



FERNHILLS

ROWLANDS CASTLE

BY CRAYFERN HOMES



FERNHILLS

ROWLANDS CASTLE • PO9 6BB

A private development of 10 high specification detached bungalows in a charming village setting, exclusively designed for the over 55s.

The contemporary meets the traditional at Fernhills. Situated in Rowlands Castle on the Hampshire/Sussex border, it mixes a timeless rural lifestyle with modern, high specification living created with the discerning buyer in mind. A green is at the centre of this quiet village, with a community at its heart. Pubs, a shop, and a golf course are nearby, while the rolling hills of the South Downs and the sweeping sands of the South Coast are just a short drive away.



Settle into a premium quality, spacious home in beautiful surroundings. Be part of a traditional village community and get closer to the people and places that you love. With cities, countryside and coast on your doorstep, choose a new path to explore every day.

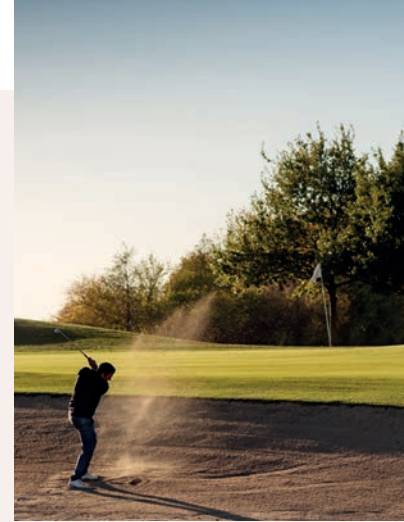


LIFE AT YOUR OWN PACE





RELAX IN
COUNTRYSIDE
CHARM



Hidden gems. Rolling farmland. Ancient woodland. All of this and more is waiting to be discovered.

There's so much on offer within a short drive of Fernhills – it's a golden opportunity to improve your quality of life. Take your time, breathe in the air, and get lost in the beauty of nature.

The South Downs National Park provides a myriad of opportunities to enjoy picture perfect villages, traditional country pubs, and even flourishing vineyards.

Closer to the village of Rowlands Castle you can relax, shop, and dine in the tranquil surroundings of the Victorian walled gardens of Stansted Park. While Staunton Farm and Country Park and Havant Thicket offer great walks and countryside views, brilliant for lazy dog walks and indulgent picnics.

IT'S YOUR TIME TO SAVOUR.



POSITIONED TO DISCOVER FAR MORE

City to sea, rural idyll to urban bustle, Fernhills' location gives you the freedom to be spontaneous – spend your time how and where you want.

The excellent road and rail network means you are perfectly located to easily access the region's stunning countryside, the magnificent South Coast, and the sights, sounds and shopping of London.

You can be in Portsmouth in approximately 20 minutes and exploring the South Downs in around half an hour, while Chichester, Southampton, and Brighton are all comfortably accessible.

AN OPPORTUNITY TO CHANGE YOUR VIEW EVERY DAY.



PORTSMOUTH
17 minutes
By road

CHICHESTER
25 minutes
By road

SOUTH DOWNS
31 minutes
By road

SOUTHAMPTON
46 minutes
By road

NEW FOREST
50 minutes
By road

BRIGHTON
82 minutes
By road

ISLE OF WIGHT
89 minutes
By road & ferry

LONDON
105 minutes
By rail

Travel times are sourced from Google and National Rail website.
Journey times are estimations and may vary based on time of day and conditions.



THE FINEST QUALITY AS STANDARD



Fernhills' attractive selection of traditional and modern exteriors are balanced by beautiful, contemporary interiors filled with luxurious touches.

All plots embrace a high specification and light filled living spaces, and are beautifully designed throughout.

Highlights include open-plan kitchens, underfloor heating, Porcelanosa floor and wall tiling, landscaped front and rear gardens, and block-paved driveways and visitor parking areas.



PLOT 1



PLOT 6



PLOT 2



PLOT 7



PLOT 3



PLOT 8



PLOT 4



PLOT 9



PLOT 5



PLOT 10

A PLACE TO CALL HOME

Each home at Fernhills is unique, just as you are. With three house types in 10 different finishes, we've created an attractive new neighbourhood you will be proud to call home.



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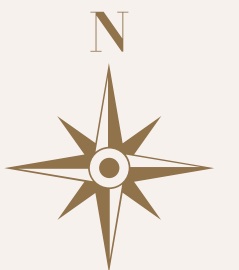


This illustration depicts the development layout. It is, although based on architect drawings, not a technical plan.

Access via Woodlands Avenue, off Whichers Gate Road

Path leading to Woodlands Avenue, off Whichers Gate Road

Path leading to Oaklands Avenue and Redhill Road



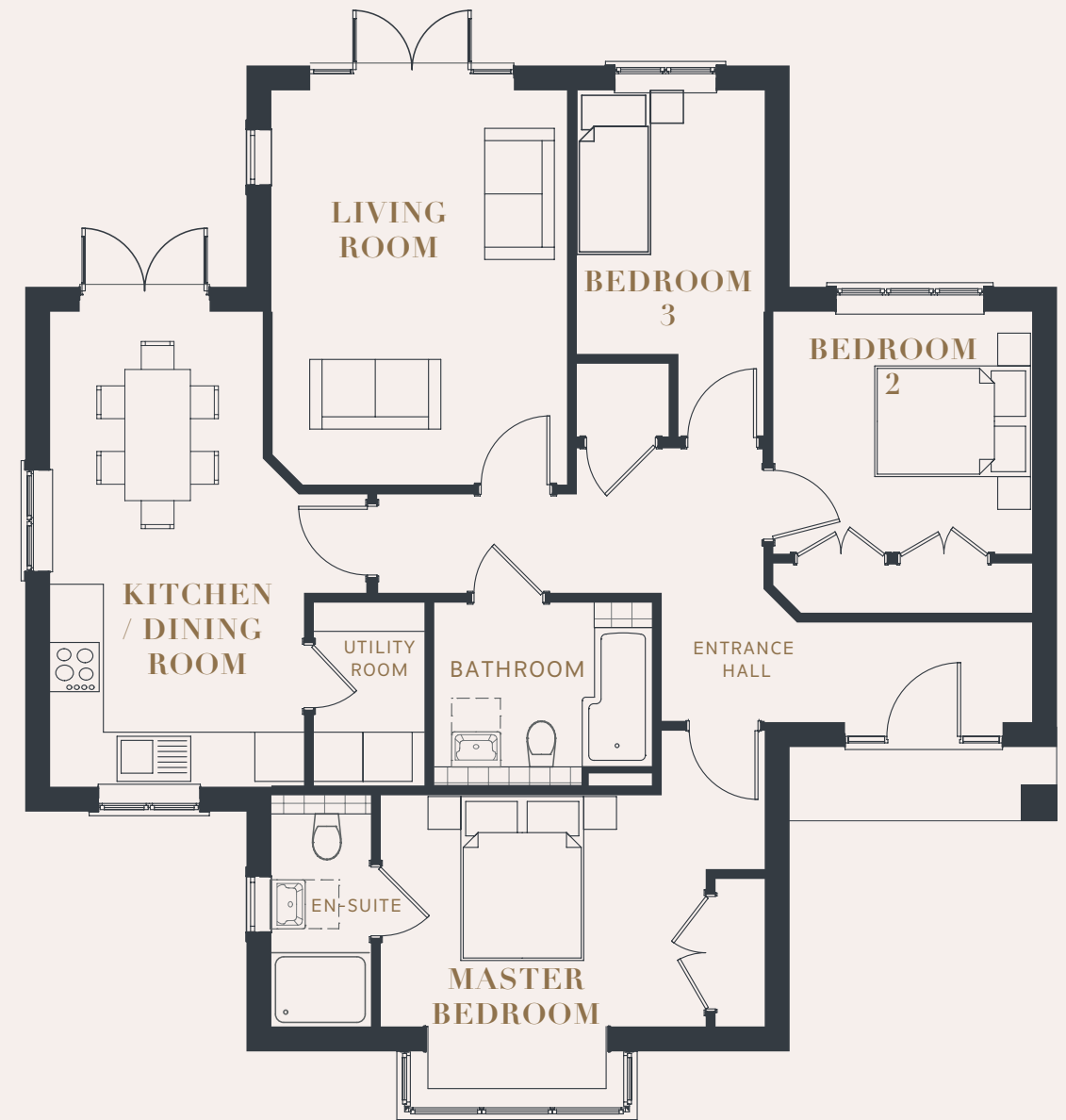


Computer generated image above depicts the external finish of plot 2. There are alternative finishes on plots 1 and 3, these can be seen on the development plan shown previously.



PLOTS 1, 2 & 3

(PLOT 2 HANDED)



A THREE BEDROOM DETACHED HOME, WITH A DOUBLE GARAGE

1,095 sq ft (Gross internal). Please note plot 3 has a single garage.



KITCHEN / DINING ROOM

3.07m x 5.77m / 10'1" x 18'9"

LIVING ROOM

3.58m x 4.78m / 11'7" x 15'7"

MASTER BEDROOM

3.93m x 3.58m / 12'9" x 11'7"

BEDROOM 2

3.13m x 2.92m / 10'3" x 9'6"

BEDROOM 3

2.26m x 4.20m / 7'4" x 13'8"

DOUBLE GARAGE

6.00m x 6.00m / 19'7" x 19'7"

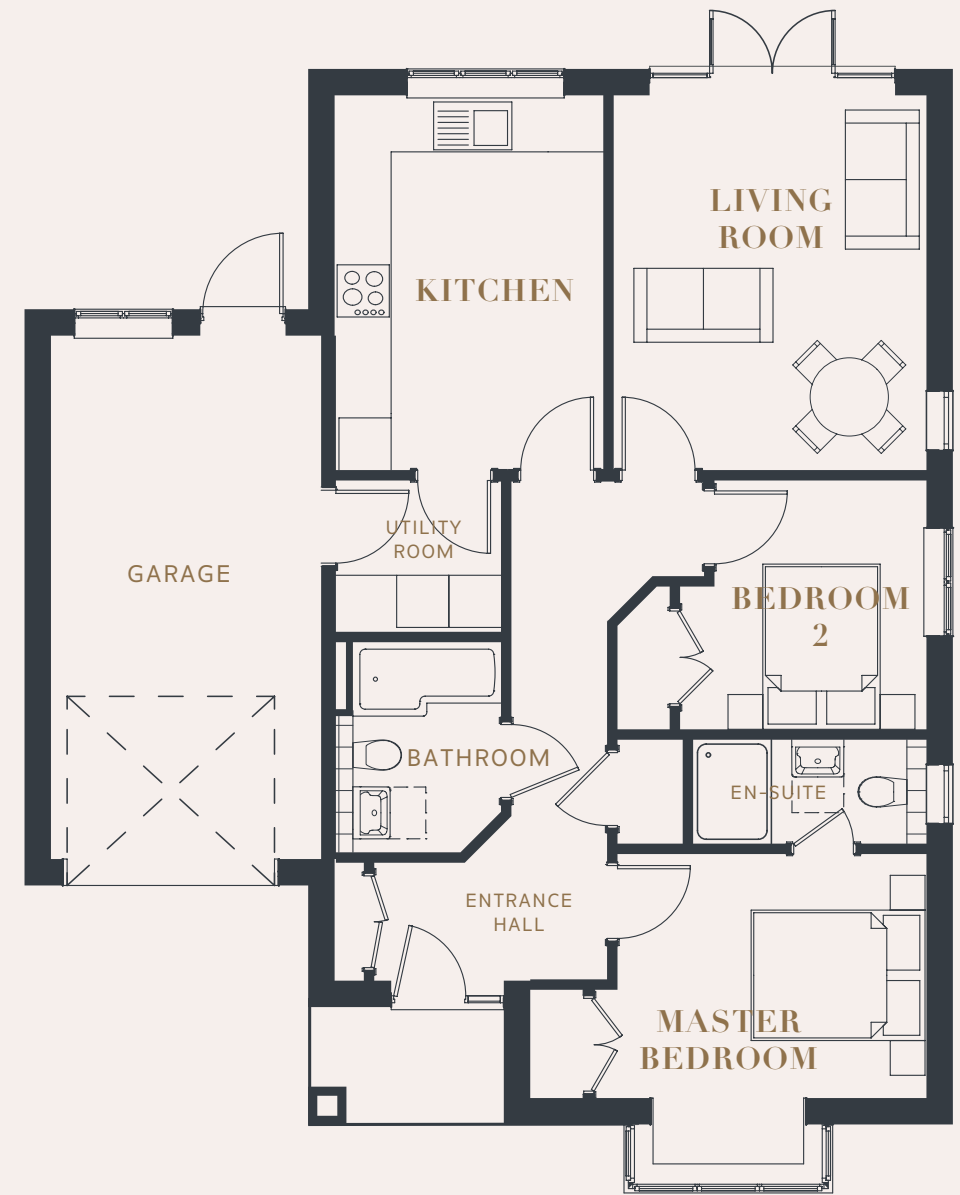


Computer generated image above depicts the external finish of plot 4. There are alternative finishes on plots 5, 6 and 8, these can be seen on the development plan shown previously.



PLOTS 4, 5, 6 & 8

(PLOT 8 HANDED)



A TWO BEDROOM DETACHED HOME, WITH SINGLE GARAGE

820 sq ft (Gross internal, excluding garage)



KITCHEN
3.07m x 4.29m / 10'1" x 14'1"

LIVING ROOM
3.58m x 4.29m / 11'8" x 14'1"

MASTER BEDROOM
3.80m x 3.55m / 12'5" x 11'6"

BEDROOM 2
2.82m x 2.86m / 9'2" x 9'4"

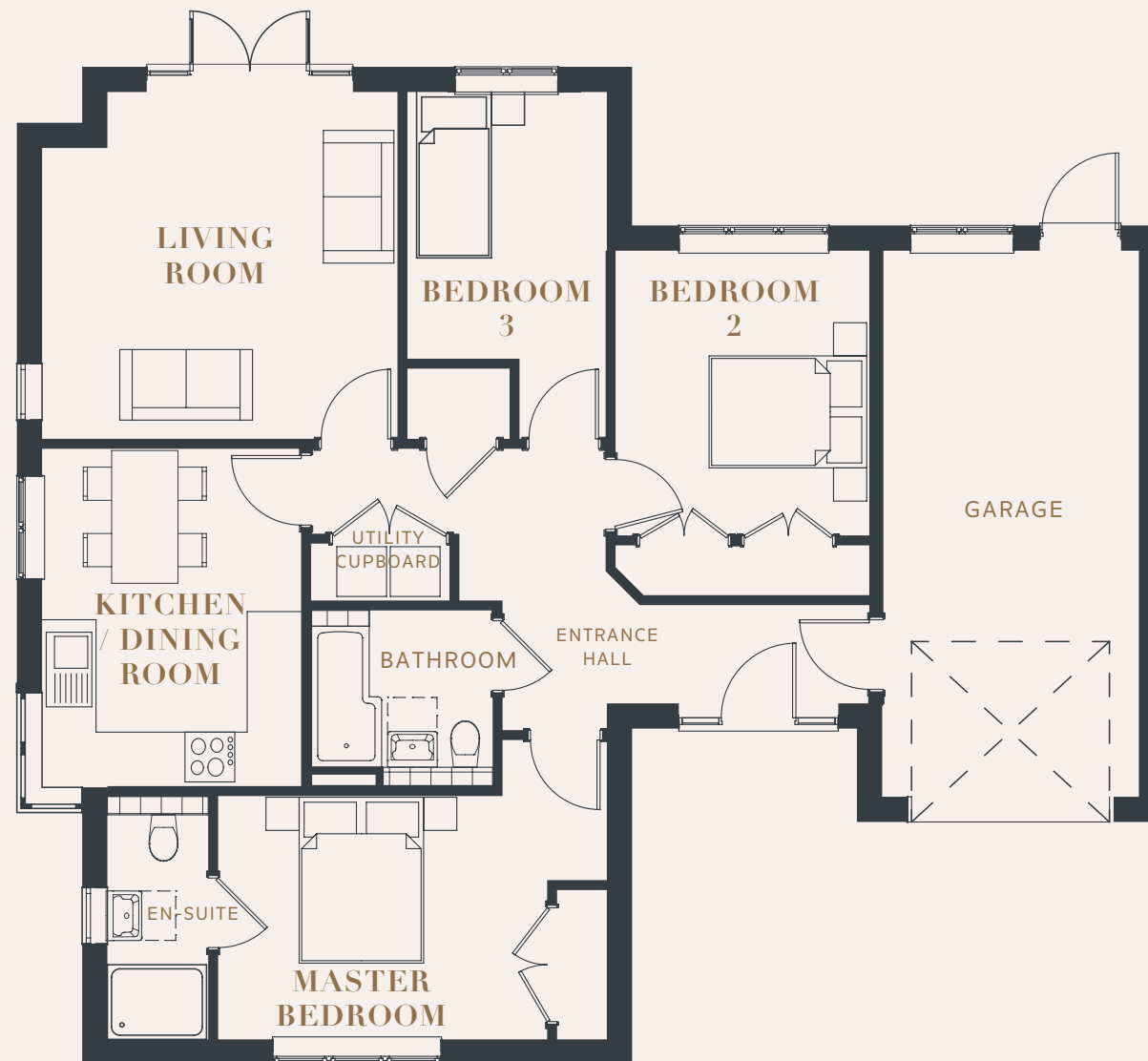
GARAGE
6.02m x 3.11m / 19'7" x 10'2"



Computer generated image.



PLOT 7



A BEAUTIFUL THREE BEDROOM DETACHED HOME, WITH SINGLE GARAGE

984 sq ft (Gross internal, excluding garage)



KITCHEN / DINING ROOM

3.11m x 4.07m / 10'2" x 13'3"

LIVING ROOM

4.27m x 4.17m / 14'0" x 13'7"

MASTER BEDROOM

4.67m x 2.92m / 15'3" x 9'6"

BEDROOM 2

3.06m x 3.42m / 10'0" x 11'2"

BEDROOM 3

2.40m x 4.17m / 7'9" x 13'7"

GARAGE

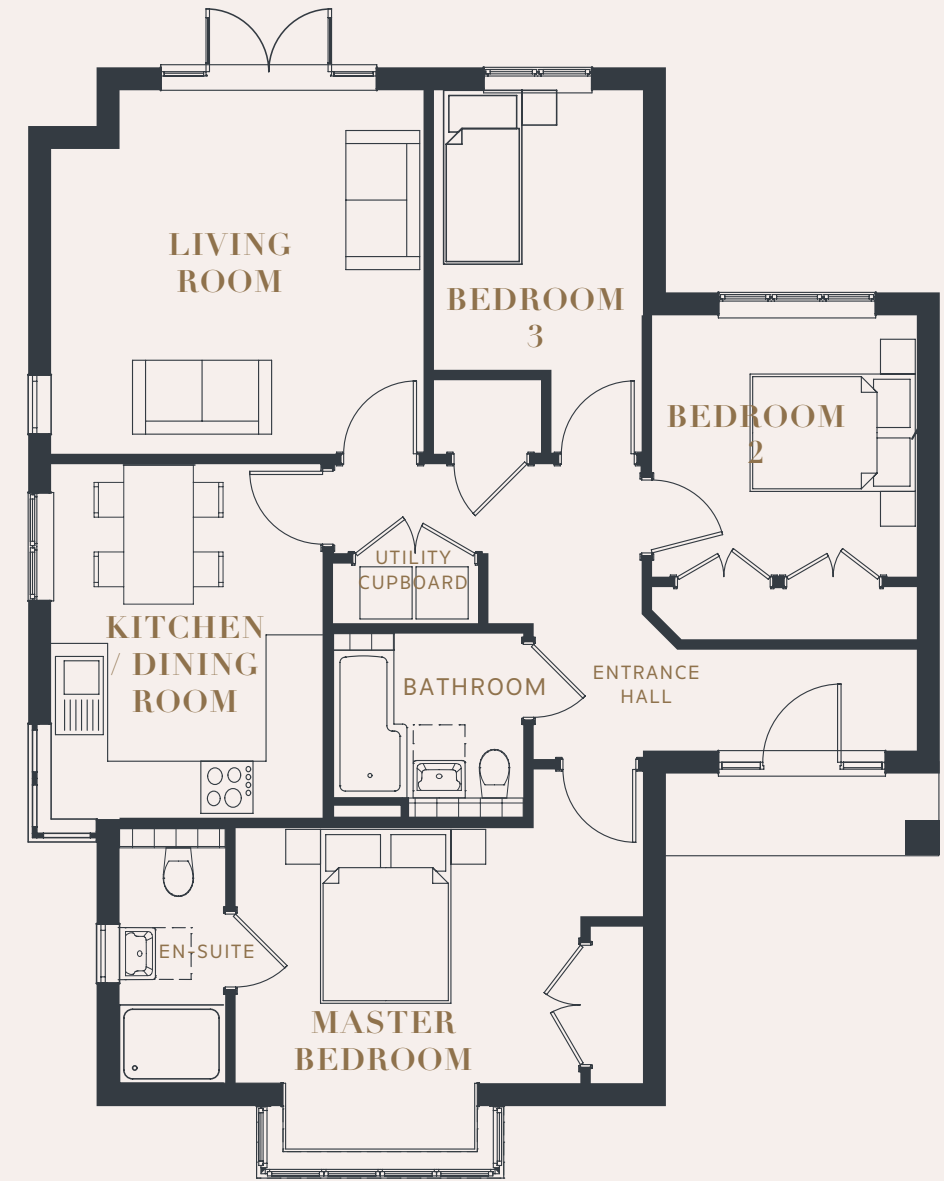
6.58m x 3.08m / 21'6" x 10'1"



Computer generated image.



PLOT 9



AN ELEGANT THREE BEDROOM DETACHED HOME WITH A SINGLE GARAGE

986 sq ft (Gross internal)



KITCHEN / DINING ROOM

3.11m x 4.08m / 10'2" x 13'4"

LIVING ROOM

4.27m x 4.17m / 14'0" x 13'7"

MASTER BEDROOM

4.67m x 3.71m / 15'3" x 12'2"

BEDROOM 2

3.03m x 2.99m / 9'9" x 9'8"

BEDROOM 3

2.39m x 4.17m / 7'8" x 13'7"

GARAGE

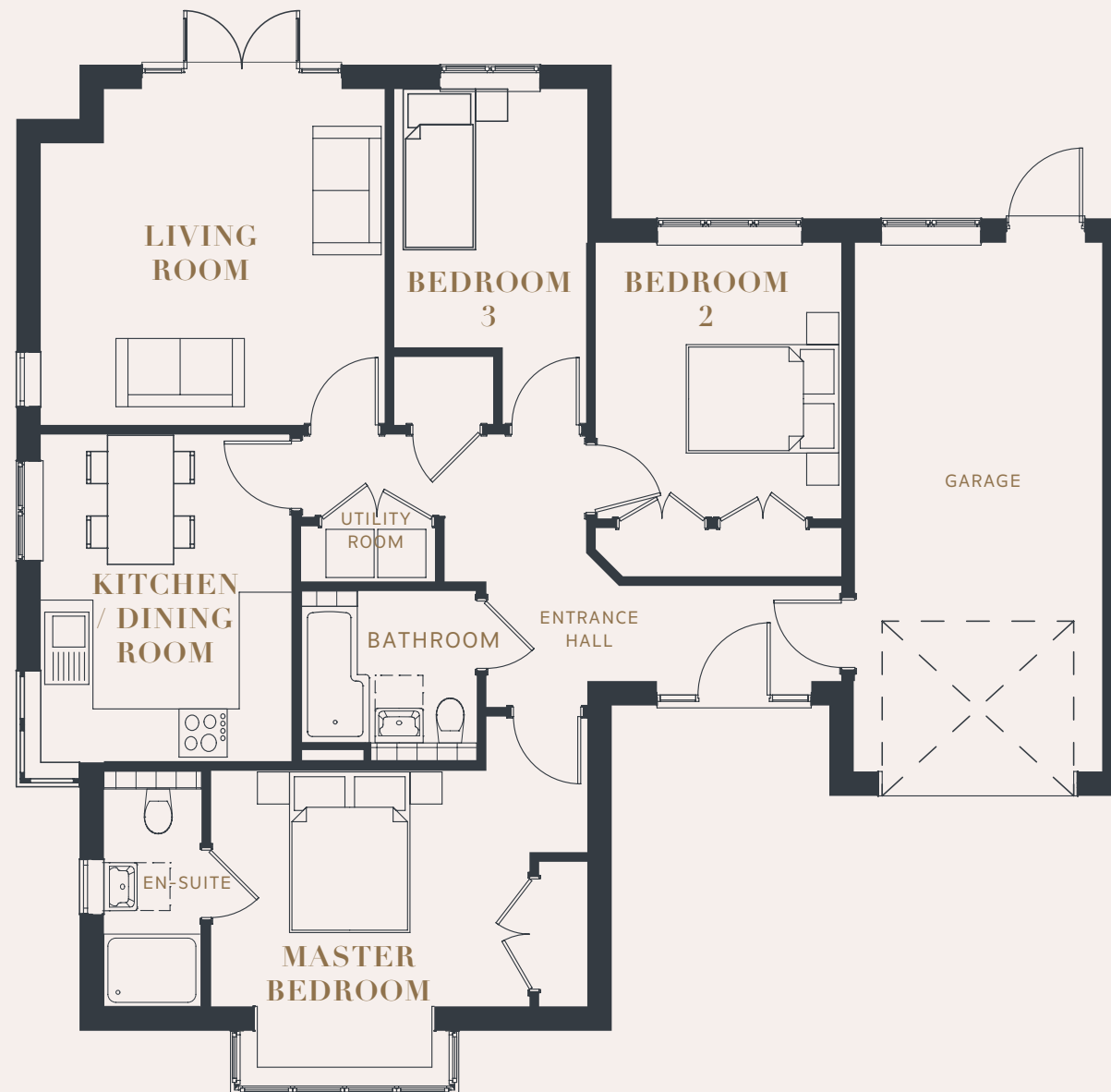
6.00m x 3.00m / 19'7" x 9'8"



Computer generated image.



PLOT 10



A STYLISH THREE BEDROOM DETACHED HOME, WITH A SINGLE GARAGE

1,001 sq ft (Gross internal, excluding garage)



KITCHEN / DINING ROOM

3.11m x 4.05m / 12'2" x 13'3"

LIVING ROOM

4.27m x 4.17m / 14'0" x 13'7"

MASTER BEDROOM

4.67m x 3.71m / 15'3" x 12'2"

BEDROOM 2

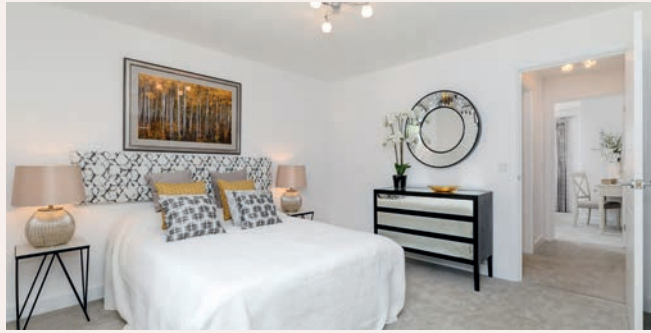
3.06m x 3.42m / 10'0" x 11'2"

BEDROOM 3

2.39m x 4.17m / 7'8" x 13'7"

GARAGE

6.58m x 3.08m / 21'6" x 10'1"



ENJOY THE SPECIFICATION YOU DESERVE



KITCHEN

Modern contemporary open plan kitchens with laminate worktops and splashback behind hob

Stainless steel 1 ½ bowl sink

Fitted appliances include; integrated fridge/freezer, removable unit for dishwasher, single oven and single microwave oven, induction hob with extractor hood over

Space for washer/dryer

Porcelanosa tiled floor

LED down lights to Kitchen Area, Cloakroom, Bathroom and En-Suite

Contemporary White 'Roca' Sanitary ware

HEATING

Gas boiler incorporating underfloor heating to Ground Floor

LIGHTING & ELECTRICAL

TV points to Kitchen/Breakfast Room, Living Room, and all Bedrooms

BT points to Living Room, Master Bedroom and smallest Bedroom

External PIR lights to front and rear

LED down lights to Cloakroom, Bathroom, En-Suite and Kitchen Area

INTERNAL FINISH

Contemporary white doors with chrome handles

Porcelanosa floor tiles to Entrance Hall, Cloakroom, Bathroom and En-Suite

Half height wall tiling to bathroom and En-suite, with full height in wet areas

Internal walls to be painted in Dulux 'Timeless' emulsion and internal architrave, skirtings and doors to be 'Satinwood'

EXTERNAL FINISH

UPVC double glazed windows

Outside water tap (cold)

Landscaped front and rear gardens

Rear patio to all plots

Block paved driveways, roads and un-allocated visitor parking areas

A management company will be set up to maintain all communal landscaping, roads, insurance of communal areas and annual accounts. An estimated budget will be provided upon request.



THE CRAYFERN DIFFERENCE

We have been creating the highest-quality homes across Hampshire, Dorset and Sussex for almost 30 years. We are proud of the homes we've built and the opportunities for our customers to enjoy their lives in high-specification homes.

Our ethos is that we are small enough to care, large enough to compete with the best. This is at the heart of what we call the 'Crayfern Difference' – it means what we do is not just business, it's personal. We care and it's reflected in each new home we design, plan and build. It's the way we look after every customer.

The Crayfern Difference can be seen in our meticulous approach, in our attention to detail, and our innovative use of land, materials and building methodologies. From bespoke homes to developing a low-density urban scheme, you can be assured that we will remain true to our ethos and put your needs first.

EXCELLENCE AS STANDARD.



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**BUILDING AWARD-WINNING HOMES
SINCE 1992**



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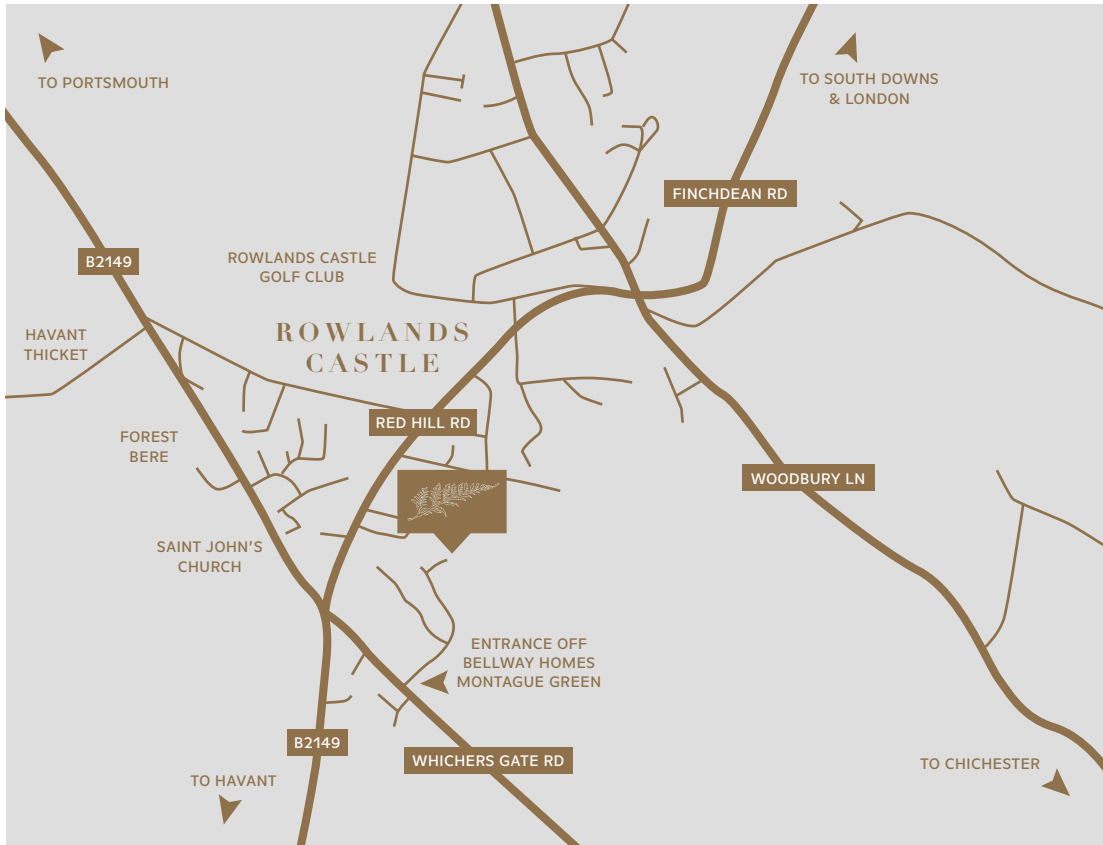
Reservations will only be accepted with a £1,000 deposit payable to Crayfern Homes Limited. In the event of a cancellation £500 + VAT will be retained to cover administration costs. (Help to buy purchaser deposit £500)

Design by creativesponge.co.uk



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