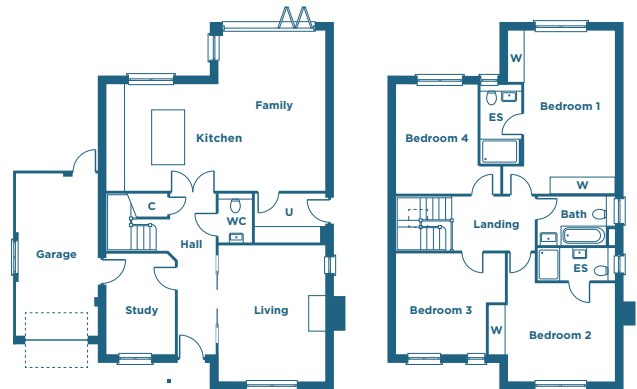
3 WOODPECKERS

Ground Floor

Living Room:	4850 x 3550	15' 11" x 11' 8"
Kitchen / Family:	3800 x 8450	12' 5" x 27' 9"
Garage:	5900 x 3000	19' 4"* x 9' 10"

First Floor

Bedroom 1:	3800 x 4750	12' 5" x 15' 7"
Bedroom 2:	3400 x 4100	11' x 13' 5"
Bedroom 3:	3800 x 3550	12' 6" x 11' 8"
Bedroom 4:	2750 x 3550	9' x 11' 8"



4 CHAFFINCH HOUSE

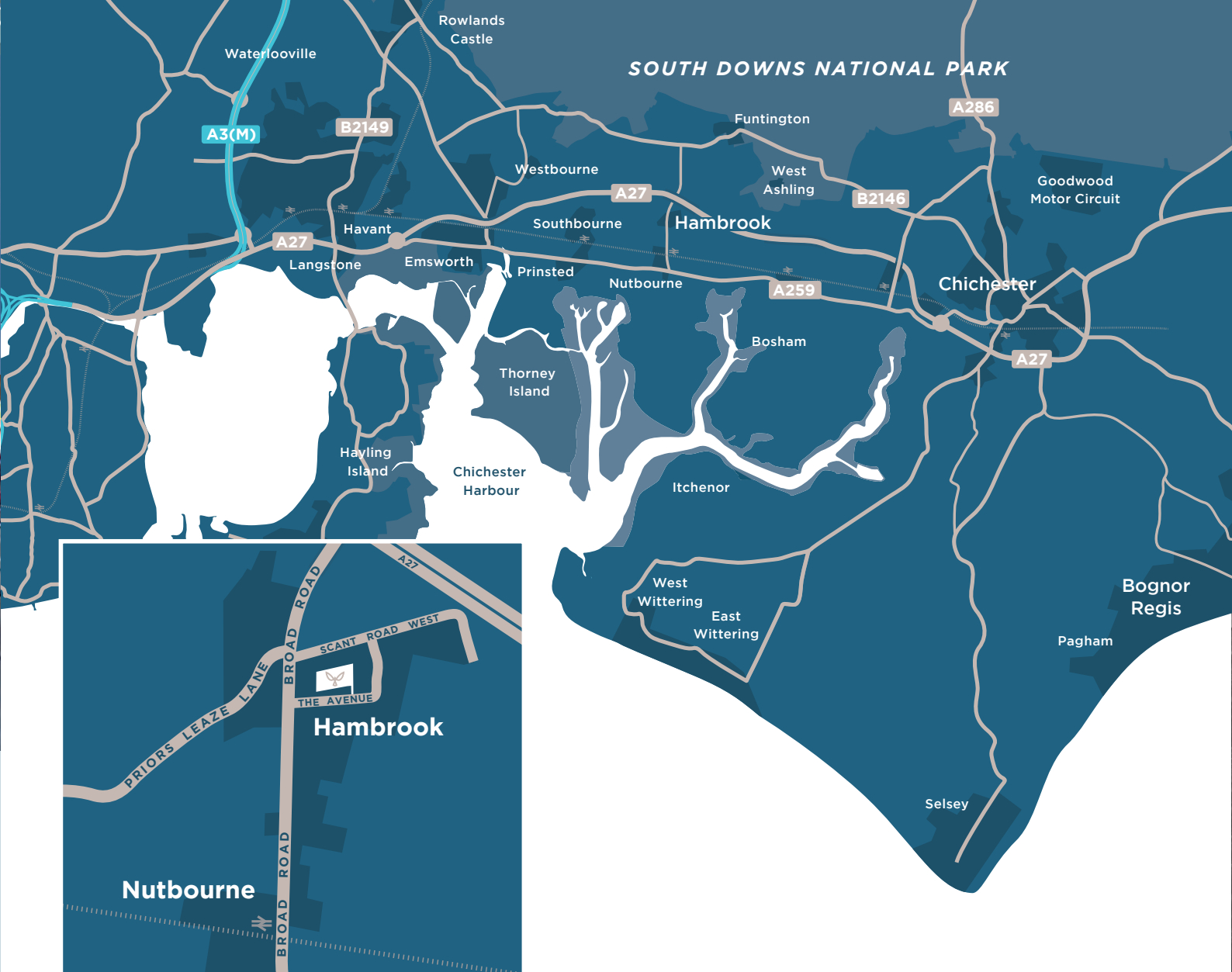
Ground Floor

Living Room:	4800 x 3850	15' 9" x 12' 7"
Kitchen / Family:	5850 x 7900	19' 2" x 25' 11"
Study:	3650 x 2450	11' 12" x 8'
Garage:	5900 x 2950	19' 4" x 9' 8"

First Floor

Bedroom 1:	5850 x 3200	19' 2"* x 10' 6"
Bedroom 2:	3500 x 3850	11' 6" x 12' 7"
Bedroom 3:	3650 x 3250	18' 6" x 10' 8"
Bedroom 4:	3850 x 2950	12' 7" x 9' 8"





Woodlark Gardens

The Avenue
Hambrook
Chichester
PO18 8TZ

**For directions add postcode
PO18 8TZ to your satnav**

For over 80 years members of the Wilson family have been building fine homes in Hampshire and West Sussex.

Wilson Designer Homes concentrates on developing small sites, which are designed to complement the environment in which they are set.

Each site has just a handful of individual homes, and all are built to the high specifications with which the Wilson name is synonymous.



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The computer generated illustrations are artist's impressions, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Wilson Designer Homes Ltd reserve the right to change any specifications of the homes at any time during the course of construction without notice. Brochure: 3men2.co.uk