

**Taylor**  
**Wimpey**

# **Kiln Walk**

Hambrook, West Sussex

An exciting development of just seventeen  
2, 3 & 4 bedroom homes

Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.



Welcome to

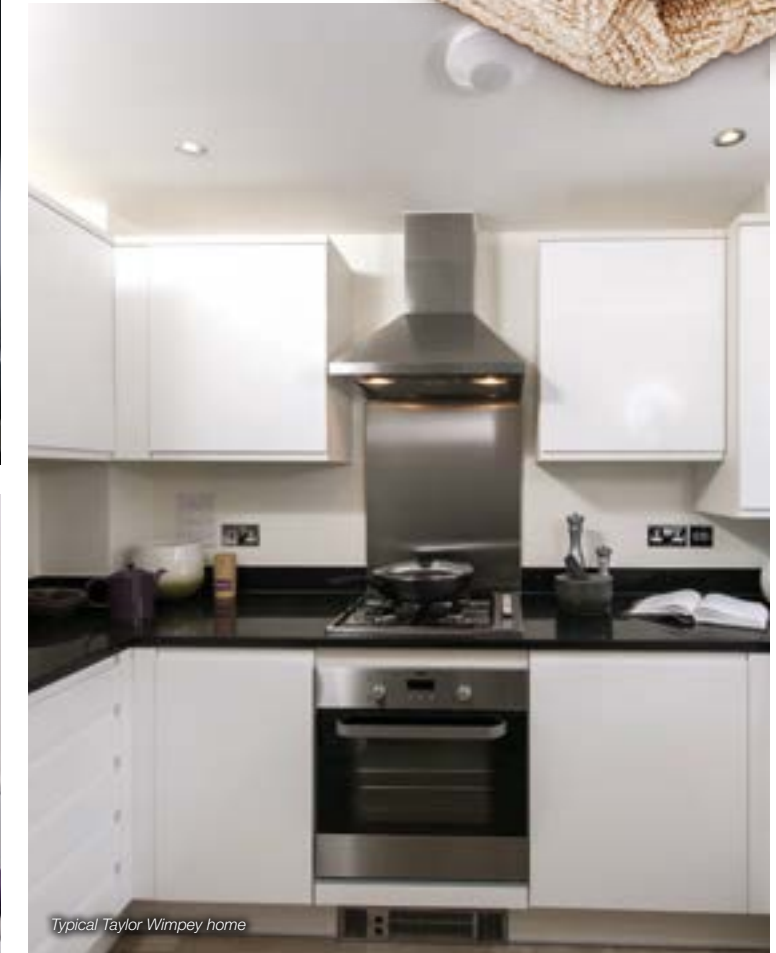
## Kiln Walk

A selection of 2, 3 & 4 bedroom homes. Kiln Walk combines tranquillity and rural charm with all the necessities of modern living.





“The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you.”



## Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won't need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of brand new carpets, fixtures and fittings that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we'll explain how your new home works from top to bottom. And once you've moved in, our team will visit you a couple more times to check how you're settling in and help out with any issues you may have. And all our new homes come with a two-year Taylor Wimpey warranty and a 10-year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you'll see that we design and build our homes and communities around you. But we build more than just new homes – in 2015 we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

*Images include optional upgrades at additional cost.*



Actual image of Chichester Cathedral



Actual image of Chichester High Street



Actual image of Chichester Priory Park



## The Location

Kiln Walk sits six miles west of Chichester, with the south coast in reach, a mainline railway station round the corner and the A27 on hand.\*

Pleasantly situated in a turning just 400ft from Nutbourne railway station Kiln Walk is ideally positioned to take advantage of the south coast towns and all their facilities. With Chichester to the east and Havant to the west, Kiln Walk has the pleasure of countryside peace and the luxury of large towns for shopping and entertainment.\*

Local shopping such as a Co-op, a pharmacy, post office and Southbourne farm shop in Southbourne provide much needed daily essentials, while Chichester is the town with the most choice when you're looking for large supermarkets such as Tesco Extra or high street brands. From Marks & Spencer, House of Fraser, River Island, and Topshop to Mothercare, Chichester has a rich range of high street shops leading off its pedestrianised centre.

Cafés and restaurants are around every corner and lend the area a relaxed atmosphere while essential facilities such as banks and building societies provide the backup resources we all need. Local pubs such as The Barleycorn or The Travellers Joy provide a local pint with pub food while Chichester has cinemas, theatres, bars and nightclubs for livelier nights out.

Local schooling covers all age ranges. Southbourne Infant and Junior schools together with Bourne Community College, and further afield, Chichester High School for Boys/Girls and even the University of Chichester make the south coast a rich source of education for all.

When you feel the need to expand your horizons a visit to Kingley Vale National Nature Reserve will reward the most experienced outdoor enthusiast with its astounding views and unparalleled countryside. Drop in on one of the coastal villages or visit Hayling Island on the way to Portsmouth where you'll find everything a busy city can provide.

Nutbourne railway station is within walking distance (400ft), and provides regular services to Chichester taking just 10 minutes, and onward to London Victoria. Alternatively London Waterloo can be reached via the regular service to Havant. Together with road access via the A259 to the A27 and onward to the M27 and the A3(M) getting out and about from Kiln Walk can be effortless.\*

\*Distances from [googlemaps.co.uk/maps](https://www.google.com/maps). Rail times from [nationalrail.co.uk](https://www.nationalrail.co.uk)





# Kiln Walk

Development layout





## 4 bedroom homes

-  **The Eskdale**  
4 bedroom home  
Plot: 11
-  **The Langdale**  
4 bedroom home  
Plot: 22
-  **The Kempsford**  
4 bedroom home  
Plot: 6


## 3 bedroom homes

-  **The Crofton G**  
3 bedroom home  
Plots: 13 & 14
-  **The Dadford**  
3 bedroom home  
Plots: 7, 8, 9 & 10
-  **The Easedale**  
3 bedroom home  
Plot: 12

## 2 bedroom homes

-  **The Canford**  
2 bedroom home  
Plots: 4 & 5
-  **The Coach House**  
2 bedroom home  
Plot: 15
-  2 bedroom home  
Plot: 3\*
-  2 bedroom home  
Plot: 16\*

## 1 bedroom homes

-  1 bedroom home  
Plots: 1\* & 2\*

\*ah/se = Affordable Homes/Shared Equity  
BCP = Bin Collection Point  
C = Casual car parking for residents only  
D = Drive Through/Car Port  
G = Garage  
St = Storage  
V = Visitor parking space



The Eskdale is a stylish stunning 4 bedroom home for families who need flexible space with all the modern touches.

The kitchen with dining area is perfect for bringing the whole family together at meal times, while the living room boasts double doors to the rear garden, letting you bring the outside in. The ground floor is completed by a downstairs guest cloakroom and understairs cupboard.

On the first floor are the four bedrooms, three of which are doubles, including the master bedroom which boasts its own en suite shower room. The master bathroom completes this beautiful home.



**First Floor**

<b>Master Bedroom</b>	3.51m* x 3.40m*	11'7"* x 11'2"*
<b>Bedroom 2</b>	3.64m x 2.98m	11'11" x 9'10"
<b>Bedroom 3</b>	3.05m* x 2.95m*	10'0"* x 9'8"*
<b>Bedroom 4</b>	3.09m* x 2.53m*	10'2"* x 8'4"*



**Ground Floor**

<b>Kitchen</b>	3.58m x 2.86m	11'9" x 9'5"
<b>Dining Area</b>	3.16m x 2.77m	10'5" x 9'1"
<b>Living Room</b>	6.02m x 3.45m	19'9" x 11'4"

**Total Gross Area:**  
113.4 sq m – 1222 sq ft

**Total Net Area:**  
112 sq m – 1205 sq ft



**Make modern living a joy in the 4 bedroom Kempsford.**

The kitchen/breakfast area means you can get your day off to a great start and the open-plan living/dining area is ideal for entertaining or relaxing, with double doors to the rear garden. A guest cloakroom and a garage complete the ground floor layout.

The four bedrooms can be found on the first floor, two of which are doubles including the master bedroom which boasts an en suite shower room. The two remaining bedrooms offer excellent versatility with either suited to be used as a play room or nursery.



**First Floor**

<b>Master Bedroom</b>	3.79m x 3.17m	12'5" x 10'5"
<b>Bedroom 2</b>	3.35m x 3.17m	11'0" x 10'5"
<b>Bedroom 3</b>	2.63m x 2.10m	8'8" x 6'11" (not into recess)
<b>Bedroom 4</b>	2.23m x 2.10m	7'4" x 6'11"



**Ground Floor**

<b>Kitchen</b>	3.82m x 3.27m	12'7" x 10'9"
<b>Living/Dining Area</b>	5.36m x 4.15m	17'7" x 13'8"

**Total Gross Area:**  
102.1 sq m – 1099 sq ft

**Total Net Area:**  
100.6 sq m – 1083 sq ft





The innovative layout and clever use of space make The Langdale ideal for modern living.

On the ground floor both the living room and the kitchen/breakfast area feature double doors to the rear garden. The separate dining room is the perfect setting for dinner parties or family meals.

Upstairs you'll find the four bedrooms. Three of the bedrooms are doubles, including the master bedroom which enjoys its own en suite shower room. The master bathroom completes this lovely home.

Since the production of this floorplan amendments have been made to bedroom 4. Please speak to a Sales Executive for clarification.



### First Floor

#### Master Bedroom

6.07m\* / 3.77m† x 3.44m\* / 1.77m†  
19'11"\* / 12'5"\*† x 11'3"\* / 5'10"\*†

#### Bedroom 2

4.56m x 3.08m† 15'0" x 10'1"\*†

#### Bedroom 3

3.05m x 2.94m† 10'0" x 9'8"\*†

#### Bedroom 4

3.48m\* x 2.68m\* 11'5"\* x 8'10"\*

### Ground Floor

#### Kitchen/Breakfast Area

6.82m x 3.44m 22'5" x 11'3"

#### Dining Room

3.41m x 3.05m 11'2" x 10'0"

#### Living Room

4.56m x 4.49m 15'0" x 14'9"

#### Total Gross Area:

142.1 sq m – 1530 sq ft

#### Total Net Area:

140.0 sq m – 1507 sq ft





With a carefully considered layout, The Easedale is a wonderful 3 bedroom home perfectly suited for a growing family.

The kitchen/dining area is ideal for sit down meals and the separate living room with its double-doors to the rear garden is a welcoming space. The downstairs cloakroom and bathroom complete the ground floor.

Upstairs the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.



**First Floor**

<b>Master Bedroom</b>	3.78m x 3.08m	12'5" x 10'1"
<b>Bedroom 2</b>	2.96m x 2.86m	9'9" x 9'5"
<b>Bedroom 3</b>	2.96m x 2.15m	9'9" x 7'1"



**Ground Floor**

<b>Kitchen/Dining Area</b>	5.10m x 3.02m	16'9" x 9'11"
<b>Living Room</b>	5.10m x 3.02m	16'9" x 9'11"

**Total Gross Area:**  
86.5 sq m – 931 sq ft

**Total Net Area:**  
85.2 sq m – 917 sq ft



The 3 bedroom Crofton G features three floors of flexible living space which would perfectly suit families or couples in need of a bigger home.

A breakfast kitchen forms the hub of home life, while the living/dining area with double-doors to the back garden provides space to relax or entertain. There's also a guest cloakroom and store cupboard located off the entrance hallway.

A double bedroom makes a comfortable guest room on the first floor, where there's also a further bedroom and a main bathroom. A private staircase leads up to the second floor master suite, which features high vaulted ceilings, an en suite shower room and a dressing area.



**Second Floor**

**Master Bedroom**  
6.20m\*\* x 3.66m\* / 3.29m†  
20'4"\*\*\* x 12'0" / 10'10"†



**First Floor**

**Bedroom 2**  
4.79m x 3.37m      15'9" x 11'1"

**Bedroom 3**  
2.90m x 2.56m      9'6" x 8'5"



**Ground Floor**

**Kitchen**  
3.43m x 3.03m\* / 2.57m†  
11'3" x 10'0" / 8'5"†

**Living/Dining Area**  
4.78m x 3.70m      15'8" x 12'2"

**Total Gross Area:**  
106.7 sq m – 1149 sq ft

**Total Net Area:**  
105.1 sq m – 1132 sq ft



With a flexible layout to appeal to both couples and young families, the 3 bedroom Dadford is an ideal first home.

On the ground floor, the open-plan living/dining area has double doors leading out to the garden, plus a handy storage cupboard located under the stairs. A separate kitchen offers space for informal mealtimes, and there's also a handy cloakroom off the hallway.

On the first floor there are two well proportioned double bedrooms with space for furniture. The landing also leads to a main bathroom and a flexible single room perfect for growing families.



**First Floor**

**Master Bedroom**  
4.15m x 2.40m      13'7" x 7'10"

**Bedroom 2**  
3.61m x 2.40m      11'10" x 7'10"

**Bedroom 3**  
2.77m x 1.87m      9'1" x 6'2"



**Ground Floor**

**Kitchen**  
3.37m x 2.23m      11'1" x 7'4"

**Living/Dining Area**  
4.38m\* / 2.77m† x 4.36m\* / 3.32m†  
14'5"\* / 9'1"† x 14'4"\* / 10'11"†

**Total Gross Area:**  
70.0 sq m – 753 sq ft

**Total Net Area:**  
68.5 sq m – 737 sq ft



The appeal of The 2 bedroom Canford is in its simple yet stylish layout, perfectly suited for first time buyers or downsizers.

The front entrance leads to the kitchen and open-plan living/dining area, with double doors to the rear garden opening up the living space. A handy under stairs storage cupboard and downstairs cloakroom take care of the practical side of life.

On the first floor both of the bedrooms are doubles with the master bedroom also featuring an en suite shower room. The central bathroom completes this superb home.



**First Floor**

**Master Bedroom**

3.08m x 2.97m      10'1" x 9'9"

**Bedroom 2**

3.98m\* / 2.98m\* x 2.56m  
13'1"\* / 9'6"\* x 8'5"



**Ground Floor**

**Kitchen**

3.02m x 1.85m      9'11" x 6'1"

**Living/Dining Area**

4.73m\* / 3.08m\* x 3.98\* / 2.94m†  
15'6"\* / 10'1"\* x 13'1"\* / 9'8"\*

**Total Gross Area:**

64 sq m – 689 sq ft

**Total Net Area:**

62.8 sq m – 676 sq ft



The carefully planned layout of this 2 bedroom coach house makes it perfect for first time buyers and downsizers.

A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open-plan kitchen/living/dining area is the home's focal point, and provides the ideal space for unwinding in or entertaining guests.

The master bedroom with en suite shower room, a further double bedroom and a main bathroom are also located off the landing.



**First Floor**

**Kitchen/Living/Dining Area**

6.02m x 3.81m      19'9" x 12'6"

**Master Bedroom**

4.54m x 3.88m      14'11" x 12'9" (including recess)

**Bedroom 2**

3.46m x 3.10m      11'4" x 10'2" (including recess)

**Ground Floor**



**Total Gross Area:**

71.05 sq m – 765 sq ft

**Total Net Area:**

70.08 sq m – 754 sq ft



This is the standard specification for each of the homes available, as indicated

Kitchens and Utilities	
Stainless steel gas hob	✓
Electric single under counter oven	✓
Stainless steel chimney hood and stainless steel splashback	✓
Stainless steel sink and matching mixer tap	✓
Bathrooms, En suites & Cloakrooms	
Ideal Standard sanitaryware in white	✓
Standard Basin Mixer taps finished in chrome	✓
Half-height tiling to sanitaryware walls in bathroom and en suite	✓
Choice of Porcelanosa ceramic wall tiles to bathroom and en suite	✓
Shower enclosures are provided with an Aqualisa either thermostatic or electric shower	✓
Shower enclosure is completed with full-height ceramic tiling (If no en suite there will be a shower over the bath as standard)	✓
Central Heating/Hot Water System	
Central heating will be provided by a gas fired boiler with white radiators and thermostatic valves	✓

Electrical Features	
White slimline electrical sockets and light switches by Deta Vimark	✓
Mains operated smoke detectors interconnected with battery back-up	✓
USB double socket in kitchen	✓
Light bulbs will be supplied to all fittings, including energy efficient fittings where required	✓
CAT 5 cabling in lieu of standard BT wiring	✓
Internal finishes	
All rooms will be decorated with white emulsion	✓
White 4 panel internal doors with chrome finish lever door furniture	✓
Chrome finish doorstops	✓
Stairs will be softwood with newel, balusters and handrail finished in white gloss	✓
Skirting and Architrave shall be MDF Ogee profile, finished in white gloss paint	✓

External features	
Masonry external walls with insulated cavities and an insulated roof	✓
UPVC Double Glazed Windows	✓
Exterior doors will generally be a manufactured high performance composite unit with multi-point locking mechanisms	✓
Exterior door will have chrome door number	✓
Front door bell will be provided	✓
External products such as down pipes, gutters, porches and meter boxes	✓
Outside light to front and rear	✓
Landscaped front garden to the approved planning layout, including turfing and planting where indicated	✓
Paths to your property will be formed using buff slabs incorporating a gravel margin where indicated	✓
1200 x 1200mm patio area to the rear of your dwelling will be laid	✓
Rear gardens will be divided by closeboard fencing in most instances	✓
Rear gardens will be turfed	✓
Outside tap to rear	✓

NHBC 10-year warranty	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
Taylor Wimpey 2 year Customer Care Cover with 24 hour Customer Assistance Helpline	✓
We offer a comprehensive range of optional extras to personalise your new home, subject to build stage	✓

✓ = Standard features

A range of optional upgrades is available subject to build stage. Please speak to your Sales Executive for further details. Specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. April 2017.



“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10-year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



\*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

## Buy now, buy new

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Kiln Walk development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to print. Please speak to our Sales Executives regarding the tenure of our new homes. Maps are not to scale. 29477/April 2017.

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.





**Taylor  
Wimpey**

facebook.com/taylorwimpey  
www.taylorwimpey.co.uk

**Selling from our development at  
Acorn Grove, off Hannah Place, Fishbourne,  
Sat Nav Postcode: PO19 3PG**

## Directions to the Sales Office at Acorn Grove

### From the A3(M)

Leave the A3(M) at its southern end and follow the A27 towards Chichester for 10 miles until you reach the Fishbourne roundabout. Take the first exit onto Fishbourne Road A259. Continue on this road for 0.5 miles and take a right onto Salthill Road, crossing over the railway line. Take the third right onto Clay Lane. Travel along Clay Lane and take the first right into Hannah Place. Continue through existing housing until you reach Acorn Grove.

### From Chichester

At the roundabout on the west side of Chichester where the Chichester Bypass meets the A259, take the A259 towards Fishbourne. After a mile turn right onto Salthill Road, crossing over the railway line. Take the third right onto Clay Lane. Travel along Clay Lane and take the first right into Hannah Place. Continue through existing housing until you reach Acorn Grove.

*Distances taken from google.co.uk/maps*

## Kiln Walk

Off Kiln Drive,  
Hambrook,  
West Sussex,  
PO18 8EE

SatNav postcode: PO18 8EE

## Sales hotline

**01243 218586**

### Taylor Wimpey Southern Counties

Colvedene Court,  
Wessex Way,  
Colden Common,  
SO21 1WP