



Shopwyke Lakes

Chichester



Stock photography



Stylish living in a lovely lakeside setting

Shopwyke Lakes, just a mile from the historic city centre of Chichester, provides a unique lakeside setting for a new neighbourhood in a semi-rural setting. It's ideally located for enjoying local life to the full, with green open spaces, woodlands and parks, lakeside paths and water sports and pursuits – along with the convenience of local schools, sports, supermarkets and shops, and the delights of Chichester, the Sussex coast and the South Downs all within easy reach. Your new home awaits you, in one of the UK's most desirable locations, as part of a vibrant community with a great social life for all ages.



Find everything you're looking for

Whatever life stage you're at, from first time buyer to downsizer, you're sure to find everything you're looking for at Shopwyke Lakes. There's an outstanding collection of 2, 3, 4 and 5 bedroom homes and 1 and 2 bedroom apartments to choose from, all with the flexible and light-filled layouts that give you the freedom to match your personal style – and with high quality specifications and smart sustainable and energy saving features throughout. And when you step out of your front door – fresh air and a friendly new community. Perfect.



Stock photography

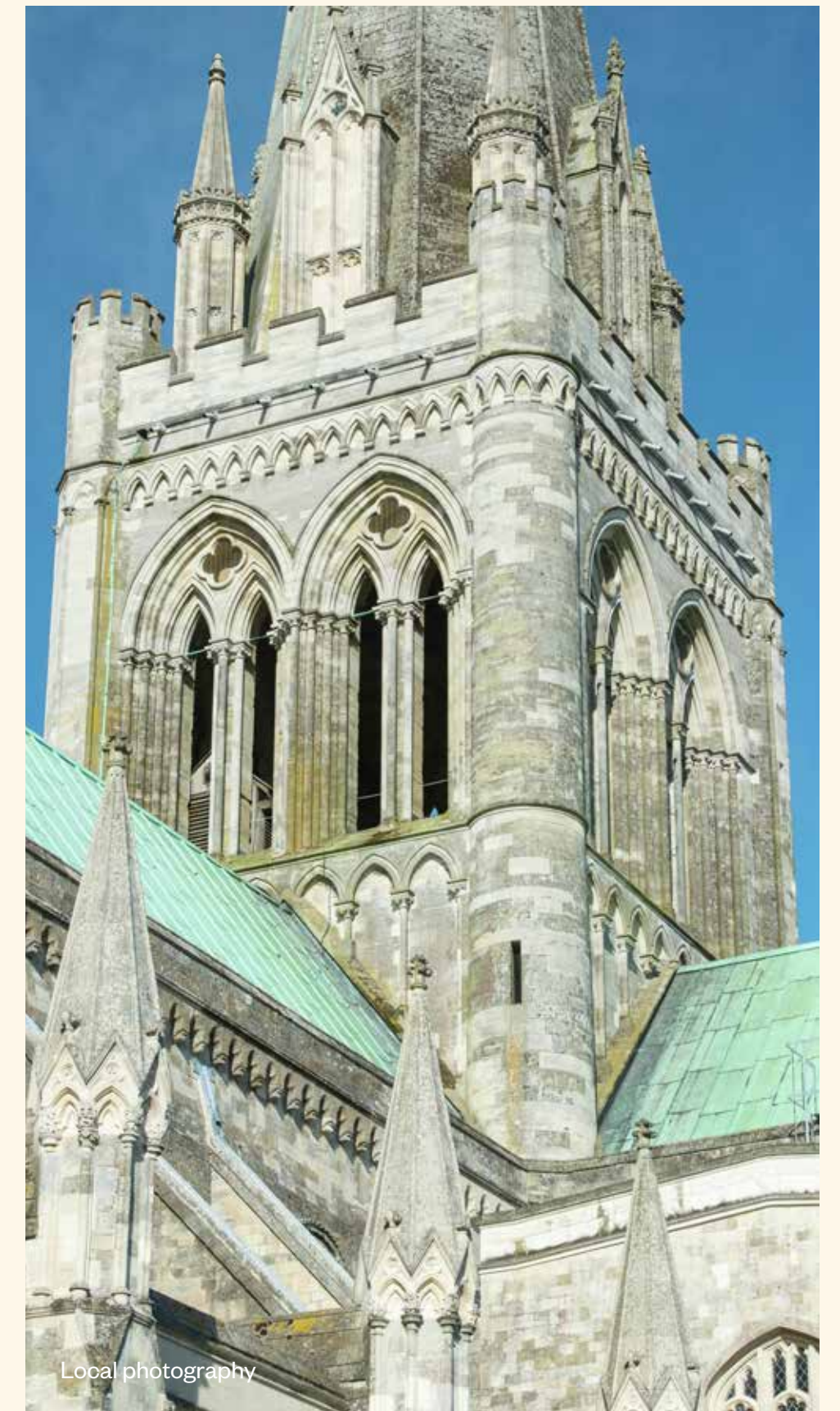
Surrounded by great open spaces

The great outdoors lies all around, making Shopwyke Park ideal for a healthy and balanced lifestyle. Stroll or cycle around the Central and Eastern Lakes, with a new pedestrian and cycle bridge to take you over the A27 for watersports and walks....take the dog out in landscaped woods, play out on the sports pitches...or go further afield for the glorious Goodwood Estate, the South Downs National Park and the Chichester Harbour Area of Outstanding Natural Beauty.



It's all on your doorstep

As the Shopwyke Lakes neighbourhood evolves, a new community centre, convenience store, sports pavilion and clubhouse are on the way – and another new pedestrian and cycle bridge to connect you to the nearby Portfield Retail Park with its host of big names including John Lewis & Partners at Home and M&S Foodhall. There's a great range of supermarkets close by too, including Sainsbury's, ALDI and Lidl – and you're soon into the city centre of Chichester.



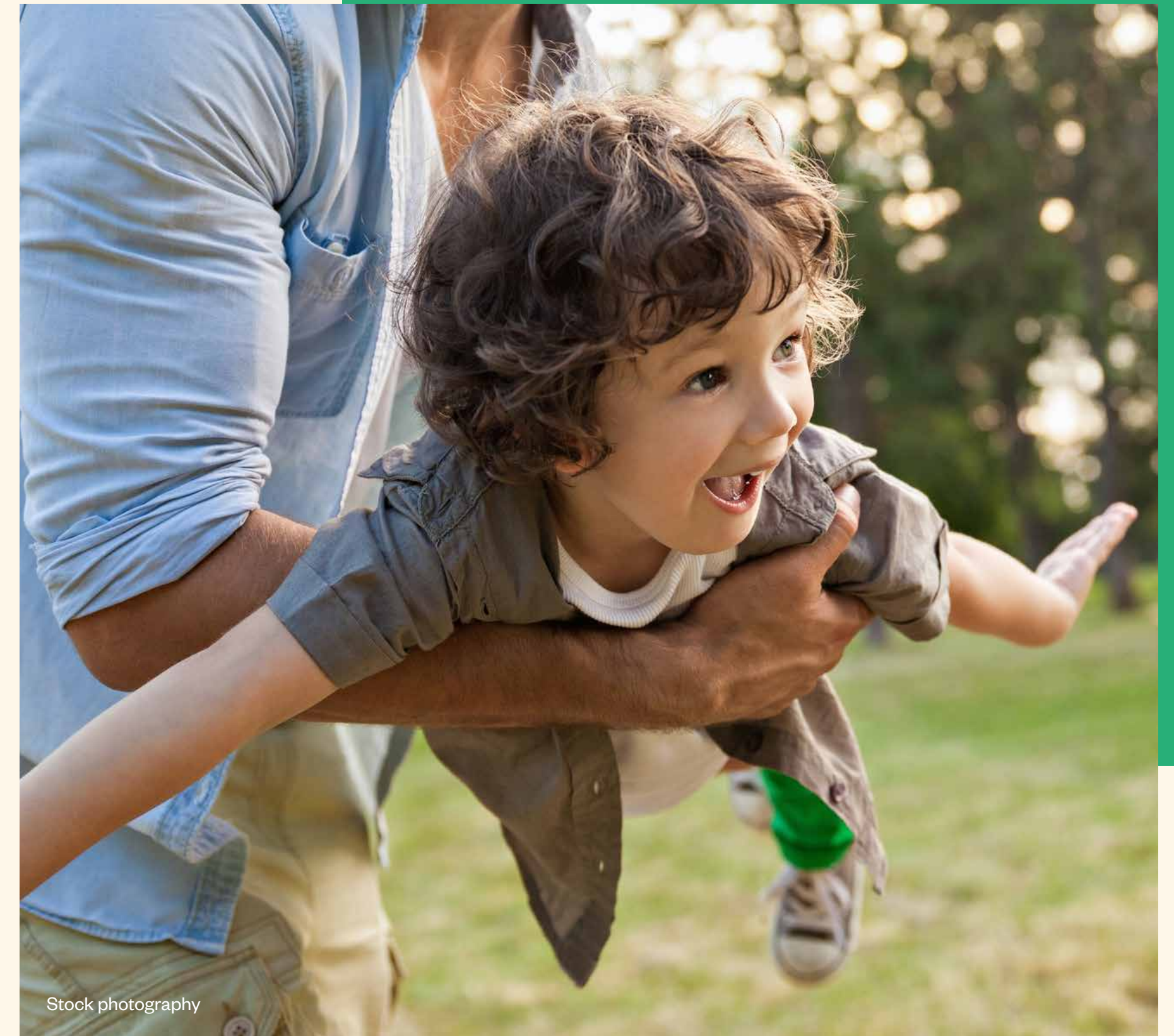
Chichester. Full of charm and character

Chichester, with its magnificent cathedral and historic market cross at its heart, is alive with age-old charm and character. Quaint cobbled side streets are rich in independent stores, boutiques, bars and fashionable eateries...there's a wealth of galleries and museums to explore and the cultural scene is outstanding, with the famous Chichester Festival Theatre and a captivating programme of musical and artistic events. It's superbly connected too, by road and rail to London, the coast and the countryside.



Top of the class for education

When it comes to education, Chichester is first class. Within a mile and a half of Shopwyke Lakes Portfield Primary Academy and March CofE, both rated Good by Ofsted, give your children a great start, while at secondary level Chichester High School for Girls and Boys is also rated Good and Bishop Luffa School is Outstanding. Westbourne House School is a well-established independent, as is Prebendal School. Further education options include Chichester College and the acclaimed University of Chichester.



A photograph of a child riding a bicycle on a paved path next to a canal. The child is wearing a helmet and a grey shirt. The canal has a wooden fence on the left and a grassy bank on the right. In the background, there are trees and houses on a hillside.

Explore and enjoy with the family

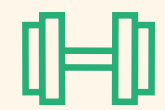
With the coastal gems and wildlife havens of Chichester Harbour, Bosham, West Wittering Beach and Bracklesham Bay, the South Downs and the attractions of Portsmouth, Brighton and Southampton all within easy reach, there's an almost endless choice of great places for family trips out. Closer to home, take in the action at Chichester Watersports, the Flip Out Trampoline Park or the Westgate Leisure Centre with its fitness centre, pool, splashzone, water slide and skate park. There's always fun to be had!

Stock photography

Places to go



Eating out – pop up the A27 to Cassons for British fine dining, or into the city for brasseries and bars and food from all around the world to suit every taste and budget.



Sports and leisure – Goodwood is legendary for its racecourse and Festival of Speed, the area is great for golf and watersports – and there are plenty of sport and leisure options on offer right on your doorstep too.



History and heritage – explore the rich Roman heritage at Fishbourne, with its famous villa and mosaics, and the Novium Museum in Chichester, a city that's alive with history from ancient to modern.

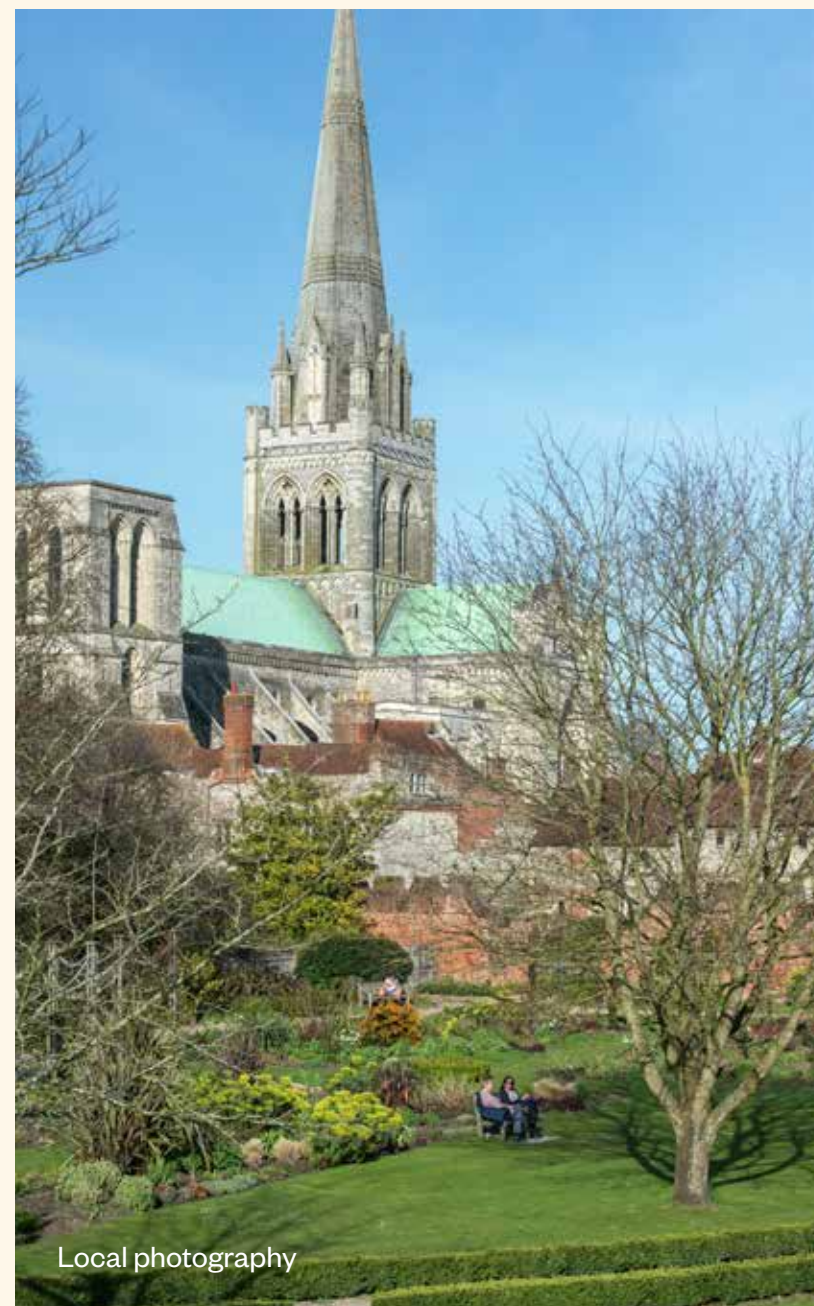




Local photography



Local photography



Local photography



Parks and nature – from rolling hills and parks and AONBs in the surrounding countryside to the Priory Park and Bishop’s Palace Garden in the city centre, you’re never far from nature.



Entertainment and culture – along with the famous Festival Theatre, Chichester is home to the Minerva Theatre and the award-winning Pallant House Gallery. Or take in a movie at Cineworld, go ten pin bowling, enjoy some live music.



Shopping – along with all the essentials and a great range of supermarkets close to home, shop til you drop in Chichester’s fantastic and fascinating array of specialist shops and independents.



Family days out – take a guided tour on the Chichester Ship Canal or explore and experiment at the South Downs Planetarium and Science Centre.

Getting around



By foot: Sainsbury's, M&S, John Lewis and a host of other shops and amenities at Portfield.



By cycle: Shopwyke Lakes is cycle friendly by design, with paths and routes and dedicated cycle and pedestrian bridges over the A27 to the north and towards the city.



By car: The A27, on your doorstep, connects you quickly to Arundel, Brighton, Portsmouth, Southampton and the New Forest, along with London via the A3(M).



By rail: Chichester Station is 2 miles from home. Hop on a train and you can be in Brighton, Portsmouth or Southampton in an hour, or London Victoria in 90 minutes. If you're travelling further, Gatwick is less than an hour away and Portsmouth offers ferries to France.

[See a detailed view of the area and get directions](#)



Journey times are approximate. Train journey times are accurate as of September 2022 and are sourced from thetrainline.com

Superbly connected



On foot

- Marks & Spencer – 0.6 miles
- John Lewis & Partners at Home – 0.6 miles
- Westbourne House School – 0.6 miles
- Portfield Retail Park – 0.6 miles
- Flip Out Trampoline Park – 0.7 miles
- Sainsbury's – 0.8 miles



By car

- Portfield Primary Academy – 1.3 miles
- March CofE Primary – 1.4 miles
- Chichester Watersports Centre – 1.4 miles
- Chichester City Centre – 1.7 miles
- Chichester Festival Theatre – 2.0 miles
- Chichester Station – 2.0 miles
- Chichester High School – 2.3 miles
- Goodwood Estate – 2.3 miles
- Westgate Leisure Centre – 2.4 miles
- Cassons Restaurant – 3.0 miles
- Chichester Marina – 5.5 miles
- Bracklesham Bay – 8.9 miles



By rail from Chichester Station

- Portsmouth & Southsea – 25 minutes
- Brighton – 47 minutes
- Southampton – 54 minutes
- Gatwick Airport – 55 minutes
- London Victoria – 1 hour 30 minutes

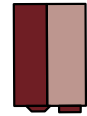
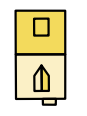
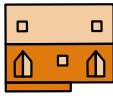
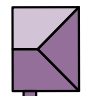

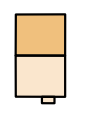
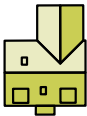
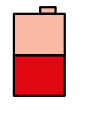

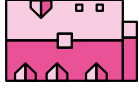





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Shopwyke Lakes

Phase 2D

- | | | | |
|---|---|---|--|
|  | The Sidlesham
5 bedroom detached/link-detached home |  | The Elder
3 bedroom semi-detached/terrace home |
|  | The Wittering
5 bedroom detached home |  | The Oving
3 bedroom semi-detached home |
|  | The Mulberry
4 bedroom detached/
semi-detached home |  | The Corbrook
2 bedroom semi-detached home |
|  | The Tulipwood
4 bedroom detached home |  | The Alder
2 bedroom semi-detached/terrace home |
|  | The Hornbeam
4 bedroom detached home |  | The Selsey
2 bedroom apartment over car port |
|  | The Laurel
4 bedroom detached/
link-detached home |  | Hyde Housing
Shared ownership |
|  | The Madeley
4 bedroom detached/semi-detached/
link-detached home |  | Hyde Housing
Housing association |
|  | The Hawthorn
4 bedroom semi-detached/terrace home | | |



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.

View our interactive siteplan for our latest availability



Choose the home that's right for you



The Sidlesham
5 bedroom
detached and
link-detached
home



The Mulberry
4 bedroom
detached and
semi-detached
home



The Hornbeam
4 bedroom
detached home



The Wittering
5 bedroom home



The Tulipwood
4 bedroom
detached home



The Laurel
4 bedroom
detached and
link-detached
home

[Click here for current availability and prices](#)



[See our Virtual Tours](#)





The Madeley
4 bedroom
detached and
link-detached
home



The Oving
3 bedroom
semi-detached
home



The Alder
2 bedroom
semi-detached
and terraced
home



The Hawthorn
4 bedroom
semi-detached
and terraced
home



The Corbrook
2 bedroom
semi-detached
home



The Selsey
2 bedroom
apartment over
car port



The Elder
3 bedroom
semi-detached
and terraced
home

[Click here for current availability and prices](#)



[See our Virtual Tours](#)





Photography from a previous Cala development



Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

[Click here to view the full specification](#)





This image includes upgrades at an additional cost

What our customers say



“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

exceptional. Looking back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

I can’t speak highly enough of the Cala team. The end-to-end management has been

Beau Steele,
Purchaser at Audley Chase



Photography of Audley Chase

See more customer stories, reviews and ratings >



Photography from a previous Cala development

Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Stock photography



[Click here to find out more about the top reasons to buy new](#)








Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development



Sustainability the Cala way


Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





Welcome to your new home

Shopwyke Lakes,
Sheerwater Way,
Chichester, PO20 2JQ

[Click here to arrange your viewing](#)



Stock photography

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