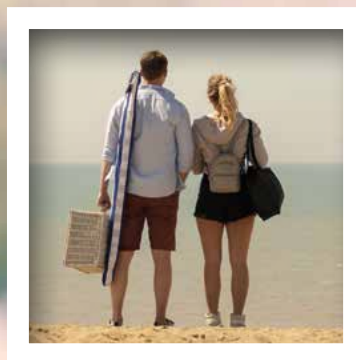






Buckleigh Meadows is a development of 117 properties to be built over three phases and includes a range of two, three, four and five bedroom homes.

The properties are constructed in a traditional manner with brick, render and weather boarding to the external elevations and a slate roof. Internally, the houses have excellent room proportions and are finished to a high crisp, modern specification.

Within the development there are areas of public open space, walkways/cycle track and an equipped play area.

ABOUT CHICHESTER DEVELOPMENTS

Founded in 1993 on the simple principle of building quality homes in desirable locations, Chichester Developments has evolved and changed, but this ethos is still at the heart of the business today and has resulted in an enviable reputation in the area.

The company has a strong team of key employees whose task it is to deliver carefully designed, quality homes to suit modern lifestyles. The team takes pride in its developments and has maintained an excellent reputation and record with NHBC and LABC.





Image indicative of property

THE SANDPIPER

PHASE 2

This two bedroom property comprises a kitchen and lounge/diner with French doors opening out into the garden. There are two bedrooms and a family bathroom on the first floor.

Single garage to some plots.
All plots have two parking spaces.



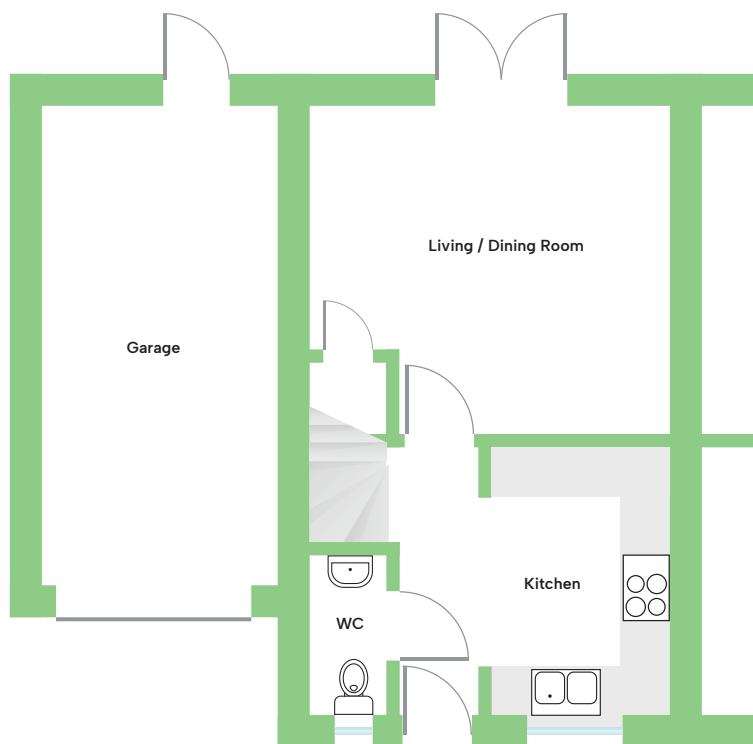
PHASE 2

THE SANDPIPER

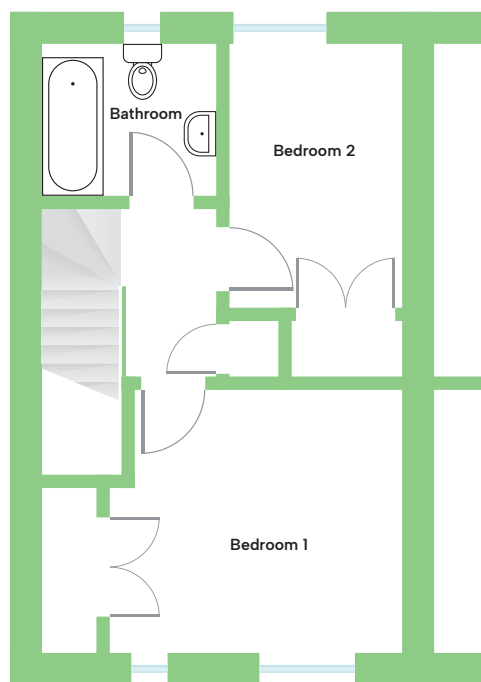
PHASE 2

PLOTS 8, 12, 20, 31, 33, 42
PLOTS 7, 11, 21, 32, 34 (handed)

GROUND FLOOR



FIRST FLOOR



Living / Dining Room

4.42m max x 3.04m

Kitchen

3.33m x 2.22m

Bedroom 1

3.64m max x 3.23m (*exc. wardrobe space*)

Bedroom 2

3.16m x 2.14m

Bathroom

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THE PLOVER

PHASE 2

This two bedroom property comprises an open plan kitchen/dining room and lounge with French doors leading into the garden. The first floor has two bedrooms and a family bathroom.

Parking for two vehicles at the front of the property.



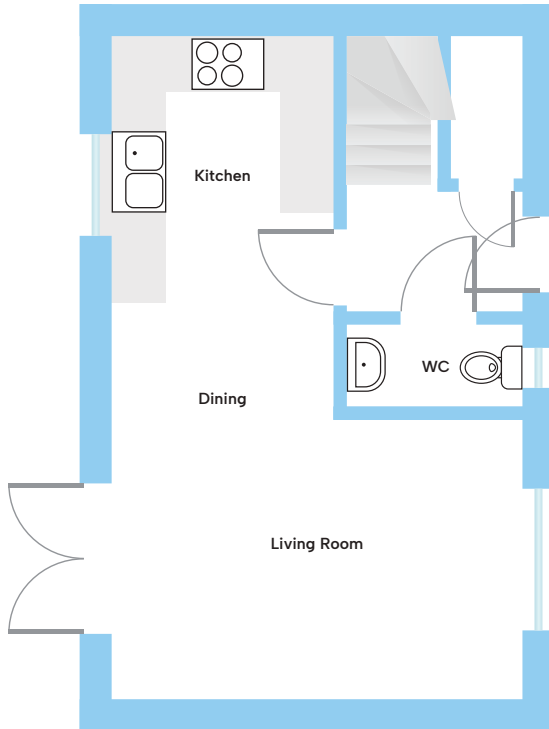
PHASE 2

THE PLOVER

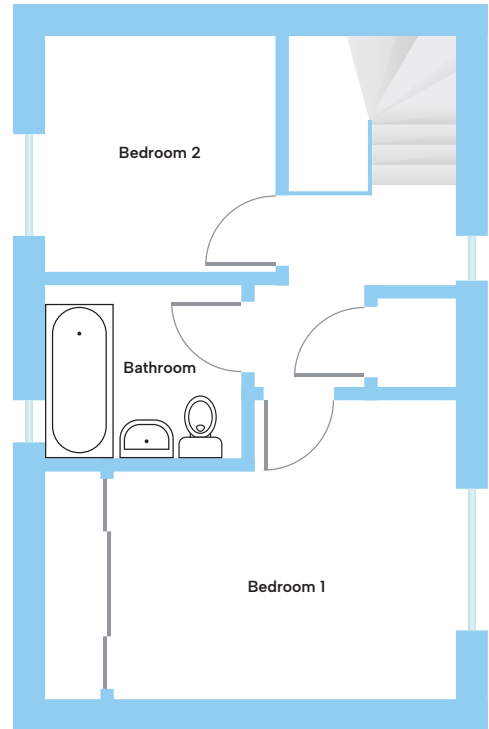
PHASE 2

PLOT 37

GROUND FLOOR



FIRST FLOOR



Kitchen / Dining / Living Room 7.38m max x 4.57m max

Bedroom 1 3.85m max x 3.37m max (*exc. wardrobe space*)

Bedroom 2 2.65m x 2.55m

Bathroom

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Image indicative of property

THE CURLEW

PHASE 2

This three bedroom property comprises a living/dining room with French doors opening into the garden, kitchen and cloakroom. The first floor has a master bedroom with ensuite, two further bedrooms and a family bathroom.

Single garage and parking for two vehicles.



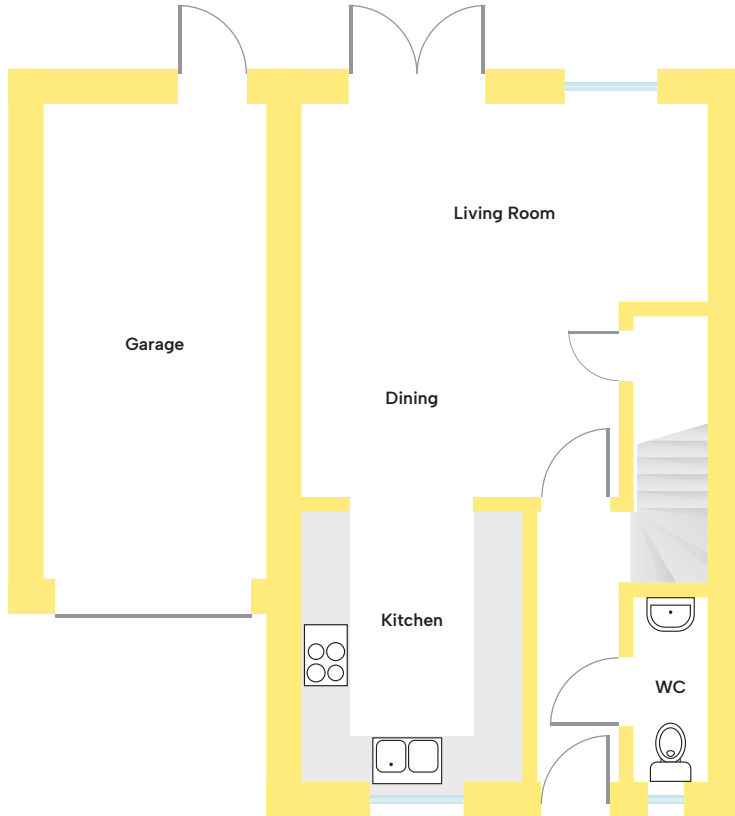
PHASE 2

THE CURLEW

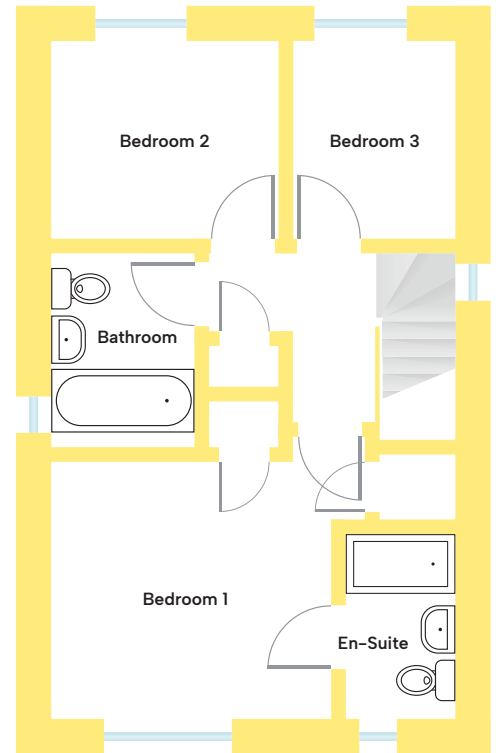
PHASE 2

PLOT 10

GROUND FLOOR



FIRST FLOOR



Living / Dining Room

5.02m max x 4.89m max

Kitchen

3.41m x 2.76m

Bedroom 1

3.49m x 3.23m (*exc. wardrobe space*)

En-suite

Bedroom 2

2.84m x 2.54m

Bedroom 3

2.54m x 2.10m

Bathroom

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Image indicative of property

THE LAPWING

PHASE 2

This three bedroom property comprises a kitchen/dining room with French doors opening into the garden, living room and cloakroom. The first floor has three bedrooms and family bathroom.

Parking for two vehicles at the front of the property.



PHASE 2

THE LAPWING

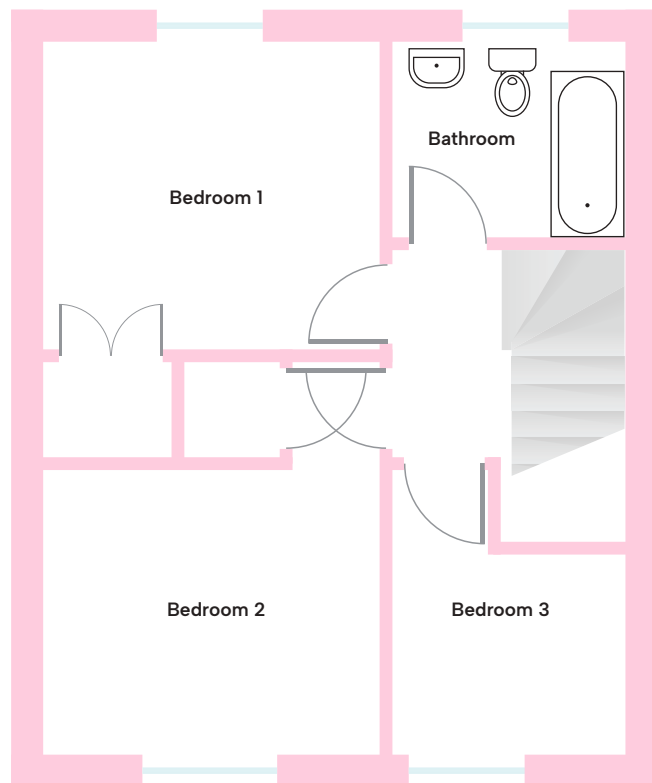
PHASE 2

PLOTS 29 & 30

GROUND FLOOR



FIRST FLOOR



Living Room

4.11m x 3.60m

Kitchen / Dining Room

5.88m x 3.06m

Bedroom 1

3.44m x 3.13m (*exc. wardrobe space*)

Bedroom 2

3.44m x 2.93m

Bedroom 3

2.35m x 2.04m

Bathroom

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Image indicative of property

THE MANDARIN

PHASE 2

This three bedroom property comprises a kitchen/diner with French doors opening into the garden, a spacious lounge and cloakroom. The first floor has a master bedroom with ensuite, two further bedrooms and a family bathroom.

All plots have two parking spaces.
Double garage to plot 6, single garage to plot 9.



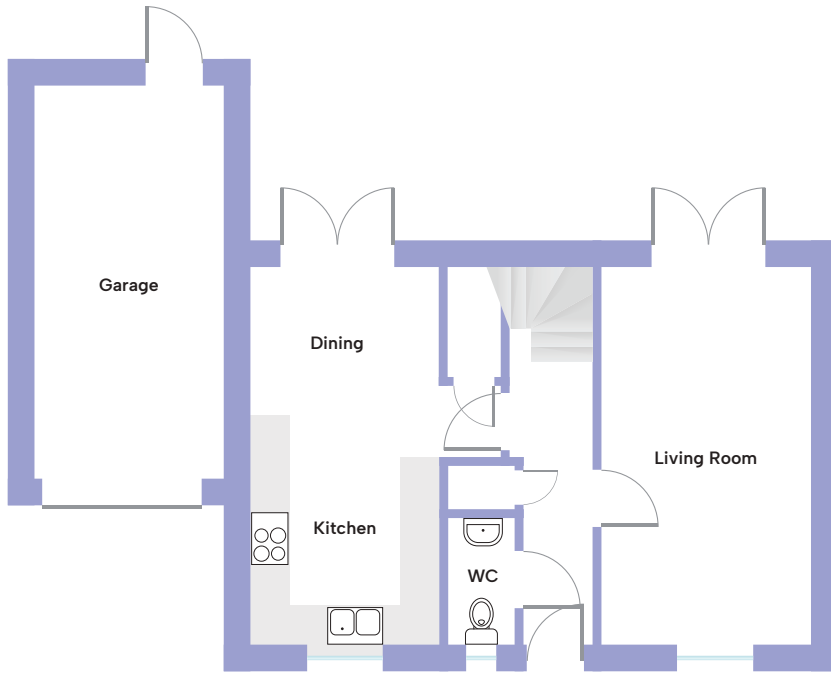
PHASE 2

THE MANDARIN

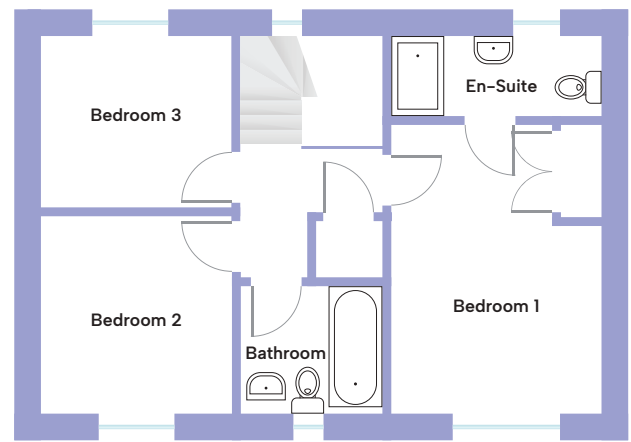
PHASE 2

PLOTS 6 & 9
PLOT 22 (handed)

GROUND FLOOR



FIRST FLOOR



Living Room	5.70m x 3.15m
Kitchen / Dining Room	5.70m x 2.86m
Bedroom 1	4.37m x 3.18m (<i>exc. wardrobe space</i>)
En-suite	
Bedroom 2	3.00m x 2.88m
Bedroom 3	2.88m x 2.60m
Bathroom	

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Image indicative of property

THE TURNSTONE

PHASE 2

This three bedroom property has a semi-open-plan feel to the ground floor, as the spacious living room leads through to the kitchen dining room. There is also a utility cupboard and cloakroom. French doors open from the dining area into the rear garden. The first floor offers a master bedroom with en-suite, two further bedrooms and a bathroom.

Single garage to all plots, and parking for two vehicles.



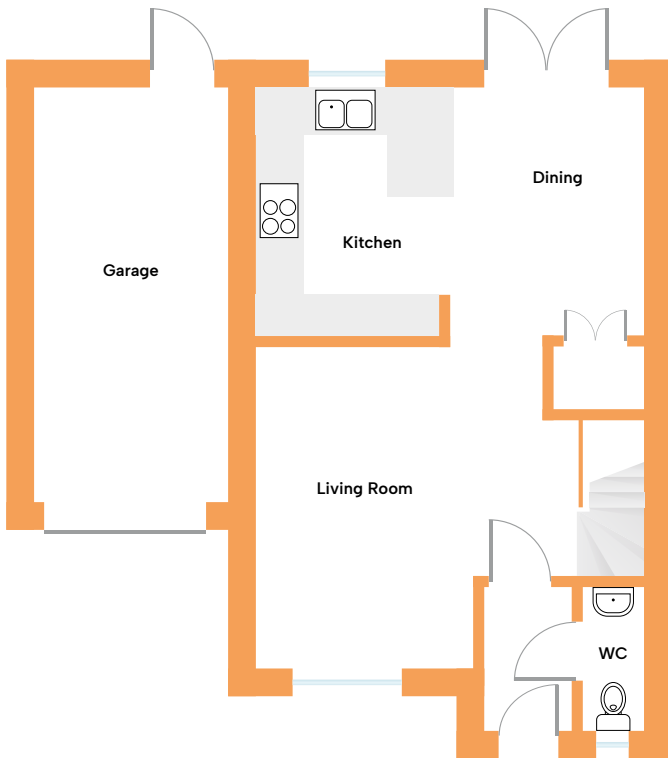
PHASE 2

THE TURNSTONE

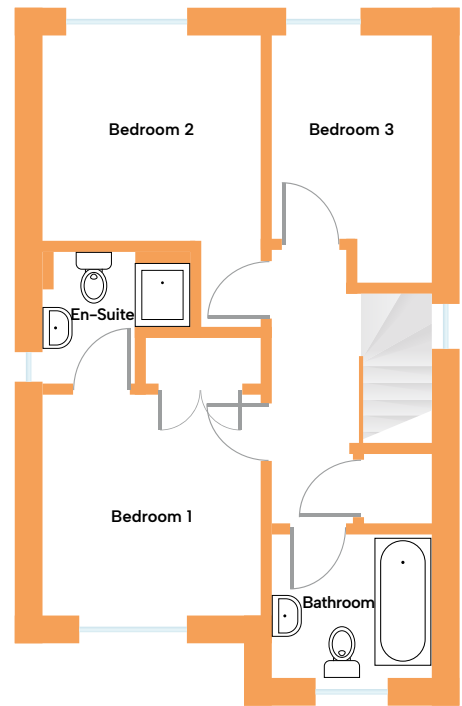
PHASE 2

PLOTS 2, 5 & 26
PLOTS 1, 15, 25, 35, 36, 38 & 40 (handed)

GROUND FLOOR



FIRST FLOOR



Living Room	4.57m x 3.11m
Kitchen / Dining Room	5.53m x 3.52m
Utility Cupboard	
Bedroom 1	3.15m x 3.14m
En-suite	
Bedroom 2	3.14m x 2.90m
Bedroom 3	2.94m min x 2.31m
Bathroom	

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THE WARBLER

PHASE 2

This three bedroom property comprises a spacious lounge with French doors opening into the garden, a kitchen/dining room, utility cupboard and cloakroom. The first floor offers a master bedroom with ensuite, two further bedrooms and a bathroom.

Single garage to all plots, and parking for two vehicles.



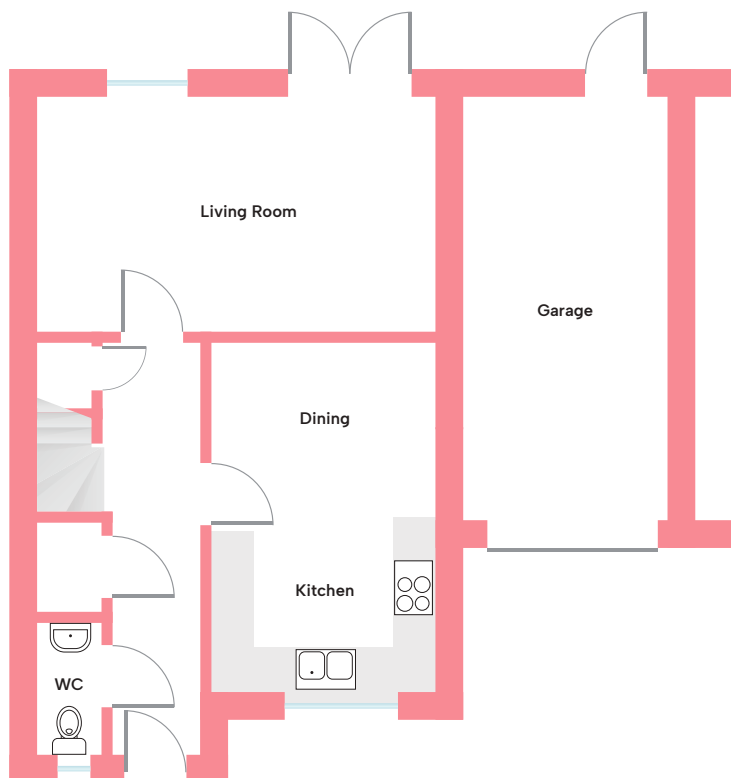
PHASE 2

THE WARBLER

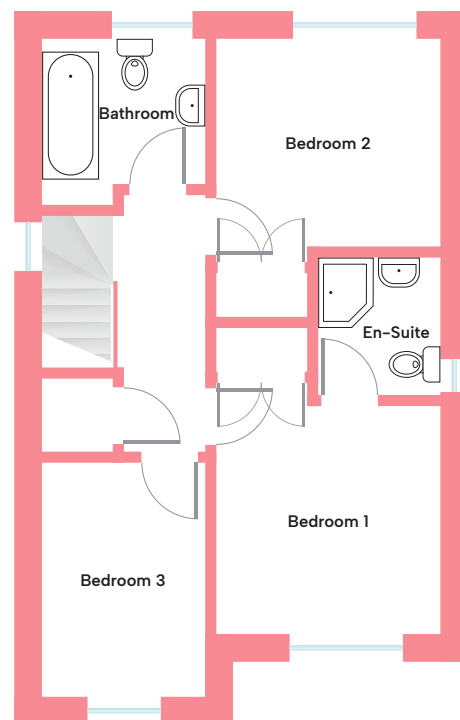
PHASE 2

PLOTS 23 & 39
PLOT 24 & 41 (handed)

GROUND FLOOR



FIRST FLOOR



Living Room

5.58m x 3.30m

Kitchen / Dining Room

4.89m x 2.90m

Utility Cupboard

Bedroom 1

3.19m x 2.91m (*exc. wardrobe space*)

En-suite

Bedroom 2

3.18m x 2.94m (*exc. wardrobe space*)

Bedroom 3

3.30m x 2.32m

Bathroom

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Image indicative of property

THE TEAL

PHASE 2

This four bedroom property comprises a large kitchen/diner/snug with utility cupboard and French doors opening into the garden, a spacious lounge and cloakroom. The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom.

Single garage to all plots, and parking for two vehicles.



WESTWARD HO!

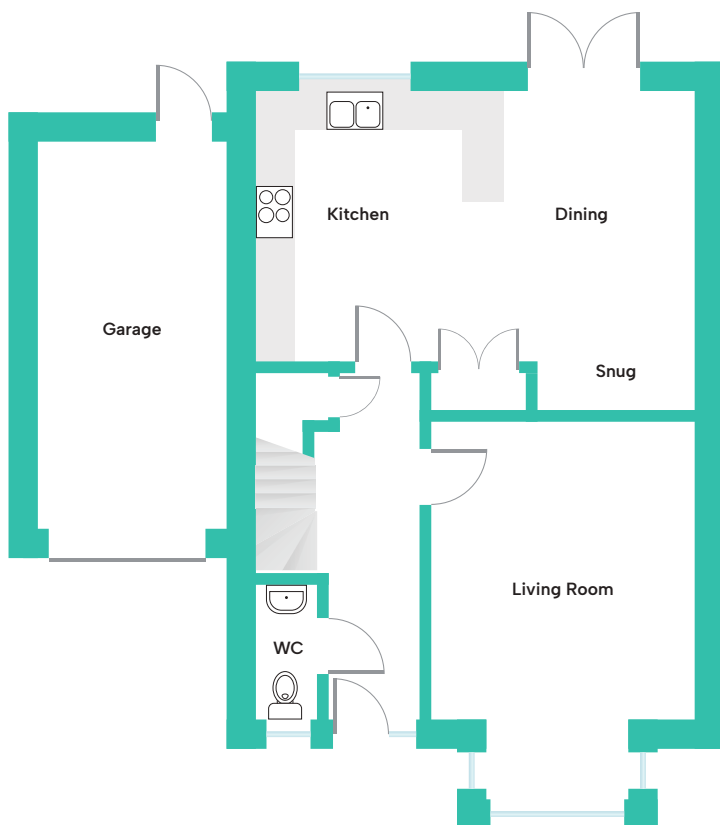
PHASE 2

THE TEAL

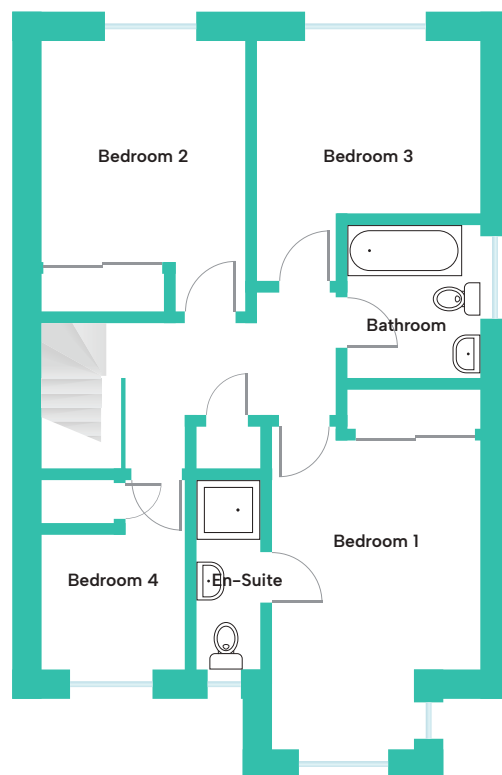
PHASE 2

PLOTS 3, 4 & 14

GROUND FLOOR



FIRST FLOOR



Living Room	4.49m (<i>plus bay</i>) x 4.05m
Kitchen / Dining Room / Snug	6.71m x 4.94m max
Bedroom 1	3.48m (<i>plus bay</i>) x 3.22m (<i>exc. wardrobe space</i>)
En-suite	
Bedroom 2	4.14m x 3.19m min (<i>exc. wardrobe space</i>)
Bedroom 3	3.44m x 2.70m
Bedroom 4	2.25m x 2.11m min
Bathroom	

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Image indicative of property

THE SWAN

PHASE 2

This four bedroom property comprises a large lounge, kitchen/diner/snug with French doors opening into the garden, utility room and cloakroom. The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom.

Double garage to plot 13, single to all other plots.
Parking for two vehicles.



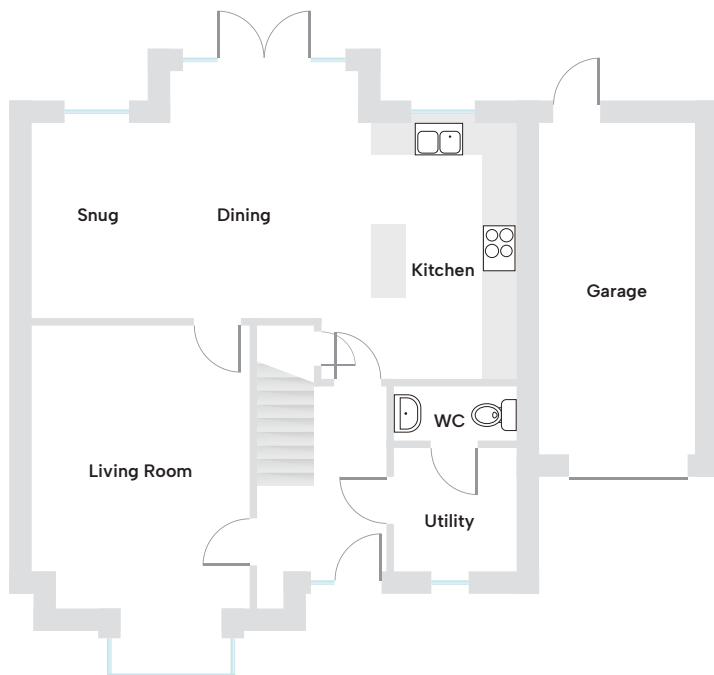
PHASE 2

THE SWAN

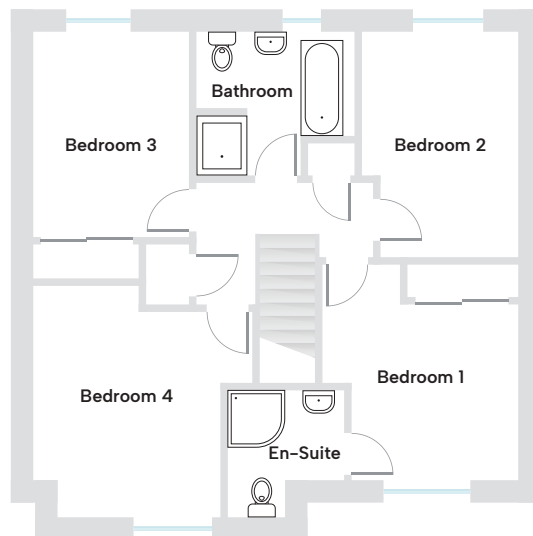
PHASE 2

PLOTS 13, 16, 17, 18 & 19

GROUND FLOOR



FIRST FLOOR



Living Room

5.08m (*plus bay*) x 3.81m

Kitchen / Dining Room

6.26m x 4.51m min

Snug

3.55m x 2.12m

Utility

2.24m x 2.23m

Bedroom 1

3.59m x 3.18m min (*exc. wardrobe space*)

En-suite

Bedroom 2

4.07m x 2.86m (*exc. wardrobe space*)

Bedroom 3

3.73m x 2.83m

Bedroom 4

3.88m max x 3.52m max

Bathroom

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SITE PLAN

PHASE 2



SITE PLAN

PHASE 2



The Sandpiper
2 Bed (65m²)



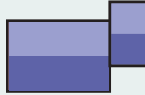
The Plover
2 Bed (66m²)



The Curlew
3 Bed (84m²)



The Lapwing
3 Bed (85m²)



The Mandarin
3 Bed (94m²)



The Warbler
3 Bed (95m²)



The Turnstone
3 Bed (95m²)



The Teal
4 Bed (131.5m²)

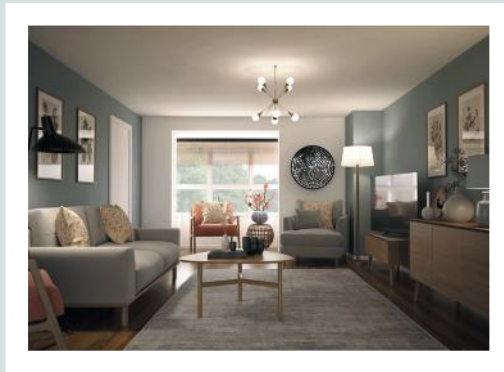


The Swan
4 Bed (149.5m²)



This sales site plan is indicative only. Please speak to Sales Executive for further details on each plot.





SPECIFICATION

KITCHEN

- Fitted kitchen from Omega Sheraton with choice of door and handles *
- Quartz worktops and upstand *4 & 5 bed properties **
- Laminate worktops and upstand *2 & 3 bed properties **
- Stainless steel sink with mixer taps
- Coloured glass splashback to cooker hood *
- Built in AEG double oven, 80cm induction hob and electric hood *4 & 5 bed properties*
- Built in single oven, induction hob and electric hood *2 & 3 bed properties*
- Integrated fridge freezer
- Integrated dishwasher *3, 4 & 5 bed properties*
- AEG appliances to all properties

BATHROOM, ENSUITE (WHERE APPLICABLE) AND CLOAKROOM

- White Duravit sanitaryware
- Vanity unit to main bathroom *4 & 5 bed properties*
- Vado Chrome taps
- Thermostatic shower over bath with screen
- Wall tiling (from a selected range)
- Flooring (from a selected range) - bathroom and ensuite
- Chrome electric heated towel rail - bathroom and ensuite
- Extractor fans
- Shaver socket

DECORATION

- Contemporary white doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white satin
- White balustrades and newel posts with oak handrail

ELECTRICAL

- CAT5 data point to living room
- BT socket
- TV points throughout
- USB socket in lounge and all bedrooms
- White sockets and light switches throughout
- Mains smoke detector with battery back up
- Electric doorbell push and chime
- External lighting to front and rear
- External power socket to rear
- Electric car charging point
- Electric garage door *4 & 5 bed properties*

ENERGY EFFICIENCY, HEATING & INSULATION

- Air source heat pump
- Underfloor heating to ground floor and radiators with thermostatic controls to first (and second floor, if applicable)
- Cavity wall and loft insulation installed to Building Control Standards
- Solar panels *4 & 5 bed properties*

EXTERNAL

- Slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Close boarded timber fencing to side boundaries
- External tap

OTHER OPTIONAL EXTRAS:

- Wireless intruder alarm (spur provided as standard)
- Flooring
- Kitchen and bathroom extras
- Oak internal doors
- Solar panels *2 & 3 bed properties*
- Solar battery

* Choice dependent upon build stage

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