

SWAN MEADOWS

A M B E R L E Y

1 & 2 BEDROOM APARTMENTS
AND 2, 3 & 4 BEDROOM HOUSES

 ANTLER HOMES

ANTLERHOMES.CO.UK





Discover a new world at Swan Meadows

Enjoy an exceptional lifestyle in charming Amberley, nestled at the foot of the beautiful South Downs. With everything you need close at hand and just 78 minutes direct to London Victoria, Swan Meadows has it all.

These impressive 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses are perfectly placed to get the most from this historic and thriving village. The primary school, pubs/restaurants, train station and shops are all within walking distance. Relax in a coffee shop, dine at the Queen's Room restaurant in Amberley Castle or visit Amberley Pottery. There are more shops and eateries in the market town of Arundel, six miles away.

This riverside village in the South Downs National Park offers a rare quality of life. Get close to nature every day and enjoy acres of lush open space, perfect for walking, running and cycling. Admire the wildlife at Amberley Wildbrooks Nature Reserve, stroll along the River Arun or walk up Amberley Mount and watch the gliders soaring over the rolling hills.

Swan Meadows has been named after the Bewick Swans - which can be found at the beautiful Amberley Wildbrooks Nature Reserve, where these majestic birds migrate to over winter.



Say hello to Sussex living

With its quaint villages, stunning coastline, delightful countryside and host of attractions, Sussex is an idyllic place to call home.

Whether you want family-friendly activities, high energy water sports or history and culture, you'll never tire of this vibrant and scenic part of England. Youngsters will love the rides at Harbour Park or exploring history at Bignor Roman Villa. To enjoy life at a slower pace, visit the area's stately homes or meet friends at a country pub or top class restaurant.



George & Dragon Pub, Amberley



Few places so perfectly blend past and present as the cities, towns and villages around Swan Meadows. Stylish Chichester, with its first class shops, nightlife and leisure facilities, is just 13 miles from Swan Meadows, so you are sure to be a frequent visitor. Visit the theatre or cinema, admire the Roman ruins, or soak up the café culture. Nearby Arundel Castle is home to many events and entertainment set against the Norman keep.

Endless days of activity, adventure and entertainment await on the easily accessible South Coast. In around half an hour you can be enjoying the delights of Worthing or Bognor Regis, soaking up the sunshine or taking to the water. Further along the coast, Brighton is a city which offers an exciting day out, whether you want exceptional shopping, a rest on the beach or lively nightlife.



Amberley Castle



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Living in the stunning South Downs National Park makes it easy to make the most of your precious leisure time.

*Location photography of Amberley and surrounding area.



A first class education

A superb starting point is key for all life's journeys; whether you are planning the children's education, or your commute, location matters. Amberley and its surrounding area contain several well performing schools suitable for all age groups.



When it comes to schooling, Amberley Church of England Primary School was rated Good by Ofsted in 2019 and Steyning Grammar School was rated Good in 2017. There are also enviable independent schools and The University of Chichester close by.

Dorset House School is a co-educational preparatory school near Pulborough in



West Sussex, with children whose ages range from 4 to 13.

Slindon College is an independent day and boarding school for boys aged between 8 and 18.

Brighton Girls GDST is a favourable independent day school for girls aged from 3 to 18.



Schools and Higher Education

PRIMARY SCHOOLS:

Amberley Church of England Primary School and Nursery	0.3 miles
Dorset House Preparatory School and Pre-School (4-13 Years)	3 miles
Cootham Pre-School	3.5 miles
Arundel Church of England Primary School	6.1 miles

SECONDARY SCHOOLS:

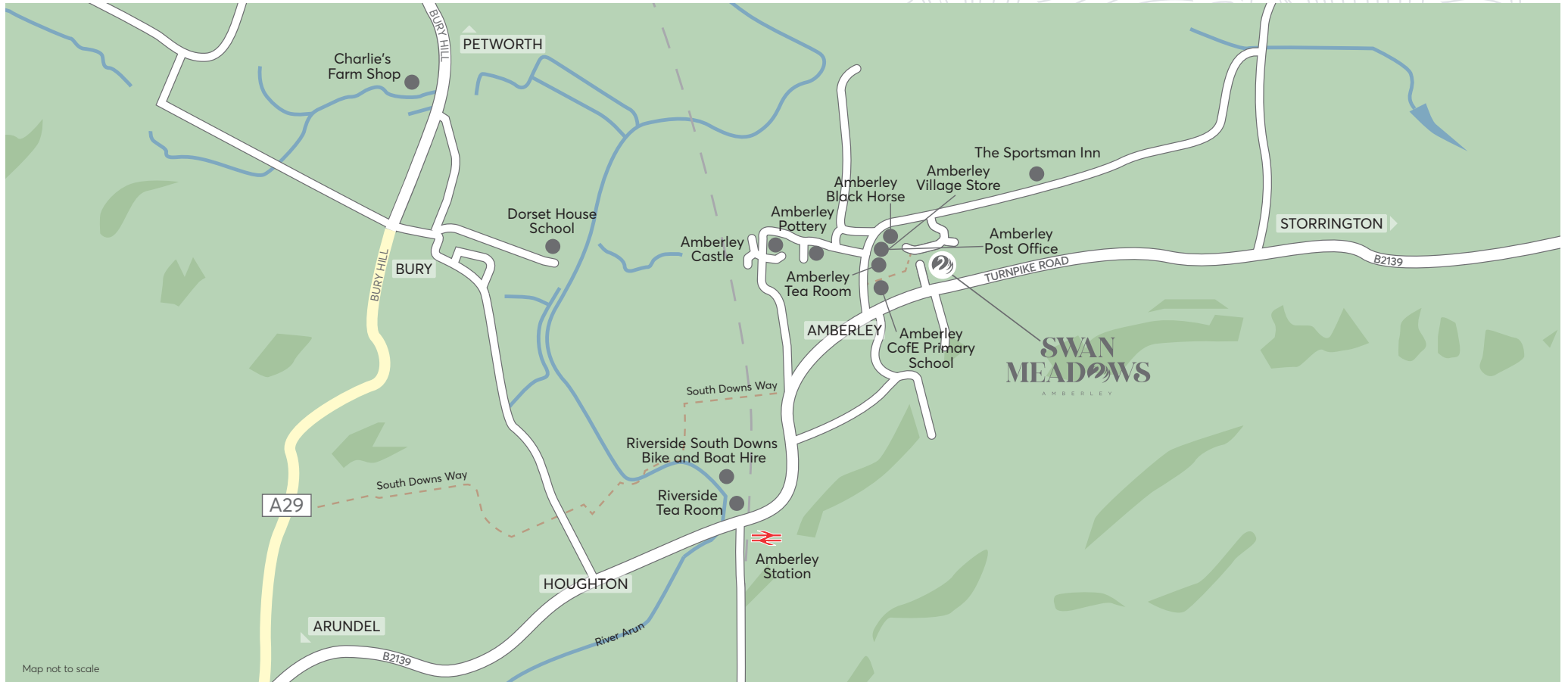
Slindon College (Boys, 8-18 Years)	6.1 miles
Steyning Grammar School (11-18 Years)	11 miles
Brighton Girls GDST (Girls, 3-18 Years)	21 miles

HIGHER EDUCATION:

Brinsbury College	8.9 miles
University of Chichester	13 miles
University of Sussex	25 miles
University of Brighton	25 miles



Everything you need on your doorstep



Map not to scale

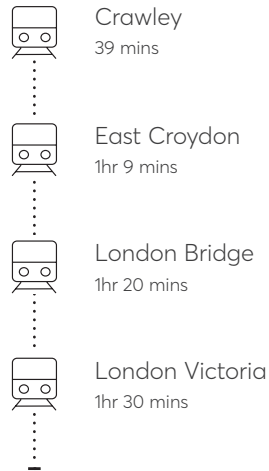
From the coast to the
Capital you're
perfectly connected



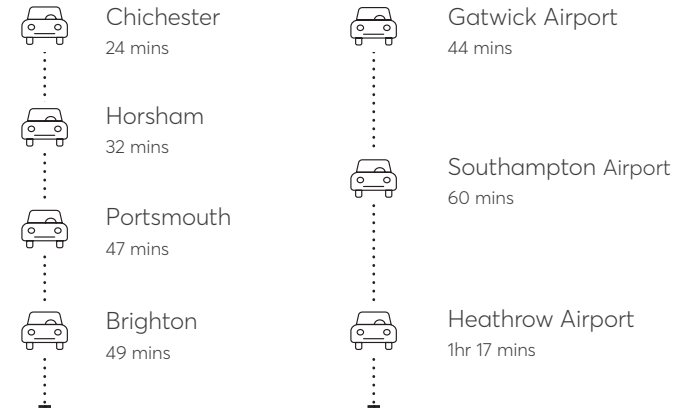


By train from Amberley Station

4 minute drive



By road from Swan Meadows



Brighton Beach



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Swan Meadows' location means travel by road or rail is easy. The station is a 4 minute drive and there is a direct service to London Bridge.

*Location photography of Amberley and surrounding area. *Times correct at time of print.



An enchanted landscape

Picturesque Amberley, set in a green and tranquil landscape by the River Arun, has a timeless appeal that has been attracting visitors for centuries.

It is impossible to miss the sense of history in Amberley, where there are records of settlements dating back to the 7th century. The 11th century church and the castle, now a luxury hotel, add a magical backdrop to this special place. The village has a museum which celebrates the history of this ancient community on the South Downs Way.



*Location photography of Amberley and surrounding area.



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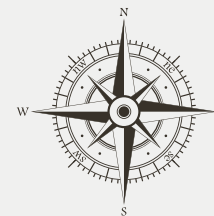
With the coast, capital and countryside within easy reach and enviable schools nearby, Amberley is the ideal location for the whole family.



*Location photography of Amberley and surrounding area.



*Streetscene CGI of Swan Meadows, Amberley indicative only.



Development layout

Welcome to Swan Meadows.

A collection of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes, all situated within the stunning village of Amberley.

Each home has been designed to cater to a modern everyday lifestyle, whilst complimenting Amberley's tranquil countryside surroundings.



Site plan not to scale.

*Plot 13: Passivhaus.

Please note some plots include a carport, there are no garages at Swan Meadows.

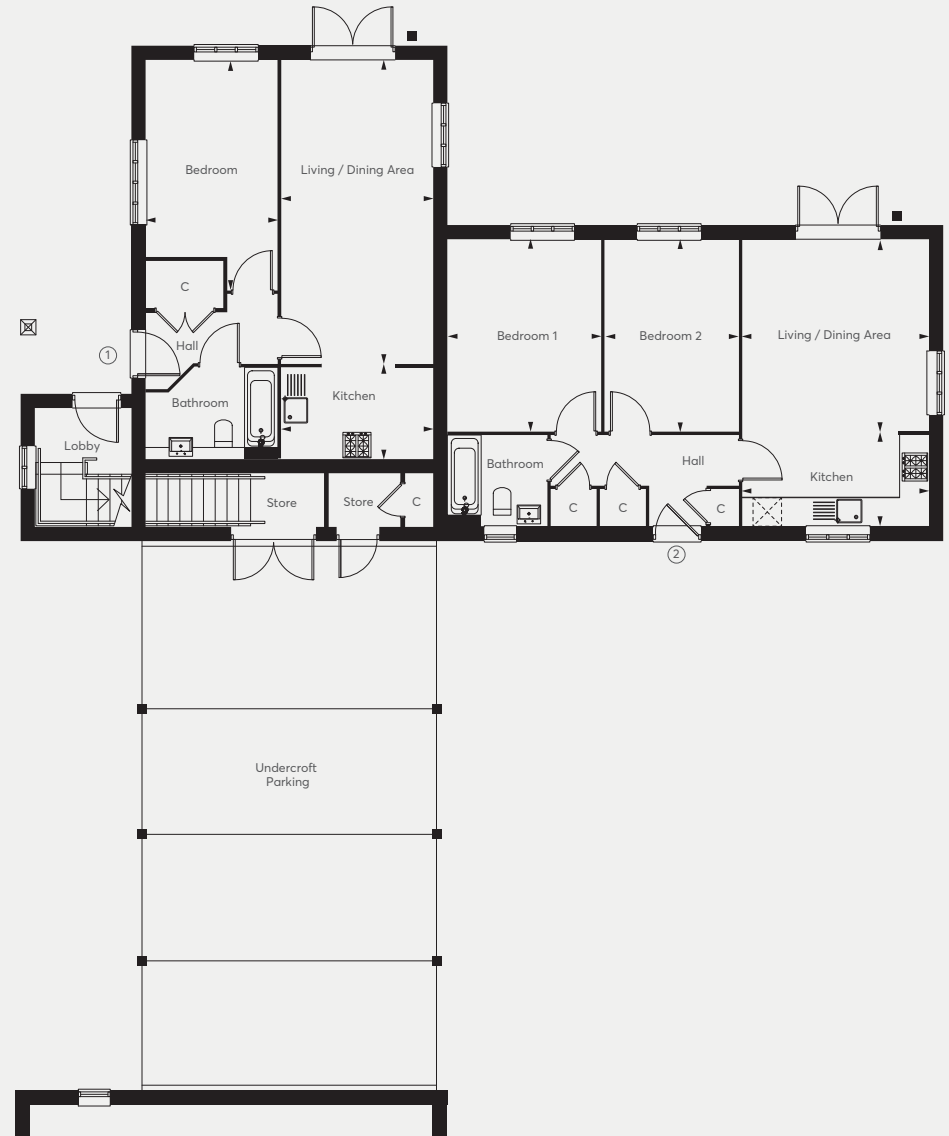


*CGI of Swan Meadows, Plots 1 & 2, Amberley indicative only.



Ground Floor

Plots 1 & 2



The Orchids

Plots 1 - 5

	Plot 1 (One bedroom apartment)		Plot 2 (Two bedroom apartment)	
Kitchen	3.21m x 1.93m	10' 6" x 6' 3"	3.95m x 1.93m	12' 11" x 6' 3"
Living/Dining	6.45m x 3.21m	21' 1" x 10' 6"	4.07m x 3.95m	13' 4" x 12' 11"
Bedroom 1	4.90m x 2.79m	16' 0" x 9' 1"	4.07m x 3.25m	13' 4" x 10' 8"
Bedroom 2			4.07m x 2.84m	13' 4" x 9' 3"

*Discounted Market Units: Please ask an Antler Sales Consultant for more information. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. C - Cupboard.



*CGI of Swan Meadows, Plots 3, 4 & 5, Amberley indicative only.



First Floor Plots 3, 4 & 5



	Plot 3 (One bedroom apartment)		Plot 4 (Two bedroom apartment)		Plot 5 (Two bedroom apartment)	
Kitchen	3.38m x 3.21m	11' 1" x 10' 6"	3.61m x 1.93m	11' 11" x 6' 3"	5.10m x 1.93m	16' 8" x 6' 3"
Living/Dining	5.00m x 3.21m	16' 4" x 10' 6"	4.20m x 4.07m	13' 11" x 13' 4"	5.10m x 4.17m	16' 8" x 13' 7"
Bedroom 1	5.00m x 2.78m	16' 4" x 9' 1"	4.07m x 3.14m	13' 4" x 10' 3"	4.08m x 2.92m	13' 4" x 9' 6"
Bedroom 2			2.92m x 2.66m	9' 6" x 8' 8"	4.07m x 2.79m	13' 4" x 9' 1"

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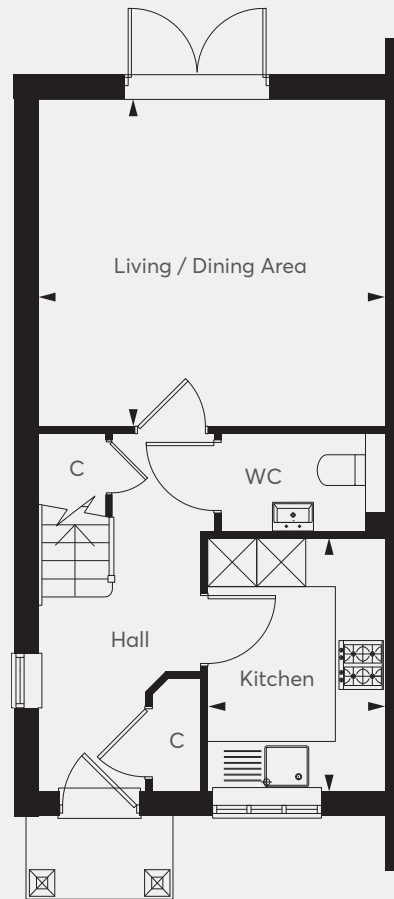
*CGI of Swan Meadows Plot 6 (left property) and Plot 7 (right property) indicative only.



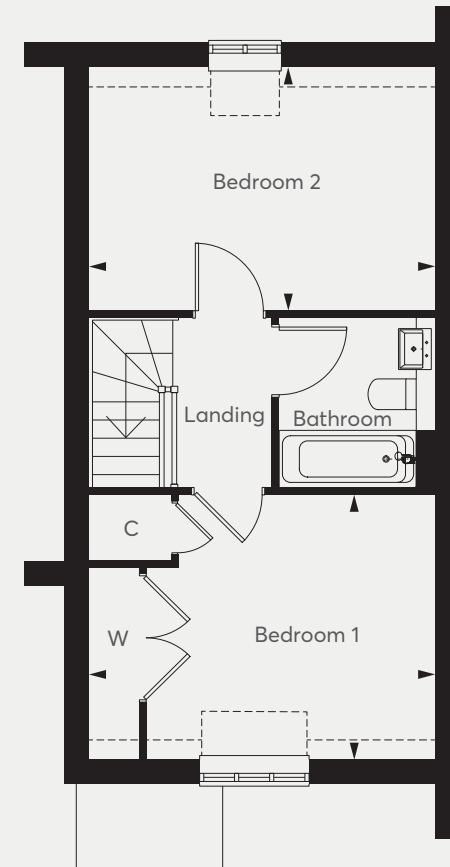
The Gorse Plot 6

2 bedroom house

Kitchen	3.13m x 2.18m	10' 3" x 7' 1"
Living/Dining	4.27m x 4.04m	14' 0" x 13' 3"
Bedroom 1	4.27m x 3.27m	14' 0" x 10' 8"
Bedroom 2	4.27m x 3.01m	14' 0" x 9' 10"



Ground Floor



First Floor

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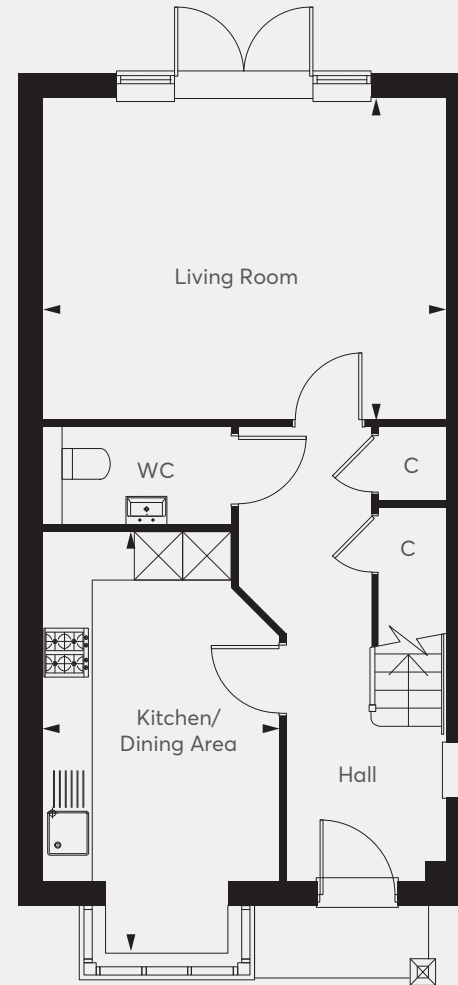
*CGI of Swan Meadows Plot 6 (left property) and Plot 7 (right property) indicative only.



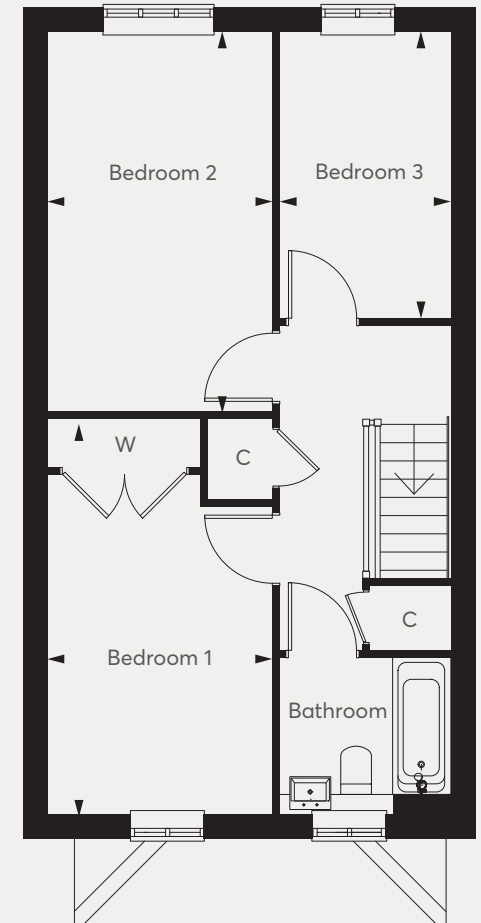
The Iris Plot 7

3 bedroom house

Kitchen	5.22m x 2.92m	17' 1" x 9' 6"
Living/Dining	4.97m x 3.98m	16' 3" x 13' 0"
Bedroom 1	4.90m x 2.77	16' 0" x 9' 1"
Bedroom 2	4.70m x 2.77m	15' 4" x 9' 1"
Bedroom 3	3.50m x 2.10m	11' 7" x 6' 10"



Ground Floor



First Floor

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*CGI of Swan Meadows, Plots 8 & 9, Amberley indicative only.

The Chalkhill Plots 8 & 9*

3 bedroom house

*denotes handed plot

Plot 8

Kitchen	3.16m x 2.59m	10' 4" x 8' 5"
Living/Dining	7.15m x 4.18m	23' 5" x 13' 8"
Bedroom 1	3.63m x 2.87m	11' 10" x 9' 4"
Bedroom 2	3.43m x 2.87m	11' 2" x 9' 4"
Bedroom 3	3.83m x 2.66m	12' 6" x 8' 8"

Plot 9

Kitchen	3.16m x 2.59m	10' 4" x 8' 5"
Living/Dining	8.07m x 4.18m	26' 4" x 13' 8"
Bedroom 1	3.63m x 2.87m	11' 10" x 9' 4"
Bedroom 2	3.43m x 2.87m	11' 2" x 9' 4"
Bedroom 3	3.83m x 2.66m	12' 6" x 8' 8"

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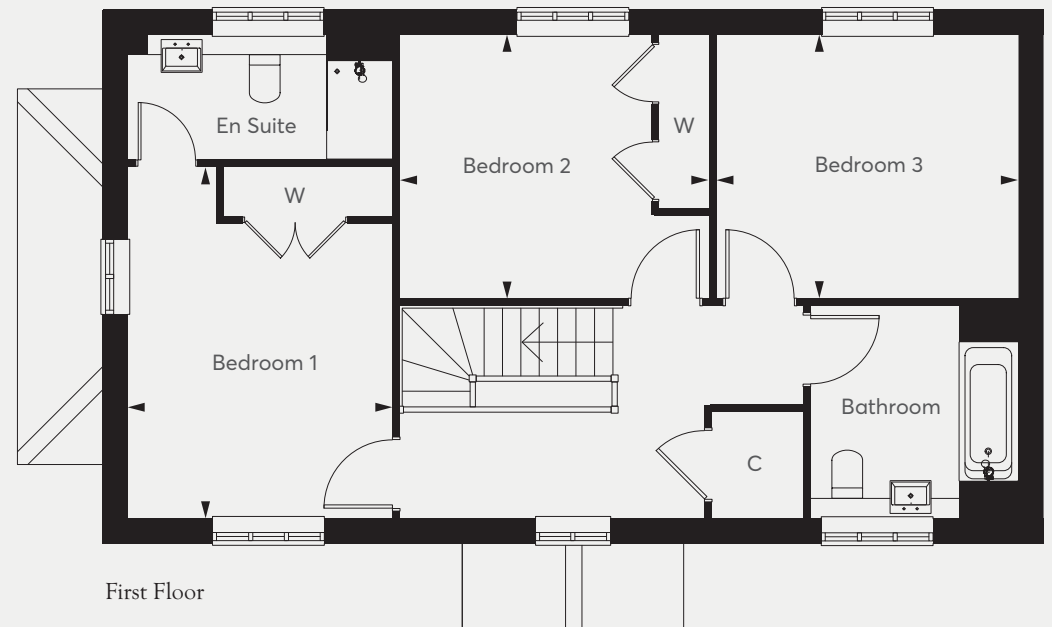
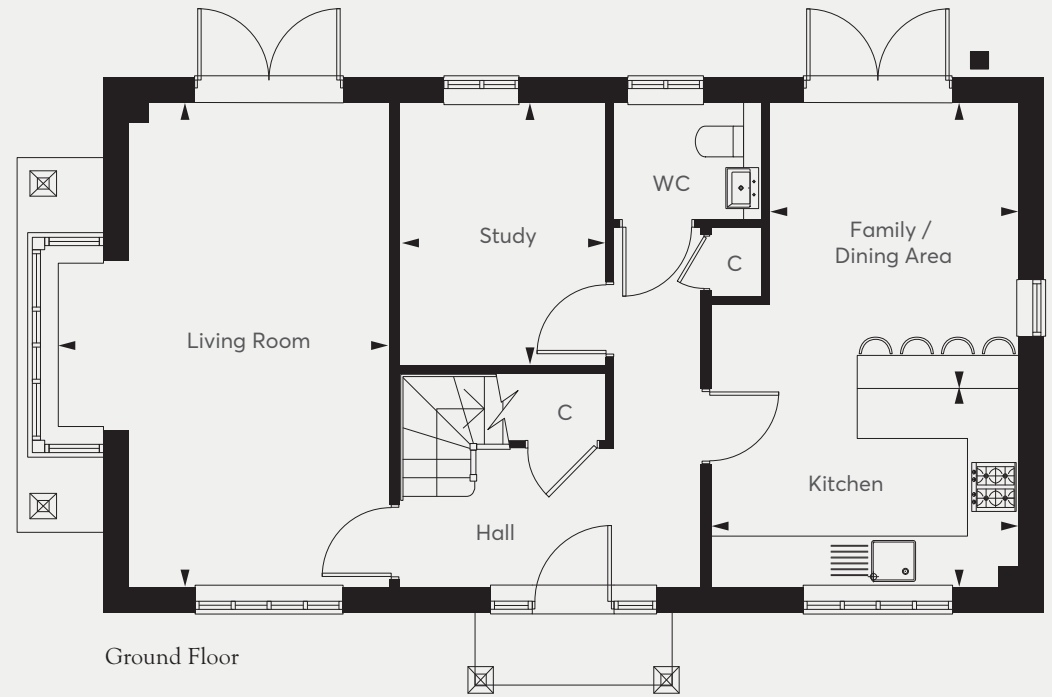
*CGI of Swan Meadows, Plot 10, Amberley indicative only.

The Owl Plot 10

3 bedroom house

Kitchen	3.72m x 2.40m	12' 2" x 7' 10"
Family/Dining	3.47m x 3.02m	11' 4" x 9' 10"
Living Room	5.87m x 4.06m	19' 2" x 13' 3"
Study	3.20m x 2.50m	10' 5" x 8' 2"
Bedroom 1	4.27m x 3.16m	14' 0" x 10' 6"
Bedroom 2	3.76m x 3.20m	12' 4" x 10' 5"
Bedroom 3	3.66m x 3.20m	12' 0" x 10' 5"

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*CGI of Swan Meadows, Plot 11, Amberley indicative only.



The Skylark Plot 11

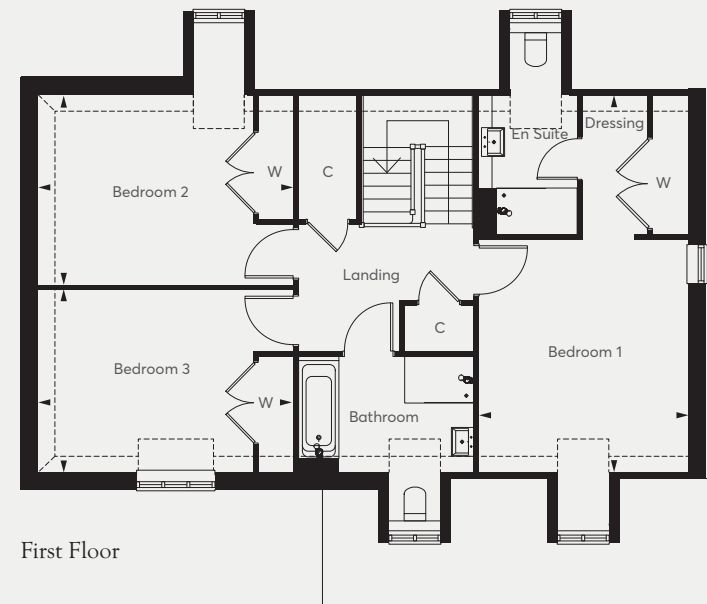
4 bedroom house

Kitchen	5.46m x 4.74m	17' 10" x 15' 6"
Family/Dining	4.39m x 3.57m	14' 4" x 11' 8"
Living Room	5.66m x 4.84m	18' 6" x 15' 10"
Bedroom 4/Family Room	4.25m x 3.62m	13' 11" x 11' 10"
Bedroom 1	6.54m x 3.62m	21' 5" x 11' 10"
Bedroom 2	4.41m x 3.28m	14' 5" x 10' 9"
Bedroom 3	4.41m x 3.16m	14' 5" x 10' 4"

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Ground Floor



First Floor



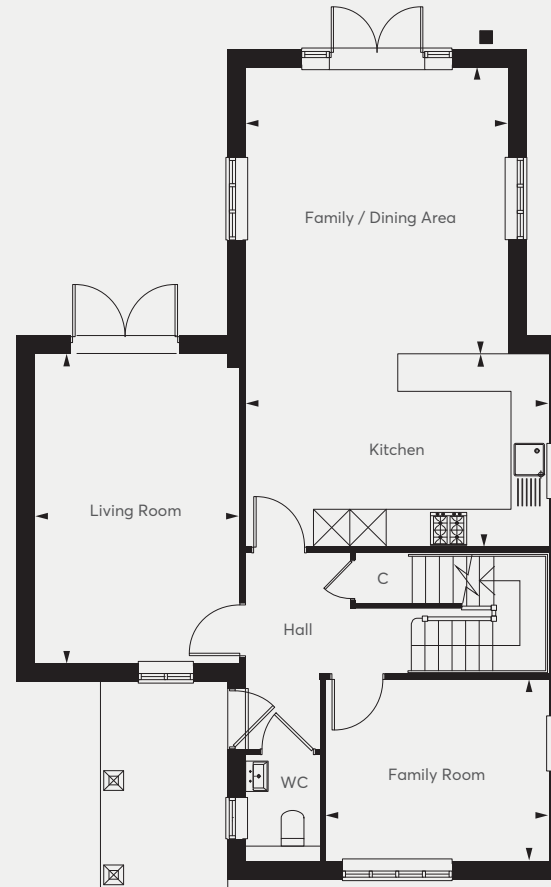
*CGI of Swan Meadows, Plot 12, Amberley indicative only.



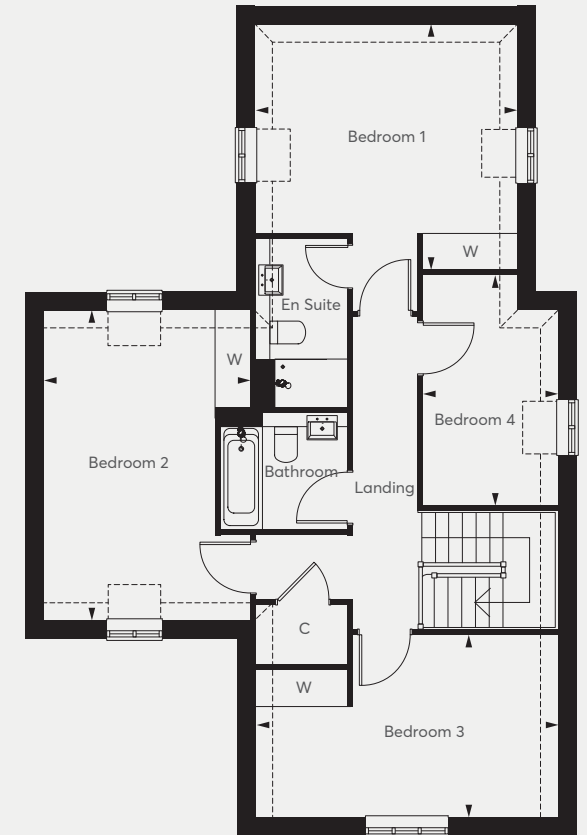
The Otter Plot 12

4 bedroom house

Kitchen	4.97m x 3.15m	16' 3" x 10' 4"
Family/Dining	4.73m x 4.29m	15' 6" x 14' 0"
Living Room	5.08m x 3.34m	16' 7" x 10' 11"
Family Room	3.67m x 2.95m	12' 0" x 9' 8"
Bedroom 1	4.29m x 4.03m	14' 0" x 13' 2"
Bedroom 2	5.08m x 3.39m	16' 7" x 11' 1"
Bedroom 3	4.97m x 2.95m	16' 3" x 9' 10"
Bedroom 4	3.80m x 2.21m	12' 5" x 7' 2"



Ground Floor



First Floor

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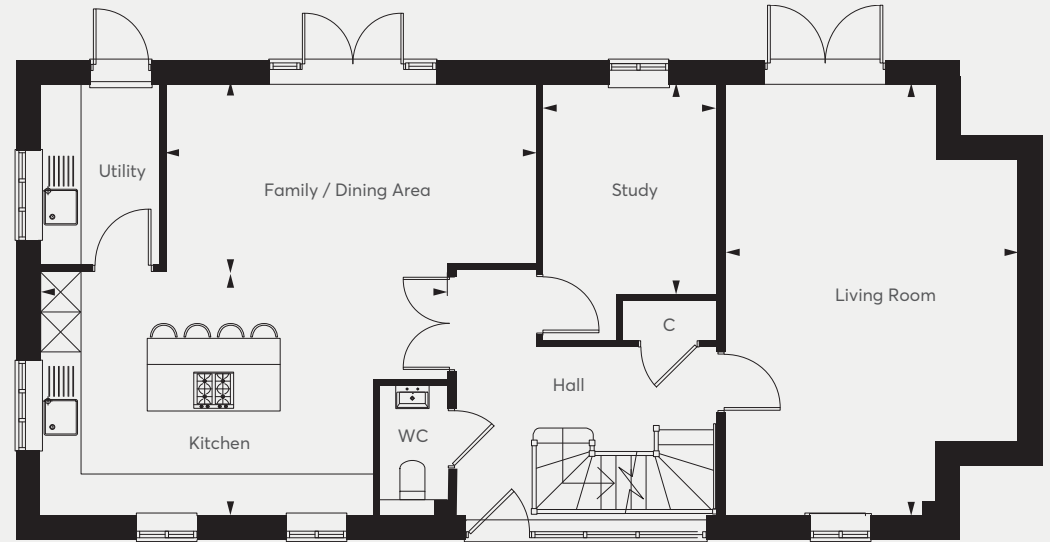


*CGI of Swan Meadows, Plot 13, Amberley indicative only.

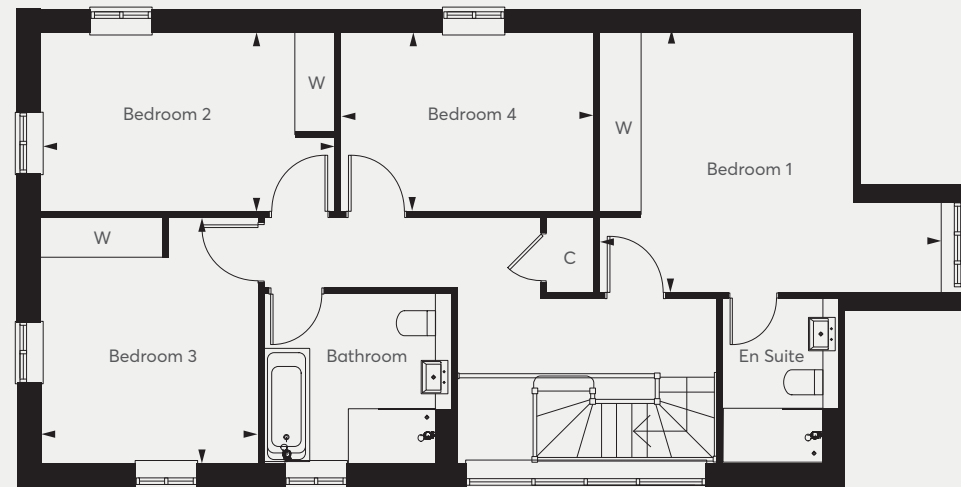
The Blackthorn Plot 13

4 bedroom house (Passivhaus*)

Kitchen	6.08m x 3.64m	19' 11" x 11' 11"
Family/Dining	5.48m x 2.80m	18' 1" x 9' 2"
Living Room	6.44m x 4.38m	21' 1"x 14' 4"
Study	3.82m x 2.61m	12' 6" x 8' 6"
Bedroom 1	3.89m x 5.20m	12' 8" x 12' 1"
Bedroom 2	4.39m x 2.67m	14' 4" x 8' 8"
Bedroom 3	3.68m x 3.23m	12' 0" x 10' 7"
Bedroom 4	3.75m x 2.67m	12' 5" x 8' 8"



Ground Floor



First Floor

*More information about Passivhaus is available on Page 35. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. W – Wardrobe. C - Cupboard.

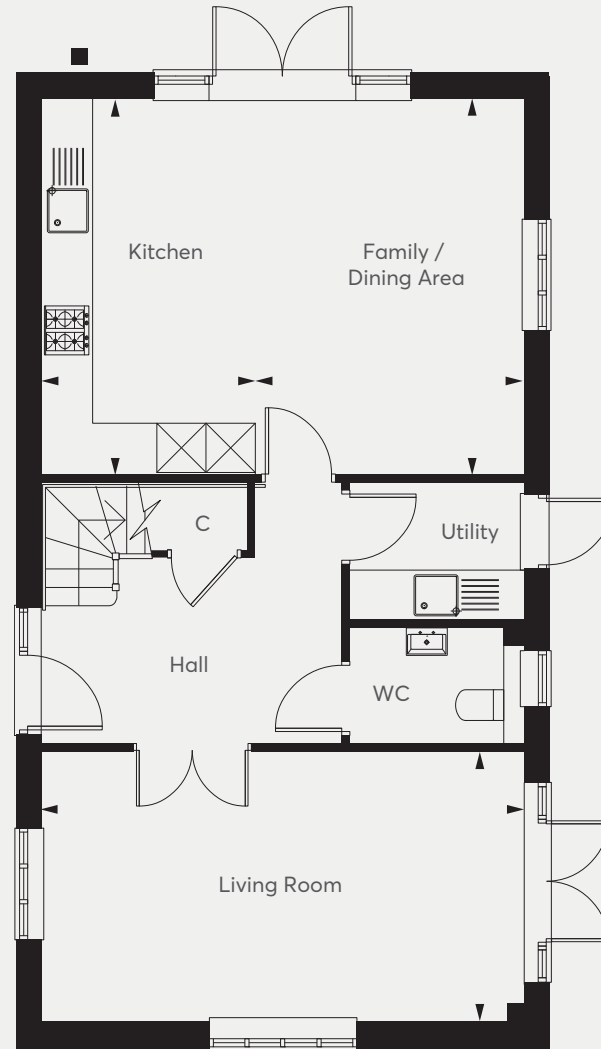


*CGI of Swan Meadows, Plot 14, Amberley indicative only.

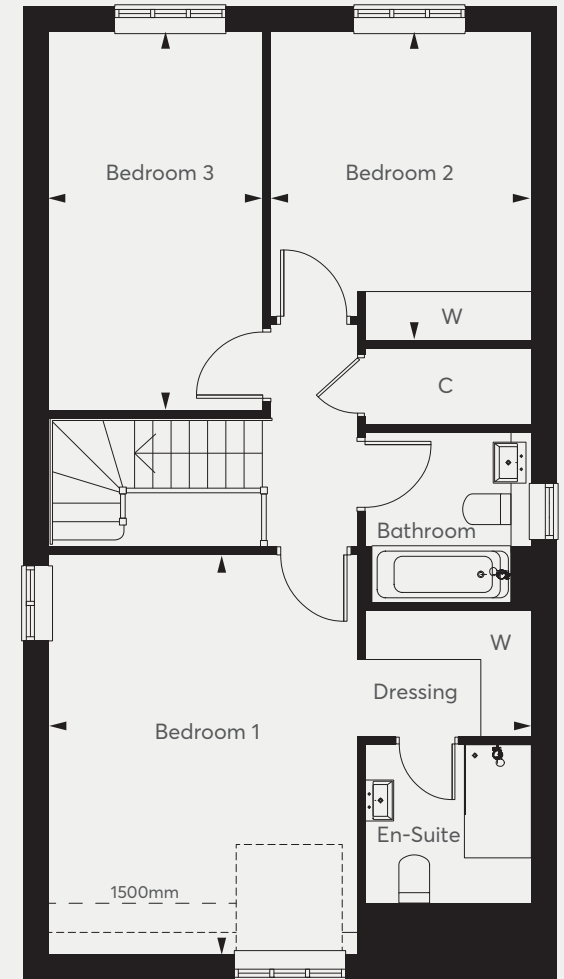
The Dragonfly Plot 14

3 bedroom house

Kitchen	4.57m x 2.59m	14' 11" x 8' 6"
Family/Dining	4.57m x 3.27m	14' 11" x 10' 8"
Living Room	5.87m x 3.26m	19' 2" x 10' 8"
Bedroom 1	5.87m x 4.26m	19' 2" x 15' 11"
Bedroom 2	3.77m x 3.17m	12' 4" x 10' 4"
Bedroom 3	4.58m x 2.60m	15' 1" x 8' 6"



Ground Floor



First Floor

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Specification

Elegantly designed interiors, creating a combination of contemporary style and soft tones for a relaxed and welcoming environment.

KITCHEN

Bespoke fitted shaker style kitchens with integrated appliances to include:

- Electric oven in stainless steel:
Flats: Single oven
3 beds: Single oven and microwave
4 beds: Double oven and microwave
- 60cm induction hob in 2/3 beds
- 80cm induction hob in 4 beds
- 50/50 fridge freezer in 2/3 beds
- Separate full height fridge and freezer in 4 beds
- Integrated dishwasher
- Integrated washer/dryer fitted to kitchens. Freestanding washing machine and tumble dryer to be provided in homes with utility rooms
- Integrated / Pull out waste bin
- Silestone worktops to houses and laminate worktops to flats
- White sockets to flats. Brushed chrome sockets to the ground floor and white on the second floor in homes.
- Large stainless steel single bowl unit with monobloc chromemixer tap

BATHROOMS AND ENSUITE

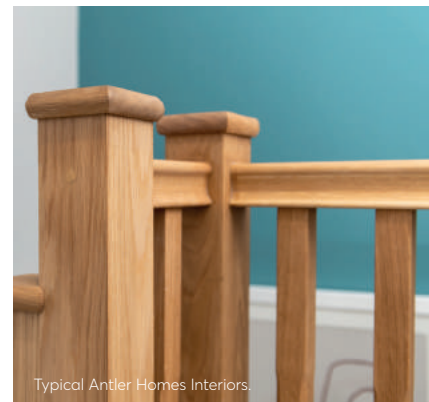
- Contemporary white sanitaryware by Vitra
- Chromeware by Vado
- Chromium heated towel rail
- Thermostatic showers
- Wall and floor tiles by Minoli
- Electric floor tile warming system to first floor bathroom
- Chrome shaver/toothbrush point (where visible)
- Full width mirror to recess
- Vanity units in all bathrooms

BEDROOMS

- Wardrobes fitted to:
2 beds: Bedroom 1
3 beds: Bedroom 1 and 2
4 beds: Bedroom 1, 2 and 3

GUARANTEE

- Antler Homes 2 year warranty
- 10 year Structural Premier Guarantee warranty



Specification correct at time of printing. Imagery indicative only. Please speak to your Sales Advisor for any changes in finishes.



HIGH QUALITY FIXTURES AND FITTINGS

- Staircase with oak handrail, newel and spindles
- Oak finish solid core doors
- Chrome door furniture
- Matt emulsion on walls and ceilings; one colour throughout
- White satin matt to skirting, architraves and window boards
- PVCu double glazed windows
- Double glazed, hinged uPVC French doors to patio
- Carpet/ floor coverings throughout

HEATING, SECURITY AND ELECTRICS

- Air source heat pumps
- Underfloor heating to ground floors with thermostatic controls to each room
- Wiring to telephone point in under stairs cupboard
- USB charge point in living room, kitchen and bedrooms
- LED downlights to cloakroom, kitchen area, bathrooms, entrance hall and landing
- Wiring for media plate & Sky Q in living room
- TV points to all bedrooms
- Mains operated smoke/CO2 detector
- Nest or similar thermostats
- Each home will be connected with full fibre broadband which can support speeds of up to 1Gbps*

EXTERNAL

- Garden sheds - timber shiplap 6ft x 3ft shed with double doors (houses only)
- Lighting to front and rear
- External tap and power point to rear
- Private footpaths/patios & drives - paving 600 x 600mm Broadway in natural riven finish
- Electric car charging points





What makes an Antler home different?

When you choose an Antler home you are purchasing a home of real character, individuality and originality that you can make yours, and yours alone.

What's more, you'll discover that your new Antler home is hallmarked by countless aspects of skilful architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected housebuilders.

We are still a relatively small, private company, with a fifty year history of designing beautiful homes, which depends on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence. Attention to detail is another unique Antler signature that you'll find in your new home, with the skills of our time-served architects and engineers ensuring that every aspect of your property is precisely as you would want it to be.

Equally satisfying are the personal touches you'll enjoy as a valued Antler customer, from our helpful and knowledgeable sales personnel, through to all the support you require throughout the purchasing and moving process – plus an impressive after-sales service that always puts your needs first in the house you'll call 'home' for many years to come.

"We are incredibly proud of the homes we deliver. Each and every one has been built to an exceptionally high standard by our passionate team, ensuring it can be enjoyed generation after generation."

Andrew Rinaldi
Managing Director Antler Homes

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Swan Meadows is a marketing name only. Antler Homes Plc operates a policy of continuous improvement and therefore individual details may change. Information supplied within this brochure may vary and therefore does not form any part of a contract. Internal pictures throughout this brochure are from previous Antler developments. Buyers should make their own arrangements via a surveyor and/or solicitor in order to clarify any points. All information presented as at June 2022.



Sustainability

Passivhaus – Plot 13

What does Passivhaus mean?

A Passivhaus reduces energy demand whilst also providing excellent indoor air quality and comfort levels. Our approach is to cost effectively improve the building fabric and services whilst utilising the local environment to enhance the comfort levels during winter and summer months.

The Passivhaus standard is one of the most rigorous energy performance standards in the world and is widely regarded as best practice for low-energy buildings. This robust approach to building design allows the designer to minimise the heating demand of the building, meaning conventional heating is minimised.

The performance gap of designed buildings compared to completed building repeatedly shows new buildings performing less well than estimated. The certification of a Passivhaus through an accredited building certifier offers an impartial quality assurance check providing clients with peace of mind that the development will perform as designed.

Swan Meadows

Our Passivhaus at Swan Meadows is built with enhanced insulation, triple glazing, a mechanical ventilation and heat recovery system to maximise user comfort, and an air source heat pump that replaces traditional but unsustainable gas-powered heating. The house is also built to be airtight which prevents heat energy from escaping out through unintended gaps in the building envelope. This is the main reason why Passivhaus buildings require so little heating as the high-performance envelope reduces heat movement in and out of the building.

We at Antler homes are committed to becoming more sustainable and below are some additional elements that we have incorporated within Swan Meadows to achieve this goal:

- Building a Passivhaus
- Higher insulation throughout
- Bat tiles installed for ecological enhancements
- Air source heat pumps as detailed above
- EV chargers (where applicable)
- Water butts (where applicable)
- Rainwater gardens for sustainable drainage and ecological enhancements



