



CHICHESTER  
PARK

**SIMPSON**  
DEVELOPMENTS

# WHY SIMPSON?

Because we know what matters to you.

We are committed to creating quality homes where you love to live, work and relax - homes that are light-filled, adaptable, stylish and finished to the highest standards. Our experienced team have hand picked award winning architects, established suppliers and expert tradespeople to deliver over 1000 homes to you over the last 30 years.

By choosing to buy from us, you're starting off on the right foot, and we will be there with you every step of the way.

TAP OR SCAN



SUSTAINABUILDING  
BROCHURE



TAP OR SCAN



STEP BY STEP  
GUIDE

TAP OR SCAN THE QR CODE  
WITH YOUR CAMERA TO  
ACCESS OUR FULL STEP BY  
STEP GUIDE TO YOUR NEW  
SIMPSON HOME



## You get more for your money!

A new Simpson home is built to a much higher specification than the majority of older homes so you get a better home to begin with! We will engage with you to find out what you really want and constantly follow interior trends so that we can offer lots of really useful stuff as "standard" that others don't



## Go wild or go beige!

Your new Simpson home is fresh, bright and untouched. Whether it is customising the layout to suit your needs or changing the specification we encourage you to add your own style and personality from day one!



## Everything's gone green!

Live green, love green, think green. All of our new homes are built to the very latest environmental standards which makes them kinder on the planet but also kinder on the pocket. Energy efficiency ratings on our new homes could mean a saving on average of £500 per year on heating bills.



## Too many choices!

Our new developments offer something for everyone. We have many designs and styles of homes to choose from in all price ranges. You will be spoilt for choice!



## Creating Communities

With a new build home comes a new community; with new residents, more open to building new relationships and links with their neighbours, form social support, and look after those (amazon) deliveries until you get home.



## No chain =No stress!

One of the major advantages of buying a new build is that you are in control. With no other parties involved, you can have peace of mind knowing that there are less issues that may arise which are out of your control leading to a smoother purchasing process. Allowing you to focus on the excitement of moving into your brand new home and making it your own.



## Contentment, covered!

All of our new homes come with a 10 year structural warranty along with a comprehensive customer care service. Our high building standards apply to every aspect of construction in your new Simpson home - structure, ventilation, sound insulation and fire safety, so you can enjoy living in a safe and secure environment



## A helping hand

Some of our new homes are available to purchase through Co-Ownership, helping many people to afford their dream home without being overstretched.



## Maintaining perfection

Your Simpson home will be built in line with Building Control regulations and specified materials which means that you shouldn't have to worry about repairs for a while.

# WELCOME TO CHICHESTER PARK...

Immerse yourself in the delights of town centre living with everything you need, literally right on your doorstep!

These unique homes offer a seamless connection between the stylish, spacious interiors and the convenience of town centre living.

We have made every effort to create a truly accessible development in which people of all ages can feel free to interact.

Chichester Park offers a safe and peaceful haven for the whole family to enjoy.

...UNIQUELY SITUATED IN THE HEART OF HISTORIC ANTRIM



Antrim Castle Gardens



Kingfisher Country Estate



The Rabbit Hotel Spa

DISCOVER THE MANY BENEFITS OF LIVING HERE



Rea's Wood, Lough Neagh



Antrim Town



The Rabbit Hotel & Retreat



Muckamore Cricket & Lawn Tennis Club

## EATING OUT AND WINDING DOWN



Massereene Golf Course



The Junction



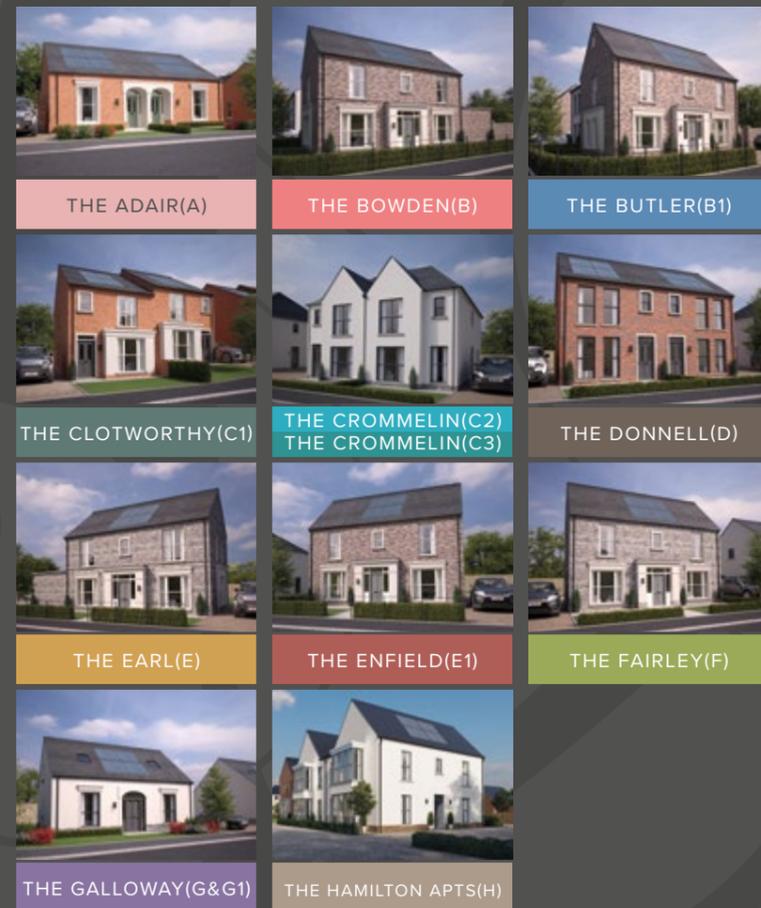
## AERIAL SITE LAYOUT

Not to scale. For illustration purposes only

External finishes may vary from those shown. All images are for illustration purposes only and may be subject to change. Exterior finishes should be confirmed with the developer.

# PERFECTLY PLACED...

Site Layout & Location Map - not to scale



# GETTING AROUND...

**The School Run**

Antrim Primary School	0.4 miles
St Comgall's Primary School	0.8 miles
Parkhall Integrated College	0.9 miles
St Joseph's Primary School	0.9 miles
Greystone Primary School	0.9 miles
Parkhall Primary School	1.1 miles
Sixmile Integrated Primary School	1.5 miles
Antrim Grammar School	1.6 miles

**Shopping**

Antrim High Street	0.3 miles
Tesco Extra	0.5 miles
Asda	1.5 miles
Lidl	1.5 miles
Homebase	1.5 miles
The Junction Shopping Complex	1.8 miles
Starbucks	1.8 miles
Costa	1.8 miles

**Wining & Dining**

Top of the Town	0.1 miles
Made in Antrim	0.2 miles
Third Day Coffee	0.3 miles
The Chippy	0.3 miles
Masala Restaurant	0.4 miles
Ruby's & The Back Shed	0.4 miles
Rococo Restaurant	0.6 miles
Jake's Cocktail Bar & Grill	1.8 miles
Nando's	1.8 miles
Moe's Grill	1.8 miles
Redz Restaurant	1.8 miles
The Boathouse	1.5 miles

**Out & About / Leisure**

Antrim Castle Gardens	0.8 miles
Antrim Forum Leisure Centre	0.8 miles
Muckamore Cricket & Tennis Club	1.2 miles
Massereene Golf Club	1.5 miles
Antrim Boat Club	1.5 miles
Antrim Lough Shore	1.8 miles
Allen Park	2.1 miles

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Massereene Golf Club, 8 minutes walk from your front door

THE BEAUTIFUL  
CASTLE GARDENS  
- 8 MINUTES WALK



Antrim Forum Spa & Leisure Centre, 10 minutes walk from your front door



ANTRIM FORUM IS  
A HOP SKIP AND A  
JUMP AWAY!  
- 10 MINUTES WALK



Antrim Forum Spa & Leisure Centre, 10 minutes walk from your front door



STEP OUTSIDE YOUR FRONT DOOR AND ENJOY FAMILY WALKS IN THE PARK...

Coffee shops, 2 minutes walk from your front door

Antrim Castle Gardens, 8 minutes walk from your front door

...AND COFFEE SHOP CATCH-UPS WITHIN A 5 MINUTE WALK



CATCH THE LATEST BLOCKBUSTER - 20 MINUTES WALK

Antrim Omniplex, 20 minutes walk from your front door



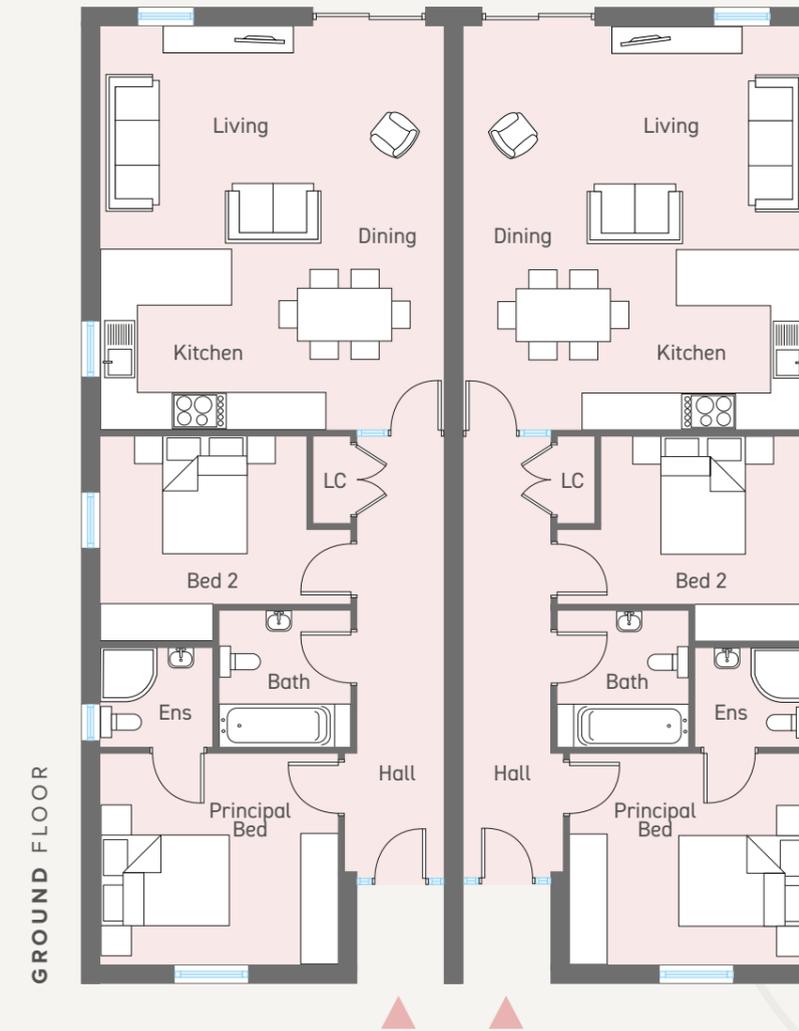


## THE ADAIR(A)

2 BEDROOM SEMI DETACHED HOME  
FLOOR AREA: 859 sq ft approx

Brick finishes may vary to what is shown

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### GROUND FLOOR (approx.)

Entrance Hall from Porch			
Kitchen   Dining   Living	ft	21'2" x 18'1"	m 6.44 x 5.51
Principal Bedroom	ft	11'7" x 11'2"	m 3.56 x 3.40
Ensuite	ft	6'2" x 5'6"	m 1.88 x 1.70
Bedroom 2	ft	10'5" x 8'6"	m 3.18 x 2.60
Bathroom	ft	7'6" x 6'3"	m 2.30 x 1.90



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## THE BOWDEN(B)

### 3 BEDROOM DETACHED HOME

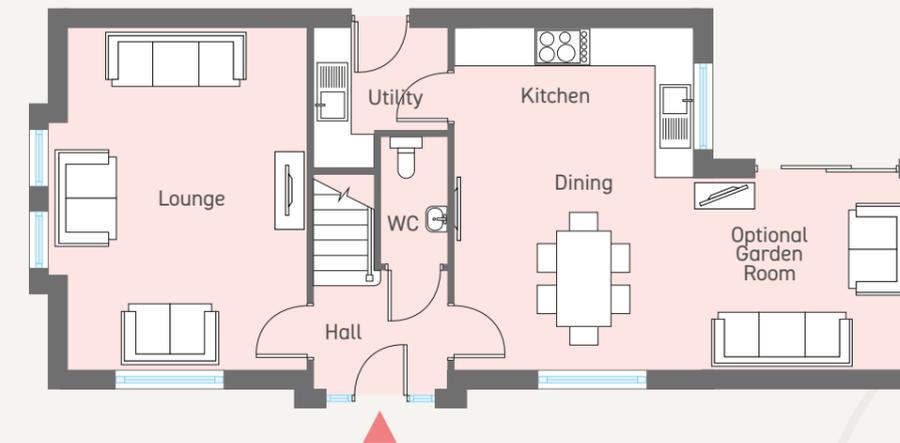
FLOOR AREA: 1194 sq ft approx.  
(exc Garden Room)

FLOOR AREA: 1307 sq ft approx.  
(inc Garden Room)

Brick finishes may vary to what is shown

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### GROUND FLOOR



### GROUND FLOOR (approx.)

Entrance Hall with separate WC			
Lounge	ft	18'4" x 12'2"	m 5.59 x 3.72
Kitchen   Dine   Living	ft	18'4" x 12'2"	m 5.59 x 3.72
Utility	ft	6'8" x 5'3"	m 2.05 x 1.62
Optional Garden Room	ft	11'4" x 9'10"	m 3.48 x 3.00

### FIRST FLOOR



### FIRST FLOOR (approx.)

Principal Bedroom	ft	12'2" x 12'1"	m 3.72 x 3.69
Ensuite	ft	6'6" x 5'10"	m 2.01 x 1.80
Dressing	ft	5'10" x 5'3"	m 1.80 x 1.61
Bedroom 2	ft	10'10" x 9'6"	m 3.35 x 2.90
Bedroom 3	ft	10'10" x 8'2"	m 3.35 x 2.50
Bathroom	ft	8'1" x 6'3"	m 2.47 x 1.90



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TAP OR SCAN TO VIEW OUR VIRTUAL DONNELL SHOW HOME



## THE BUTLER(B1) THE DONNELL(D)

### 3 BEDROOM SEMI DETACHED HOME

**THE BUTLER - Site no. 5**  
FLOOR AREA: 1200 sq ft approx. (exc Garden Room)  
FLOOR AREA: 1270 sq ft approx. (inc Garden Room)

**THE DONNELL - Site no. 6**  
FLOOR AREA: 1006 sq ft approx. (exc Garden Room)  
FLOOR AREA: 1076 sq ft approx. (inc Garden Room)

THE BUTLER - SITE NO. 5

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Brick finishes may vary to what is shown

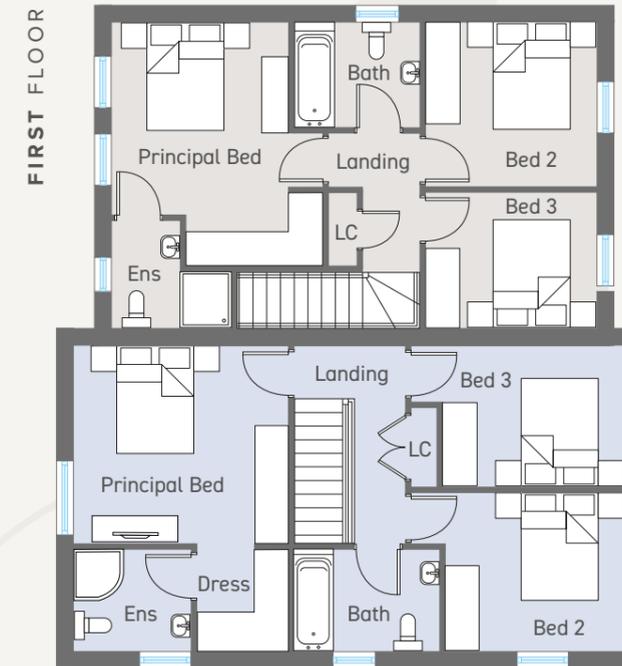


#### GROUND FLOOR (approx.) - THE DONNELL

Entrance Hall with separate WC			
Lounge	ft 14'9" x 10'9"	m 4.50 x 3.30	
Kitchen   Dining (max)	ft 17'9" x 12'9"	m 5.45 x 3.90	
Garden Room	ft 9'6" x 7'4"	m 2.89 x 2.25	

#### FIRST FLOOR (approx.) - THE DONNELL

Principal Bedroom	ft 11'4" x 10'2"	m 3.45 x 3.10	
Ensuite	ft 6'3" x 4'0"	m 1.90 x 1.20	
Dressing	ft 7'9" x 3'0"	m 2.40 x 0.90	
Bedroom 2	ft 9'9" x 9'7"	m 3.01 x 2.95	
Bedroom 3	ft 9'9" x 8'0"	m 3.01 x 2.40	
Bathroom	ft 7'3" x 6'3"	m 2.20 x 1.91	



#### GROUND FLOOR (approx.) - THE BUTLER

Entrance Hall with separate WC			
Lounge	ft 18'4" x 12'2"	m 5.59 x 3.72	
Kitchen   Dining	ft 18'4" x 12'2"	m 5.59 x 3.72	
Utility	ft 6'8" x 5'3"	m 2.05 x 1.62	
Garden Room	ft 9'6" x 7'4"	m 2.89 x 2.25	

#### FIRST FLOOR (approx.) - THE BUTLER

Principal Bedroom	ft 12'2" x 12'1"	m 3.72 x 3.69	
Ensuite	ft 6'6" x 5'10"	m 2.01 x 1.80	
Dressing	ft 5'10" x 5'3"	m 1.80 x 1.61	
Bedroom 2	ft 10'10" x 9'6"	m 3.35 x 2.90	
Bedroom 3	ft 10'10" x 8'2"	m 3.35 x 2.50	
Bathroom	ft 8'1" x 6'3"	m 2.47 x 1.90	

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TAP OR SCAN TO VIEW OUR VIRTUAL CLOTWORTHY SHOW HOME



## THE CLOTWORTHY (C1)

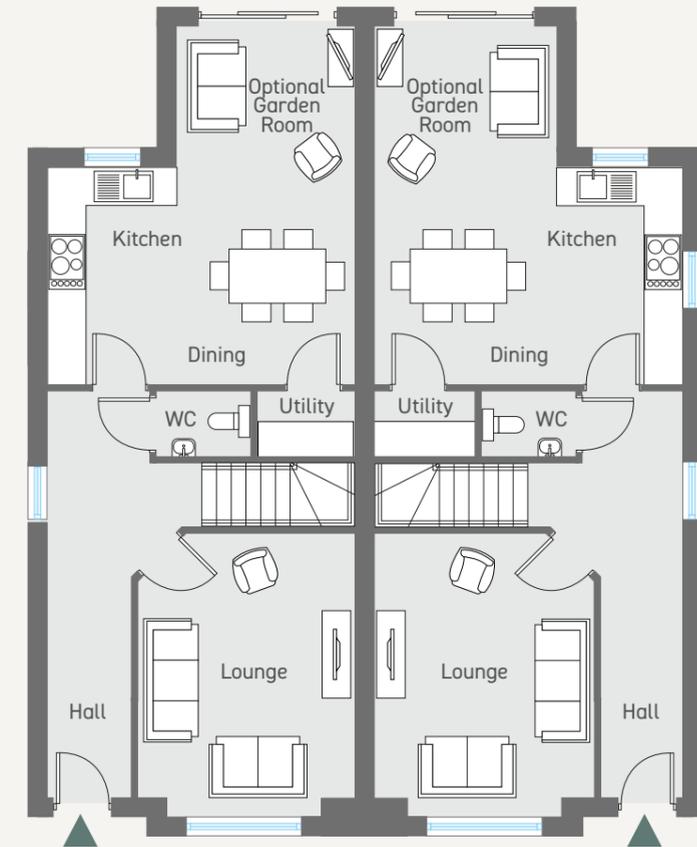
### 3 BEDROOM SEMI DETACHED HOME

FLOOR AREA: 1070 sq ft approx. (exc Garden Room)

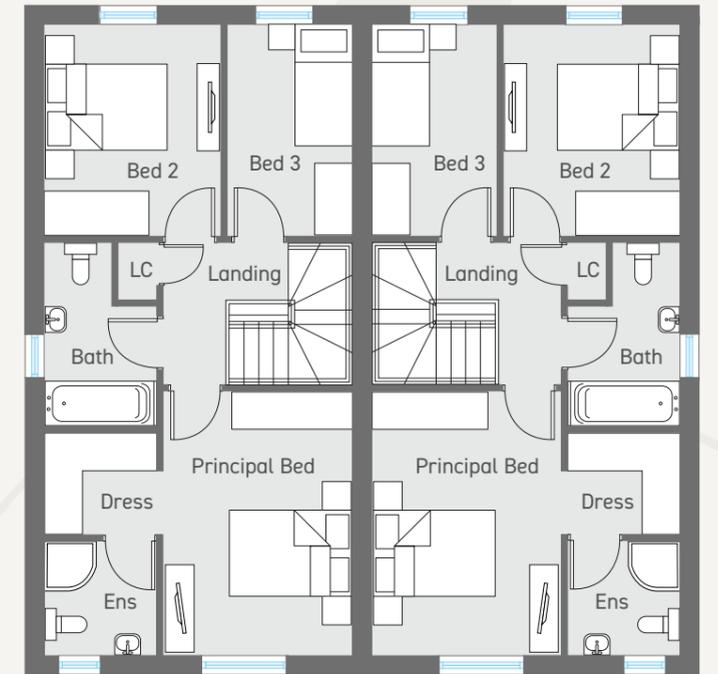
FLOOR AREA: 1140 sq ft approx. (inc Garden Room)

Brick finishes may vary to what is shown

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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR (approx.)

Entrance Hall with separate WC			
Lounge	ft	14'10" x 11'5"	m 4.56 x 3.50
Kitchen   Dining	ft	16'0" x 11'6"	m 4.89 x 3.53
Utility	ft	5'3" x 3'4"	m 1.62 x 1.03
Optional Garden Room	ft	9'5" x 7'4"	m 2.89 x 2.25

#### FIRST FLOOR (approx.)

Principal Bedroom	ft	13'9" x 9'8"	m 4.22 x 2.98
Ensuite	ft	6'2" x 5'10"	m 1.87 x 1.81
Dressing	ft	5'10" x 5'3"	m 1.81 x 1.60
Bedroom 2	ft	11'3" x 9'0"	m 3.43 x 2.75
Bedroom 3	ft	11'3" x 6'7"	m 3.43 x 2.04
Bathroom	ft	9'5" x 5'10"	m 2.88 x 1.81



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TAP OR SCAN TO VIEW OUR VIRTUAL CROMMELIN (C3) SHOW HOME



TAP OR SCAN TO VIEW OUR VIRTUAL CROMMELIN (C2) SHOW HOME



**THE CROMMELIN (C3)**  
**THE CROMMELIN (C2)**

**3 BEDROOM SEMI DETACHED HOME**

FLOOR AREA: 1082 sq ft approx.  
(exc Garden Room)  
FLOOR AREA: 1152 sq ft approx.

**THE CROMMELIN (C2)**

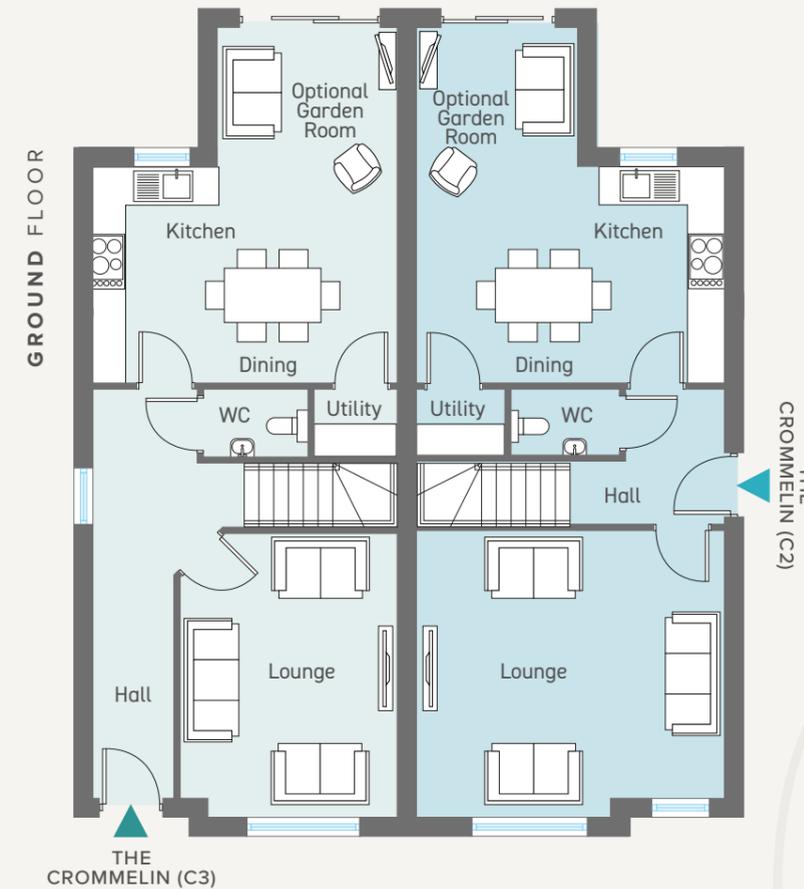
Site numbers: 22, 28, 35, 36, 37, 38, 56, 57, 62, 63, 64, 65, 74, 78, 79, 83

**THE CROMMELIN (C3)**

Site numbers: 9, 10, 11, 12, 23, 29, 71, 72, 73, 82

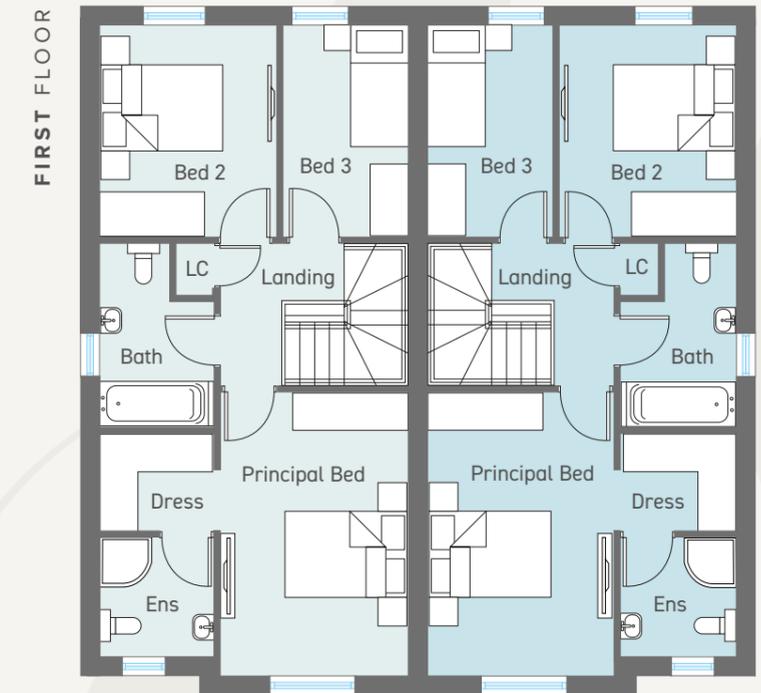
Brick finishes may vary to what is shown

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**GROUND FLOOR (approx.)**

Entrance Hall with separate WC			
Lounge (C2)	ft 16'0" x 14'10"	m 4.89 x 4.56	
Lounge (C3)	ft 14'10" x 11'5"	m 4.56 x 3.50	
Kitchen   Dining	ft 16'0" x 11'6"	m 4.89 x 3.53	
Utility	ft 5'3" x 3'4"	m 1.62 x 1.03	
Optional Garden Room	ft 9'5" x 7'4"	m 2.89 x 2.25	



**FIRST FLOOR (approx.)**

Principal Bedroom	ft 14'10" x 9'8"	m 4.56 x 2.98
Ensuite	ft 6'2" x 5'10"	m 1.87 x 1.81
Dressing	ft 5'10" x 5'3"	m 1.81 x 1.60
Bedroom 2	ft 11'3" x 9'0"	m 3.43 x 2.75
Bedroom 3	ft 11'3" x 6'7"	m 3.43 x 2.04
Bathroom	ft 9'5" x 5'10"	m 2.88 x 1.81



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TAP OR SCAN TO VIEW OUR VIRTUAL DONNELL SHOW HOME



Render exterior finish

## THE DONNELL(D)

### 3 BEDROOM SEMI DETACHED HOME

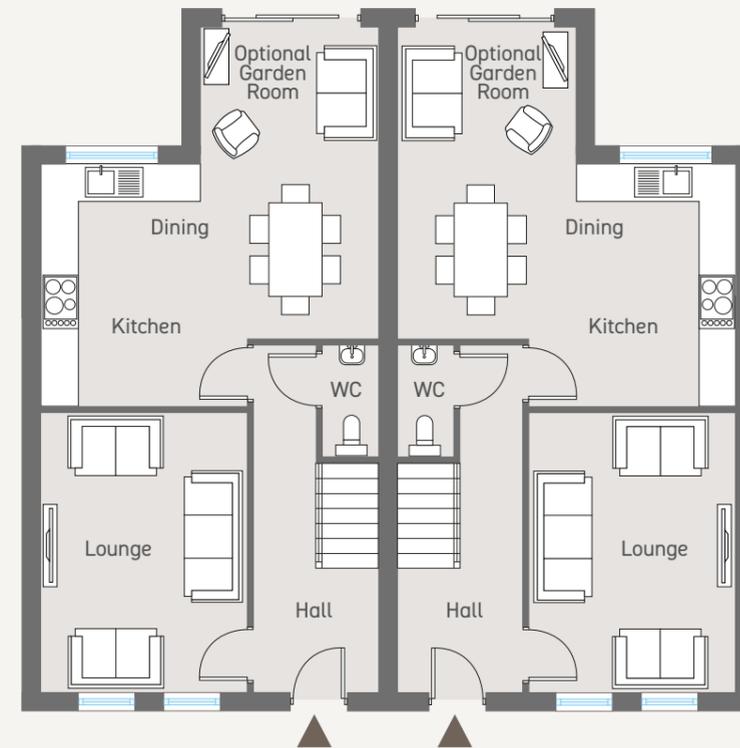
FLOOR AREA: 1006 sq ft approx. (exc Garden Room)

FLOOR AREA: 1076 sq ft approx. (inc Garden Room)

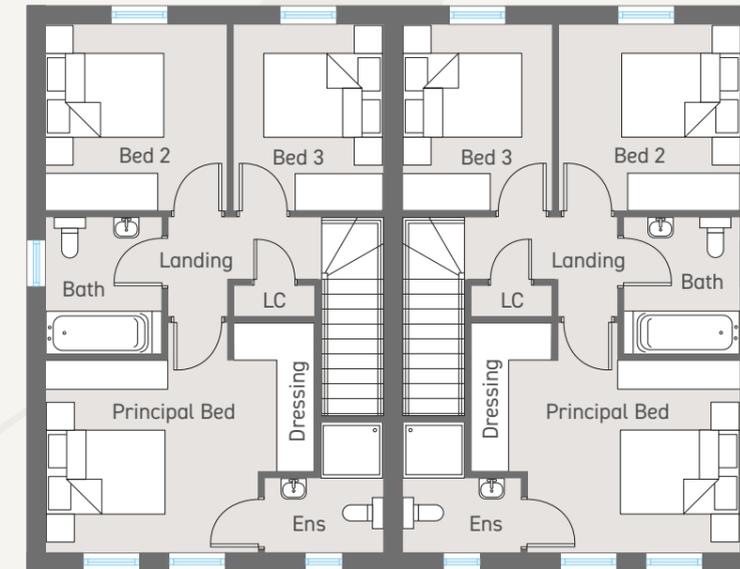
Brick exterior finish

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Brick finishes may vary to what is shown



GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR (approx.)

Entrance Hall with separate WC			
Lounge	ft	14'9" x 10'9"	m 4.50 x 3.30
Kitchen   Dining (max)	ft	17'9" x 12'9"	m 5.45 x 3.90
Optional Garden Room	ft	9'6" x 7'4"	m 2.89 x 2.25

#### FIRST FLOOR (approx.)

Principal Bedroom	ft	11'4" x 10'2"	m 3.45 x 3.10
Ensuite	ft	6'3" x 4'0"	m 1.90 x 1.20
Dressing	ft	7'9" x 3'0"	m 2.40 x 0.90
Bedroom 2	ft	9'9" x 9'7"	m 3.01 x 2.95
Bedroom 3	ft	9'9" x 8'0"	m 3.01 x 2.40
Bathroom	ft	7'3" x 6'3"	m 2.20 x 1.91



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TAP OR SCAN TO VIEW OUR VIRTUAL EARL SHOW HOME



## THE EARL(E)

### 4 BEDROOM DETACHED HOME

FLOOR AREA: 1367 sq ft approx. (exc Garden Room)

FLOOR AREA: 1485 sq ft approx. (inc Garden Room)

Brick finishes may vary to what is shown

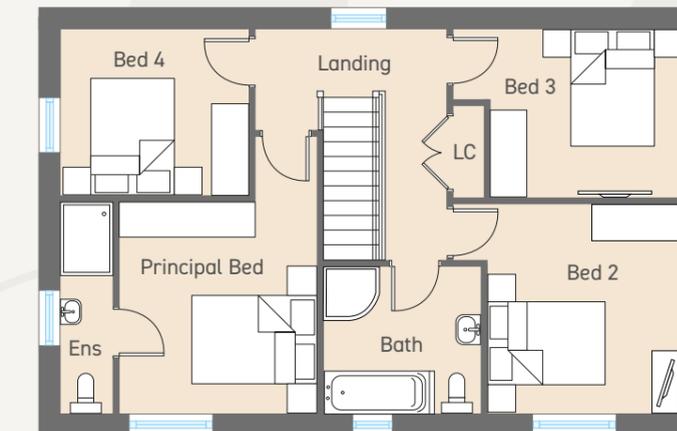
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### GROUND FLOOR (approx.)

Entrance Hall with separate WC			
Lounge (plus bay)	ft	20'6" x 12'0"	m 6.26 x 3.65
Kitchen   Dining	ft	20'6" x 12'6"	m 6.26 x 3.84
Utility	ft	5'9" x 3'7"	m 1.75 x 1.09
Optional Garden Room	ft	11'5" x 10'3"	m 3.48 x 3.11

### FIRST FLOOR



### FIRST FLOOR (approx.)

Principal Bedroom	ft	11'6" x 10'4"	m 3.51 x 3.15
Ensuite	ft	11'6" x 3'0"	m 3.51 x 0.90
Bedroom 2	ft	11'2" x 10'6"	m 3.41 x 3.19
Bedroom 3	ft	12'5" x 9'0"	m 3.79 x 2.75
Bedroom 4	ft	10'0" x 8'8"	m 3.05 x 2.66
Bathroom	ft	8'4" x 8'0"	m 2.55 x 2.40



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TAP OR SCAN TO VIEW OUR VIRTUAL ENFIELD SHOW HOME



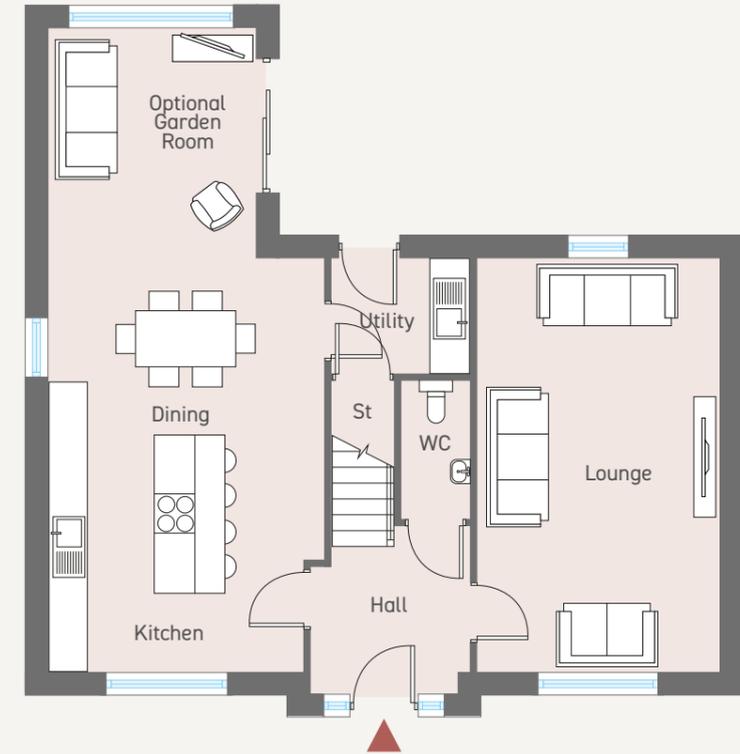
## THE ENFIELD (E1)

### 4 BEDROOM DETACHED HOME

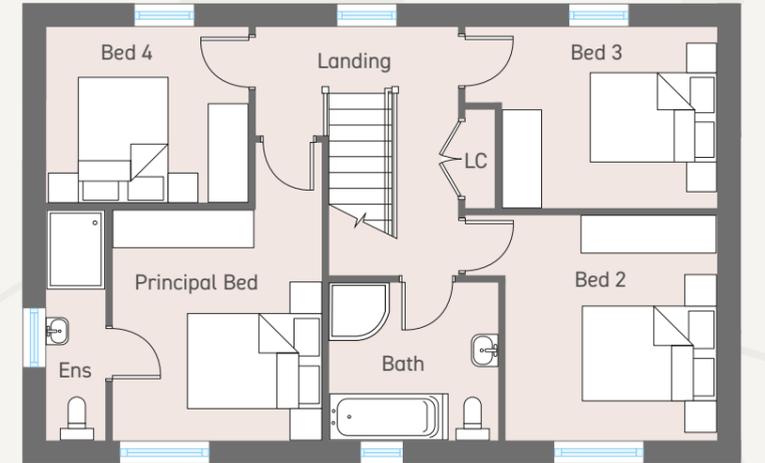
FLOOR AREA: 1367 sq ft approx. (exc Garden Room)

FLOOR AREA: 1485 sq ft approx. (inc Garden Room)

Brick finishes may vary to what is shown



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR (approx.)

Entrance Hall with separate WC			
Lounge	ft	20'6" x 12'0"	m 6.26 x 3.65
Kitchen   Dining	ft	20'6" x 13'6"	m 6.26 x 4.15
Utility	ft	5'9" x 3'7"	m 1.75 x 1.09
Optional Garden Room	ft	11'5" x 10'3"	m 3.48 x 3.11

### FIRST FLOOR (approx.)

Principal Bedroom	ft	11'6" x 10'4"	m	3.51 x 3.15
Ensuite	ft	11'6" x 3'0"	m	3.51 x 0.90
Bedroom 2	ft	11'2" x 10'6"	m	3.41 x 3.19
Bedroom 3	ft	12'5" x 9'0"	m	3.79 x 2.75
Bedroom 4	ft	10'0" x 8'8"	m	3.05 x 2.66
Bathroom	ft	8'4" x 8'0"	m	2.55 x 2.40



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TAP OR SCAN TO VIEW OUR VIRTUAL FAIRLEY SHOW HOME



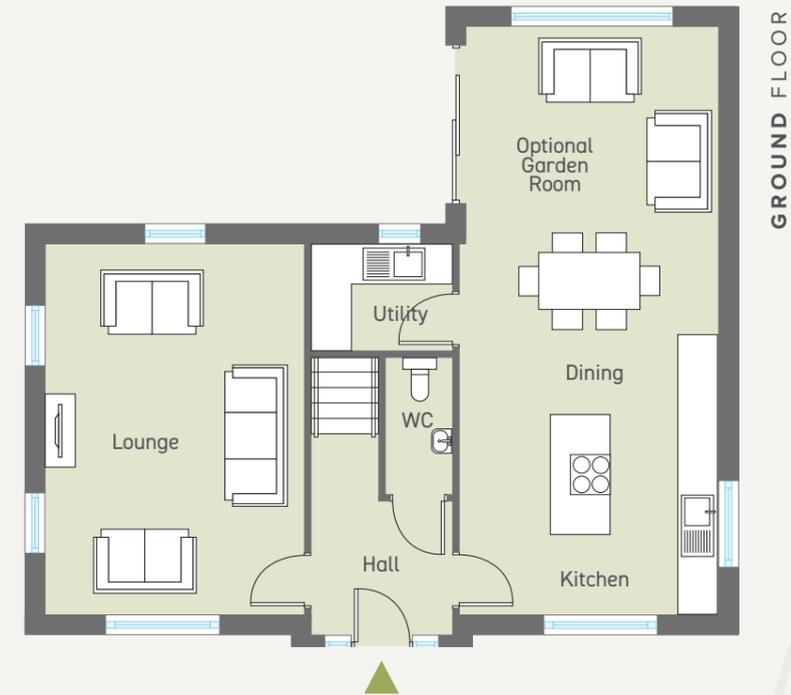
## THE FAIRLEY(F)

### 4 BEDROOM DETACHED HOME

FLOOR AREA: 1210 sq ft approx. (exc Garden Room)

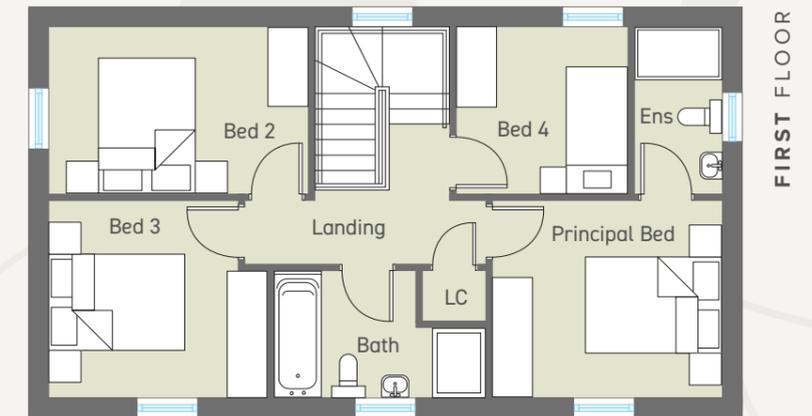
FLOOR AREA: 1310 sq ft approx. (inc Garden Room)

Brick finishes may vary to what is shown



#### GROUND FLOOR (approx.)

Entrance Hall with separate WC			
Lounge	ft	18'3" x 12'7"	m 5.55 x 3.85
Kitchen   Dining	ft	18'3" x 12'7"	m 5.55 x 3.84
Utility	ft	6'9" x 5'3"	m 2.10 x 1.60
Optional Garden Room	ft	12'3" x 10'1"	m 3.74 x 3.10



#### FIRST FLOOR (approx.)

Principal Bedroom	ft	11'2" x 9'7"	m 3.41 x 2.95
Ensuite	ft	8'3" x 4'3"	m 2.50 x 1.30
Bedroom 2	ft	12'7" x 8'3"	m 3.85 x 2.50
Bedroom 3	ft	10'7" x 9'7"	m 3.25 x 2.95
Bedroom 4	ft	8'4" x 8'3"	m 2.54 x 2.50
Bathroom	ft	10'3" x 6'3"	m 3.14 x 1.90



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THE SCHOOL 'WALK'  
- 4 SCHOOLS WITHIN  
10 EASY MINUTES



## THE GALLOWAY (G & G1)

### 4 BEDROOM DETACHED HOME

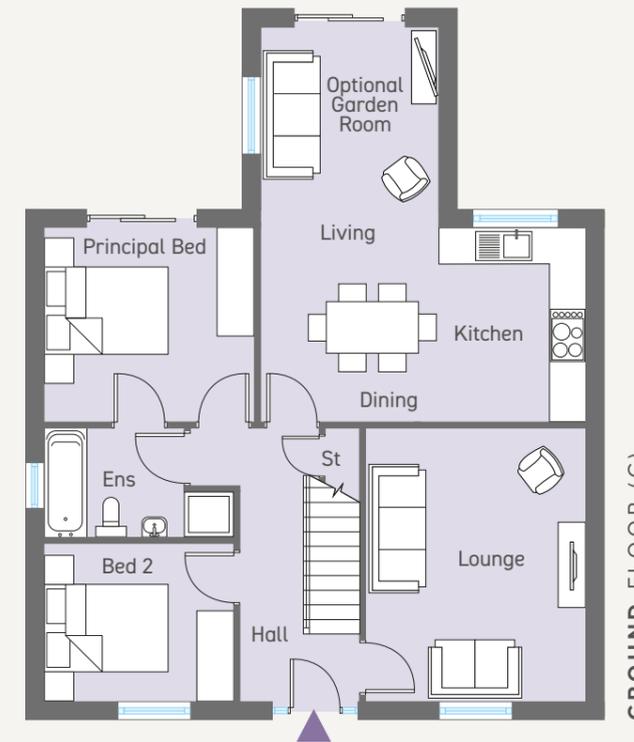
FLOOR AREA: 1276 sq ft approx.  
(exc Garden Room)

FLOOR AREA: 1367 sq ft approx.  
(inc Garden Room)

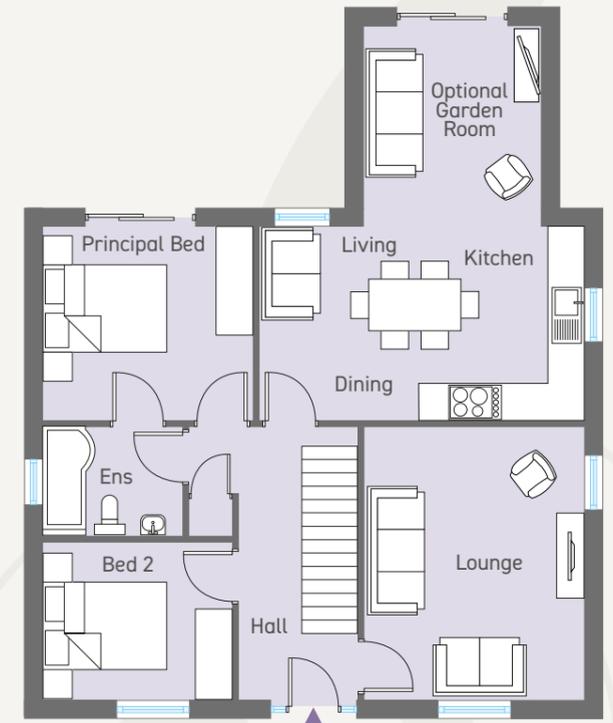
Brick exterior finish

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Brick finishes may vary to what is shown



GROUND FLOOR (G)



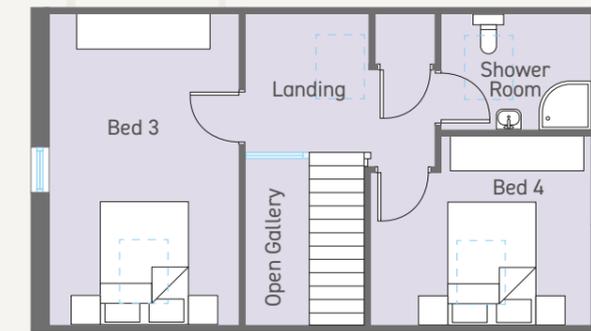
GROUND FLOOR (G1)

### GROUND FLOOR (approx.) (G & G1)

Entrance Hall			
Lounge	ft	14'8" x 11'9"	m 4.50 x 3.60
Kitchen   Dining   Living	ft	17'5" x 10'5"	m 5.31 x 3.20
Principal Bedroom	ft	11'3" x 10'5"	m 3.43 x 3.20
Ensuite	ft	7'6" x 5'10"	m 2.29 x 1.80
Bedroom 2	ft	10'2" x 8'6"	m 3.10 x 2.60
Optional Garden Room	ft	9'6" x 9'5"	m 2.92 x 2.89

### FIRST FLOOR (approx.)

Bedroom 3	ft	16'8" x 10'2"	m 5.12 x 3.10
Bedroom 4	ft	11'9" x 10'2"	m 3.60 x 3.11
Shower Room	ft	8'1" x 6'3"	m 2.45 x 1.91



FIRST FLOOR



The architectural 3D images, floor plans and finishes are for illustration purposes only. Number & position of solar panels may vary due to size and orientation of each unit.



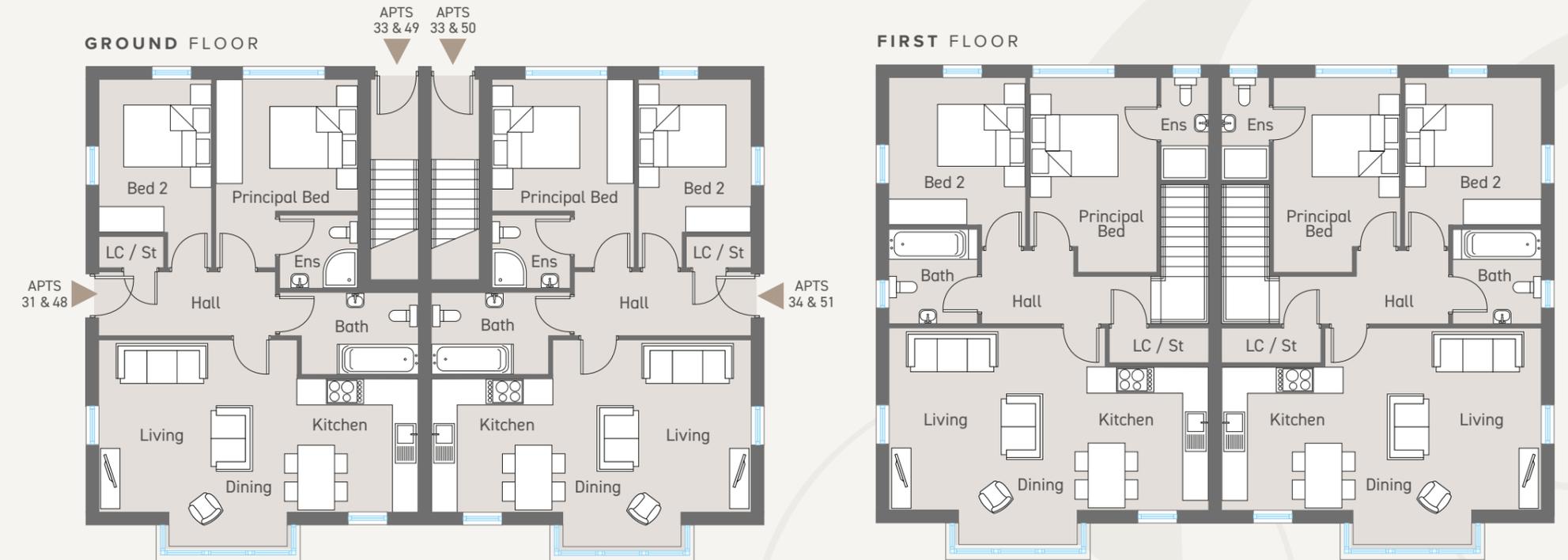
## THE HAMILTON APARTMENTS(H)

### 2 BEDROOM APARTMENTS

GROUND FLOOR AREA: 752 sq ft approx  
FIRST FLOOR AREA: 821 sq ft approx

Brick finishes may vary to what is shown

All images are for illustration purposes only and may be subject to change. Exterior finishes should be confirmed with the developer.



### GROUND FLOOR APARTMENTS (approx.)

Entrance Hall			
Living   Kitchen   Dine (plus bay)	ft 24'2" x 13'5"	m 7.37 x 4.09	
Principal Bedroom (max)	ft 14'3" x 10'8"	m 4.36 x 3.27	
Ensuite	ft 5'9" x 5'6"	m 1.80 x 1.69	
Bedroom 2 (max)	ft 14'3" x 8'6"	m 4.36 x 2.60	
Bathroom	ft 10'5" x 6'2"	m 3.20 x 1.89	

Each apartment will have its own private access front door

### FIRST FLOOR APARTMENTS (approx.)

Entrance Hall		
Living   Kitchen   Dine (plus bay)	ft 24'2" x 14'0"	m 7.37 x 4.27
Principal Bedroom (max)	ft 14'9" x 9'6"	m 4.52 x 2.92
Ensuite	ft 7'9" x 3'6"	m 2.39 x 1.10
Bedroom 2 (max)	ft 12'9" x 10'4"	m 3.92 x 3.15
Bathroom	ft 7'3" x 6'7"	m 2.20 x 2.04

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HARMONIOUS  
& RELAXING  
LIVING  
ENVIRONMENTS



Images are for illustrative purposes only and may not be the exact style or finish supplied



CLEVERLY  
DESIGNED  
SLEEK  
PRACTICAL  
KITCHENS

### KITCHENS & UTILITY ROOMS (where applicable)

- Contemporary kitchen with a choice of finishes, styles and colours
- Detached and semi detached houses will feature integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Apartments will feature integrated appliances in kitchen to include electric hob, oven, extractor hood, fridge freezer and washer dryer
- Wired for under unit strip lights
- Ceramic floor tiling to kitchen and dining areas
- Recessed LED downlights to kitchen ceilings

### BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Full height tiled splashback to wash hand basins in bathroom and ensuite

### INTERNAL FEATURES

- Stained Oak handrail to stairs with white painted spindles
- Interior painted finish to all walls (Skimming Stone) and ceilings (white)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets with underlay to lounge, stairs, landing and bedrooms
- Tiling to hall
- Mains supply smoke, carbon monoxide and heat detectors
- Each apartment to have its own private access front door
- Selected house types will have feature high ceilings

- Video intercom entry system to 1st floor apartments
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm. Completion extra upon request
- Gas fired central heating with high efficiency boiler
- High thermal insulation and energy efficiency rating
- Heated chrome towel radiator to bathroom and ensuite
- Smart Home features available as optional extras - see pages 42 & 43

### EXTERNAL FEATURES

- Garage available as optional extra, with various fit-out packages available - gym, home office, games room etc - see pages 44 & 45
- Tarmac driveways on selected semi detached house types with side entrance
- Decorative gravel driveway
- Tarmac driveway (available as optional extra)
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door
- Garden room as standard on specific sites (available as optional extra on other sites - ask our selling agents for details)
- Contemporary feature exterior light at front door
- Exterior light at rear door
- Paved path and patio area to rear
- Traditional construction

10 year NHBC warranty



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SPACE TO  
RELAX, REFRESH  
AND RECHARGE



THOUGHTFULLY  
CONSIDERED  
DESIGN

WELL DESIGNED  
ROOMS ENSURE  
A BRIGHT AND  
WELCOMING SPACE



VISUALLY EXCITING  
YET PRACTICAL  
KITCHENS



OUR LUXURY  
SPECIFICATION  
FEATURES  
MORE THAN YOU  
COULD POSSIBLY  
IMAGINE

You can create your own bespoke interiors with a selection of upgrades available





## EXTRA "SMART" OPTIONS WE CAN BUILD SMARTER SO YOU CAN LIVE BETTER

### ELECTRIC VEHICLE CHARGING POINT

A home EV charging point which uses your domestic supply can be installed in your driveway as an optional extra, allowing you to charge your car overnight, providing a great way to reduce your carbon footprint.

### SMART HEATING

Smart Heating can allow you to control the temperature in different rooms of your house when you are away from home by using an app on your phone or tablet.

### SMART ALARM

Smart Alarms can let you know your home is secure when you're not there. You can add sensors and cameras that will alert you when triggered - all controlled from an app on your phone!

### VIDEO DOORBELL

Acting like a digital concierge, this optional extra can manage visitors to your home. These internet-connected doorbells alert you if a parcel has arrived, and enable you to see who is at your door via your phone or tablet - even if you're not at home!

Contact us for prices of these smart home extras



GARAGES. GREAT FOR CARS.  
 EVEN BETTER FOR YOU & YOUR KIDS.  
 CHECK OUT OUR UPGRADE OPTIONS!



**1**  
 GAMES DEN &  
 GARDEN STORE



## MUSIC DEN & GARDEN STORE

2



## HOME OFFICE & GARDEN STORE

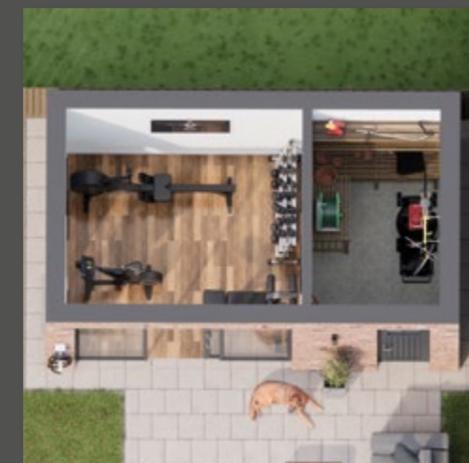
4



## 3 BAR & GARDEN STORE



## 5 HOME GYM & GARDEN STORE





TAP OR SCAN OUR QR CODES BELOW WITH YOUR CAMERA AND LOOK AROUND OUR VIRTUAL SHOW HOMES



TAP OR SCAN	TAP OR SCAN	TAP OR SCAN	TAP OR SCAN	TAP OR SCAN	TAP OR SCAN	TAP OR SCAN
VIRTUAL TOUR THE CLOTWORTHY (C1)	VIRTUAL TOUR THE CROMMELIN (C2)	VIRTUAL TOUR THE CROMMELIN (C3)	VIRTUAL TOUR THE DONNELL (D)	VIRTUAL TOUR THE EARL (E)	VIRTUAL TOUR THE ENFIELD (E1)	VIRTUAL TOUR THE FAIRLEY (F)

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CGI shown for illustration purposes only





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