



**THE BEECHES**  
ANGMERING





#### INTRODUCTION

Welcome to The Beeches in Angmering – a contemporary development of 6 stylish homes in a rural setting, close to the coast.

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This exclusive collection of six 4-bedroom detached homes is located in the pretty West Sussex village of Angmering - set between the southern edge of the South Downs National Park and the South Coast. A secluded gated development away from the hustle and bustle, The Beeches sits unobtrusively within a mature landscape.

The stylish contemporary exteriors, with shiplap weatherboarding and double-height glazing, complement the luxurious interiors of these impressive homes. Built to a high specification, each home is fitted with underfloor heating throughout, impressive bespoke kitchens with Siemens appliances, bifold doors, fitted wardrobes and high-speed fibre optic broadband. Outside, each home has a large garden, a garage with electric car charging point and ample driveway parking.









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YOU HAVE ARRIVED AT YOUR DESTINATION

Angmering offers a captivating blend of the English countryside, the charming South Coast and the warmth of a friendly village community.

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Occupying a prime position in the South East, Angmering is where picturesque countryside meets the coast. Three quarters of the parish sits within the South Downs National Park, while the closest beach is just under three miles to the south. Whether you enjoy woodland walks or strolls along pristine coastline, Angmering offers an unspoiled corner of West Sussex where you can enjoy a peaceful lifestyle.

On your doorstep you'll find a wide choice of parks, play areas and open spaces to explore. One of the best ways to discover the village's delights is on foot, with three established circular walks: a 'conservation area' route that takes in the area's rich heritage, the South Downs Way National Trail, and family-friendly strolls through the woods of Angmering Park Estate, which in the Spring are carpeted with bluebells.





A short distance from Angmering are the beaches of East Preston and Kingston – each connected by a long stretch of sand and shingle shoreline that offers sweeping views out to sea.

While the beaches are popular with dog walkers, wild swimmers and families catching waves, the beachside cafés, pubs and restaurants dotted along the coastal walk are well kept secrets.

Angmering is located between the larger seaside towns of Worthing and Littlehampton which are a short drive away. Also close by are the beautiful historic towns of Arundel, the bright lights of Brighton and the cathedral city of Chichester.





Despite being a village, Angmering is surprisingly well-equipped with amenities. It has a train station, a number of shops, a hairdresser and a craft shop, as well as a library, doctors, dentist surgery and pharmacy. There are also two primary schools and a secondary school within the village's boundary.



Angmering has cultivated a lively dining and social scene. The Lamb and The Spotted Cow pubs lead the way, with seasonal menus, tipples from local breweries and a warm welcome guaranteed. Residents can also enjoy coffee and cakes at the vintage-style Tea in the Square, cocktails and dinner by candlelight at Angmering Manor Hotel, or they can cook up their own feast using ingredients bought from the village butcher, bakery and grocers.





## ON YOUR DOORSTEP

Angmering residents don't have to travel far to enjoy an active and cultural lifestyle. There is an extensive programme of events available, whether you are taking part or spectating.

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Both the village hall and Angmering Community Centre are hubs of sporting activity. You can get involved in archery, cricket, croquet, football, hockey, rugby, table tennis, stoolball, short-mat and carpet bowls clubs. For those who love the freedom of the fairway, Ham Manor Golf Club and the Rustington Golf Centre and driving range, are both close by.

The Lane's Health Club offers activities for all ages, with gym equipment, exercise classes, wellbeing suites and a swimming pool. The Out of Bounds Entertainment Centre offers 10-pin bowling, indoor rock climbing, adventure golf, soft play, laser tag and foot/disc golf.

Set high upon a hill and presiding over the West Sussex countryside, Arundel, with its medieval castle and impressive cathedral, is a fascinating place to visit. Take a stroll around the town's many independent shops and enjoy a meal at one of its historic pubs or acclaimed restaurants.

Chichester is another heritage-rich destination close to Angmering. Spend the day exploring the quaint city centre, visit the cathedral and stop off at the harbour – a designated Area of Outstanding Natural Beauty.

For a culturally-rich hotspot, enjoy a daytrip to Brighton. Visit the Royal Pavilion, the Brighton Palace Pier and experience the British Airways i360 tower for impressive views along the coastline. Browse the boutiques in 'The Lanes' and enjoy a drink or a meal in one of the many bars and restaurants. There are also two theatres hosting top shows and music concerts.



STAY CONNECTED

Despite its quiet countryside location, Angmering has great connections to London, the South Coast and Northern Europe.

By road, rail or even sea, Angmering is a great place to explore from. Unlike many country villages, Angmering has its own train station, with regular services to London, Brighton and Portsmouth. Trains to London Victoria take approximately 90 minutes, while the A27 runs directly to Worthing, Chichester and Brighton. Gatwick Airport is only a 45-minute drive away while cross-channel ferry services are in easy reach.





LOCATION

The Beeches, Dappers Lane, Angmering,  
West Sussex BN16 4EN







## ABOUT THE BEECHES

Stylish, select and designed to be unlike any other new homes in Angmering, The Beeches is the premier choice for those who value peace and privacy.

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The Beeches is set alongside a quiet road with mature trees on three sides, creating a sheltered, private enclave for the six houses. The cul-de-sac arrangement and gated entrance ensures there is no through traffic for a quiet and safe living environment, while the landscaped front gardens contribute to the well-kempt appearance of the development.

There are three different house-types. Each property is detached and set back from the road, with a garage and ample off-street parking. The maintenance-free grey shiplap weatherboarding echoes the area's links to the sea and sailing, while double-height glazing adds to the homes' contemporary style. To the rear of each property are full-width gardens, each with a porcelain tile patio and lawn.



Computer generated image

## Homes 1 & 4

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### Ground Floor

Kitchen/Dining	4300mm x 7134mm	14'1" x 23'4"
Living	4300mm x 4425mm	14'1" x 14'6"
Utility	2125mm x 3125mm	6'11" x 10'3"

### First Floor

Master Bedroom	4300mm x 3443mm	14'1" x 11'3"
Bedroom 2	4300mm x 3008mm	14'1" x 9'10"
Bedroom 3	3078mm x 3389mm	10'1" x 11'1"
Bedroom 4	2914mm x 3139mm	9'6" x 10'3"



Computer generated images

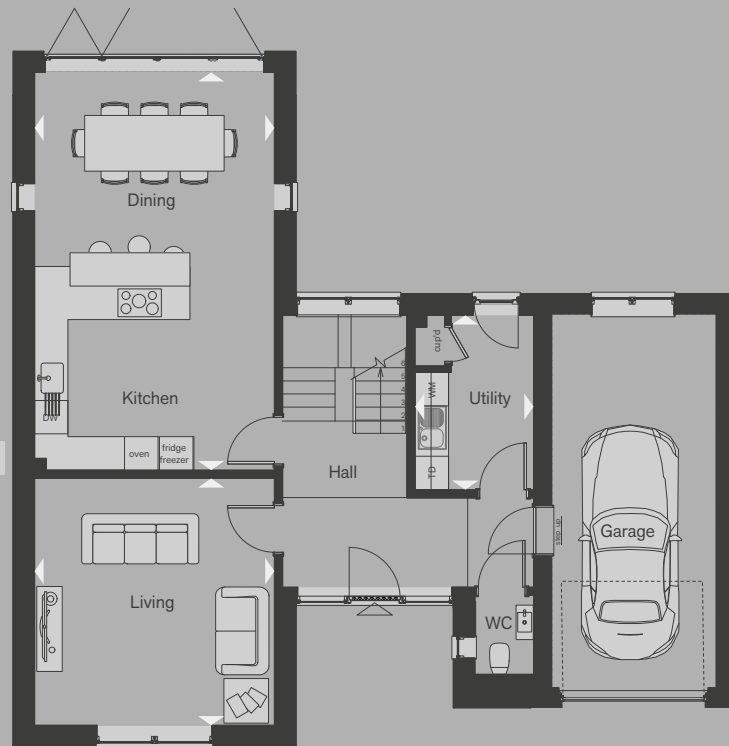
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Total Floor Area (NIA) - 182.02sq.m (1959.25sq.ft)

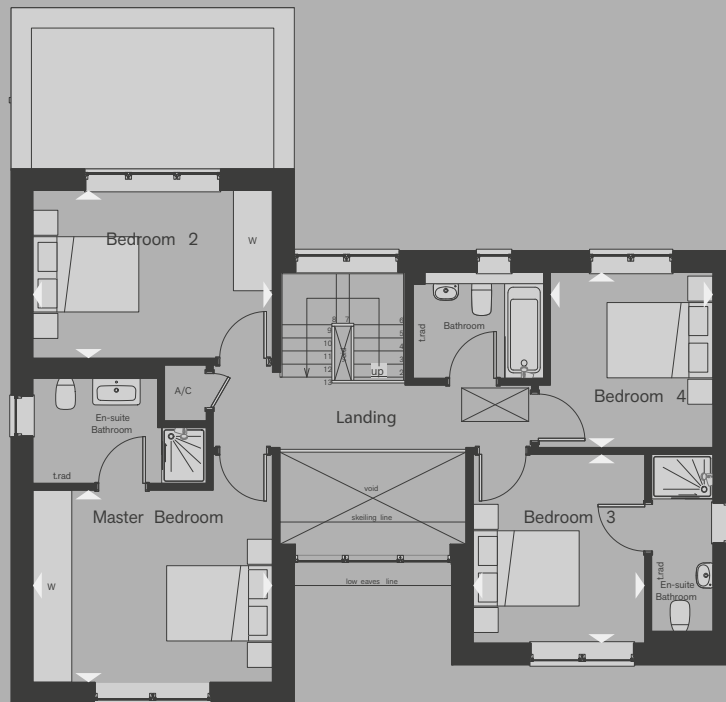
NIA measured to nominal face of finish.  
 Areas below 1.5m height excluded.  
 All dimensions are measured to maximum room dimensions, unless stated otherwise.  
 Integral garages are excluded.



## Ground Floor



## First Floor



Home 1 is shown, Home 4 is handed



## Homes 2 & 3

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### Ground Floor

Kitchen	4400mm x 4600mm	14'5" x 15'1"
Living/Dining	5975mm x 3775mm	19'7" x 12'4"

### First Floor

Master Bedroom	4400mm x 4600mm	14'5" x 15'1"
Bedroom 2	3075mm x 3719mm	10'1" x 12'2"
Bedroom 3	3259mm x 3775mm	10'8" x 12'4"
Bedroom 4	2594mm x 3775mm	8'6" x 12'4"



Computer generated images

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Total Floor Area (NIA) - 171.86sq.m (1849.89sq.ft)

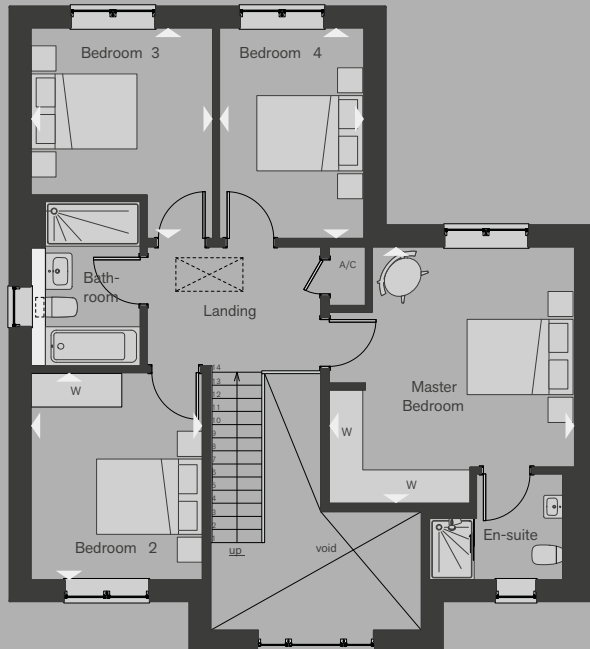
NIA measured to nominal face of finish.  
 Areas below 1.5m height excluded.  
 All dimensions are measured to maximum room dimensions, unless stated otherwise.  
 Integral garages are excluded.



## Ground Floor



## First Floor



Home 2 is shown, Home 3 is handed



## Homes 5 & 6

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### Ground Floor

Kitchen/Family/Dining	4193mm x 8714mm	13'9" x 13'5"
Living	3858mm x 2950mm	12'7" x 9'8"

### First Floor

Master Bedroom	4191mm x 4132mm	13'9" x 13'6"
Bedroom 2	3006mm x 4460mm	9'10" x 14'7"
Bedroom 3	3950mm x 2950mm	12'11" x 9'8"
Bedroom 4	3888mm x 2950mm	12'9" x 9'8"



Computer generated images

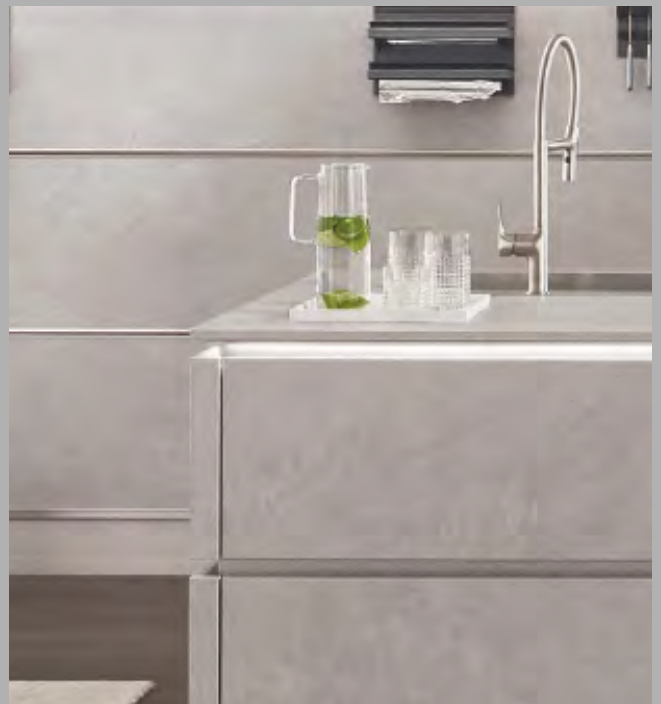
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Total Floor Area (NIA) - 156.64sq.m (1686.06sq.ft)

NIA measured to nominal face of finish.  
 Areas below 1.5m height excluded.  
 All dimensions are measured to maximum room dimensions, unless stated otherwise.  
 Integral garages are excluded.







Indicative computer generated images of similar specification.



## SPECIFICATION

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### KITCHEN

- German bespoke designer kitchens by Nobilia. With an island or peninsular breakfast bar creating separation between the kitchen and family area
- Quartz worktops and matching full height splashbacks
- Fully integrated Siemens appliances including:
  - Induction hob with built-in extraction
  - Oven
  - Microwave combination oven
  - Dishwasher
  - Fridge/freezer
  - Washer/dryer to plots 2, 3, 5 & 6
- Utility rooms (Homes 1 & 4) are fitted with a range of base, tall and wall units with laminate work surfaces, stainless steel sink and drainer, together with space for a freestanding washing machine and tumble dryer

### INTERNAL FINISHES

- Porcelain tiled floor to hall, kitchen, family, dining area and cloakroom (and utility room where applicable)
- Porcelain wall tiles to cloakroom, en-suite and bathrooms, including feature tiling within shower and bath areas
- Screwless brushed stainless steel switch plates and sockets throughout
- Oak staircases with open risers, hardwood handrails and glass balustrading and landings
- Deep contemporary skirtings and architrave finished in white satinwood
- Italian made Alf Dafre fitted wardrobes to master bedroom and bedroom 2

### BATHROOM, EN-SUITE AND CLOAKROOM

- Contemporary white sanitaryware including vanity units by Milano, with chrome fittings
- Recessed thermostatically controlled bath and shower fittings
- Heated chrome towel rail to bathrooms and en-suites
- Mirrored cabinets and shaver points to bathrooms and master en-suites
- Automatic night lights fitted within vanity units to bathrooms and master en-suite

### HEATING AND HOT WATER

- Underfloor heating to all areas, including wet rooms, with individual thermostats to each room
- Sustainable Air Source Heat Pump, providing low cost central heating and hot water

### ELECTRICAL

- LED recessed downlights to kitchen, dining room and hallway. Pendants provided to all other rooms
- Bespoke lighting under wall units and worktop edge
- All reception rooms and bedrooms fitted with CAT 6 data cabling, allowing future connection of TV, BT & Sky (subscription not included)
- Lighting provided to loft space
- Hi-speed fibre broadband (subject to connection and subscription)
- Electrical car charging point located within the garage

### EXTERNAL FINISHES

- Contemporary, remote controlled electronic sectional garage doors
- Permeable resin bound gravel driveway
- Large patio area finished with porcelain tiles, front and rear gardens laid to lawn, with feature planting to the front
- Outside tap provided
- LED Lighting to all front and rear doors
- External power point to the rear

### SAFETY AND SECURITY

- Mains fed smoke and heat detectors with battery back up
- Velfac composite windows and external doors with multi point locking system

### TENURE

- Freehold with a Management Company set up for the residents to take ownership and management of the communal areas

### GUARANTEE

- All homes come with a ten-year Build-Zone guarantee



Countyoak Homes is an independent property development company that creates homes of distinction across the South East. With a focus on quality, sustainability and innovation, the Company is committed to building contemporary homes to exceptionally high standards, underpinned by traditional values.

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#### Solid foundations

The Company was established in 2019 by Wayne Stutchbury and Steve Butchart, two seasoned industry professionals with 60 years' experience leading project teams at some of the most high-profile property development companies in the UK, including Berkeley Homes, St. James Homes and Charles Church.

Their experience managing projects ranging from individual homes and commercial buildings to large-scale master-planned residential developments forms the solid foundation on which Countyoak Homes is built. Today, that collective know-how influences every aspect of the Company's mission, from planning and design to construction and delivery, ensuring that every home is finished to the highest standards.

#### Contemporary vision

Countyoak Homes delivers energy-efficient residential properties that maximise the use of available space and light, with contemporary exterior architecture, generous outdoor spaces and well-designed, modern interiors that create dynamic living environments for growing families.

By embarking on small volume projects, Countyoak Homes is able to focus its attention on each and every detail, carefully selecting sustainable building materials, thoughtful layouts and elegant finishing touches that bring out the best in a space and enrich the living environment.

Ultimately, the Company's goal is to create a strong sense of place in every new project, while minimising its environmental impact, anticipating the needs of future owners and creating quality homes that people are excited to live in.





Development by



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Selling agent



Storrington Office  
Greenfield House, 3 The Square,  
Storrington, West Sussex RH20 4DJ  
01903 745844  
[storrington@fowleronline.co.uk](mailto:storrington@fowleronline.co.uk)

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