



Rosebrook

Hambrook

Broad Road & Scant Road West,
Hambrook, PO18 8RE



Stock photography



The best of all worlds

Beautifully located on the leafy fringes of tranquil Hambrook, as the road runs into open countryside, Rosebrook is a new take on the village lifestyle – combining the charms of a semi-rural setting with all the style, comfort and convenience of modern living. With the historic city of Chichester just six miles down the road, and areas of outstanding natural beauty within easy reach, Rosebrook brings you the best of both worlds. Simply perfect!



Local area photography



Local area photography



Photography from a previous Cala development

You've found your ideal home

Choose from an exclusive collection of 2, 3 and 4 bedroom homes and 1 and 2 bedroom apartments. Full of light and space, with flexible layouts to suit your lifestyle, high quality specifications and energy saving features throughout, there's sure to be a design that's everything you've been looking for – all with attractive exteriors too, and set in a delightfully landscaped environment.



Fresh air and green open spaces

Rosebrook is a breath of fresh air, with sustainable green open spaces, ponds, parks and play areas throughout and a brand new orchard. Walk amidst treasured ancient woodlands: get out and explore with a network of footpaths, cycling routes and bridleways, all seamlessly connecting with the stunning surrounding countryside. Beauty is all around you.



A welcoming semi-rural community

Hambrook is a quiet and welcoming community, with its post office and village store on your doorstep. Nutbourne station lies just a 15 minute stroll down the road, on the West Coastway Line connecting Brighton and Southampton - while the A259 connects you to nearby villages with an array of shops, schools, handy facilities, pubs and places for play and entertainment. When it's time for bigger shops and all the attractions of the city, simply pop along to Chichester.



Getting a good start in life

Hambrook is well placed for education, with primaries and junior schools rated 'good' at Chidham – the nearest – Funington, Bosham and Southborne, where you'll also find Bourne Community College for secondary level.

Chichester is rich in excellent educational options at all levels, including Chichester High School for Girls and Boys, the 'outstanding' Bishop Luffa School, Chichester College and the acclaimed University of Chichester.



Great days out for all the family

Whatever your age or interests, there's a wealth of choices for family days out. Exploring the Chichester Harbour Area of Outstanding natural beauty, enjoying water sports or fossil hunting at Bracklesham Bay, delving into the area's rich Roman heritage at Fishbourne....swim, gym and soft play at Havant Leisure Centre, the children's farm at Staunton Country Park and Stansted Park with its light railway and garden centre. Something for everyone!



Local area photography

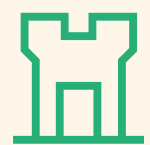
Places to go



Eating out – Tuck into the carvery at The Barleycorn, your local, enjoy Sunday lunch at The Richmond Arms in West Ashling...go wine tasting and fine dining at the Ashley Estate, or pop into Chichester for cuisine from all around the world.



Sports and leisure – From taking part at the cricket club at Chidham or a choice of courses at Chichester Golf Club to high-action spectating at Goodwood races and Festival of Speed, it's all go!



History and heritage – Fishbourne Villa and its wonderful mosaics is a 'must', as is the Mary Rose at Portsmouth's fascinating Historic Dockyard, Chichester cathedral with its celebrated sculptures and the quaint fishing village of Emsworth.



Local area photography



Local area photography



Local area photography



Parks and nature – Birds, flora and fauna abound amidst the wet grasslands of Southmoor Nature Reserve and throughout the Chichester AONB, and there are great hilltop views at Kingley Vale.



Entertainment and culture – Chichester is home to the Festival and Minerva theatres, the award-winning Pallant House Gallery and Novium Museum...along with multi-screen cinema, ten pin bowling and lots of live music and performance arts.



Shopping – Visit the village store on your doorstep and shops in nearby Southbourne for all the essentials, Emsworth for independents and pop into Chichester for a wide range of independents, supermarkets and big brands.



Family days out – Walk in charming company with Dunreyth Alpacas, relax with a canal tour in Chichester or take in water slides, skating and swimming at Westgate Leisure Centre.



Getting around



By foot: The local post office and village store is moments away and Nutbourne station within a 15 minute walk.



By car: Hambrook connects to local villages and towns along the A259, and to the A27 into Chichester or to the A3 into London. Central Portsmouth is 20 minutes away.



By bus: the number 700 bus also runs along the A259 from Chichester to Portsmouth.



By rail: Nutbourne station offers direct services between Chichester and Portsmouth.

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



Superbly connected



On foot

- Post Office/Store – 70ft
- Nutbourne Station – 0.5 miles
- The Barleycorn – 0.7 miles



By car

- Chidham parochial primary school – 1.2 miles
- Richmond Arms – 1.5 miles
- Southbourne Infants school – 1.6 miles
- Bourne community college – 1.6 miles
- Farm shop – 1.8 miles
- Southbourne Co-Op – 2.0 miles
- Funington primary school – 2.0 miles
- Bosham primary school – 2.9 miles
- Fishbourne – 4.1 miles
- Stansted Park – 4.2 miles
- Staunton Country Park – 6.2 miles
- Havant leisure centre – 6.4 miles
- Chichester city centre – 6.7 miles
- Bracklesham Bay – 10.9 miles
- Portsmouth centre – 12 miles



By rail

from Nutbourne

- Chichester – 9 minutes
- Portsmouth & Southsea – 27 minutes

from Chichester

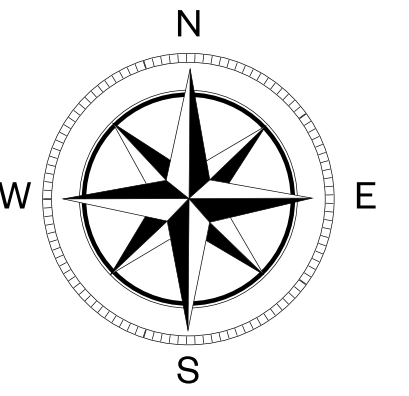
- Brighton – 47 minutes
- Southampton – 54 minutes
- Gatwick Airport – 55 minutes
- London Victoria – 1 hour 30 minutes

See a detailed view of the area and get directions



Rosebrook

Hambrook



-  **The Magnolia**
4 bedroom detached home
-  **The Evergreen**
4 bedroom detached home
-  **The Honeysuckle**
4 bedroom detached home
-  **The Marigold**
4 bedroom detached home
-  **The Poppy**
3 bedroom detached home
-  **The Fuschia**
3 bedroom detached home
-  **The Orchid**
3 bedroom detached home
-  **The Rose**
3 bedroom semi-detached home
-  **The Tulip**
3 bedroom detached/semi-detached home
-  **The Posy**
2 bedroom semi-detached/terrace home
-  **The Primrose**
2 bedroom detached bungalow
-  **Lavender House**
1 & 2 bedroom apartments
-  **Ivy House**
1 & 2 bedroom apartments
-  **Affordable Housing**
-  **Marketing Suite**



View our interactive siteplan for our latest availability 

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.

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.



Photography from a previous Cala development





This image includes upgrades at an additional cost



Photography of Audley Chase

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.

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

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. ”

Beau Steele,
Purchaser at 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

Broad Road & Scant Road West,
Hambrook, Chichester, PO18 8RE

[Click here to arrange your viewing](#)



Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (South Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. For information relating to weather in the area of this development, please refer to the Meteorological Office (www.metoffice.gov.uk). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at date of publication June 2023. Cala (South Home Counties) Limited, registered in England & Wales company number 08800163. Registered office: CALA House, 64 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX; Agent of Cala Management Limited.