



Coast and country, home and garden - introducing 24 private beautiful homes, offering contemporary living in the village of Angmering, West Sussex



Conveniently located between the rolling landscapes of the South Downs and the beauty of the south coast, The Millstones is a stylish development of 24 private new family homes.

Finished and appointed to the exacting standards synonymous with Crayfern Homes, these are houses that marry traditional craftsmanship to avante-garde design, with all the convenience of a thriving village setting.



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Home, heart, heritage

Contemporary living at The Millstones.

Set on the southern fringes of the ancient West Sussex village of Angmering, The Millstones is a delightful development of beautifully appointed family homes. Each individually crafted with design flourishes and traditional finishes that reflect the rich local architectural vernacular.

From the selection of charming two-bedroom houses to the larger three and four-bedroom properties, each home bears its' Crayfern heritage with pride, from knapped flint and brick exterior detailing to the light and airy interiors. Secluded, landscaped gardens enhance the semi-rural tranquility, with an outlook of green open space and playing fields to the west.

From first time buyers starting on the property ladder to growing families and those buyers wishing to downsize, this is a development and a location that has something for everyone, and in each and every one of the handcrafted houses, it is a place truly to be taken to heart... a place to call home.



All 24 properties enjoy a tangible sense of place combined with all the creature comforts of composed contemporary living.

- | | | |
|------------------------------------|-------------------------------------|-------------------------------------|
| 1 2 bedroom - Semi-Detached | 11 4 bedroom - Detached | 21 3 bedroom - Semi-Detached |
| 2 2 bedroom - Semi-Detached | 12 3 bedroom - Semi-Detached | 22 3 bedroom - Semi-Detached |
| 3 2 bedroom - Semi-Detached | 13 3 bedroom - Semi-Detached | 23 2 bedroom - Semi-Detached |
| 4 2 bedroom - Semi-Detached | 14 3 bedroom - Link-Detached | 24 2 bedroom - Semi-Detached |
| 5 4 bedroom - Detached | 15 3 bedroom - Link-Detached | |
| 6 3 bedroom - Link-Detached | 16 3 bedroom - Semi-Detached | |
| 7 3 bedroom - Link-Detached | 17 3 bedroom - Semi-Detached | |
| 8 4 bedroom - Detached | 18 4 bedroom - Detached | |
| 9 4 bedroom - Detached | 19 2 bedroom - Semi-Detached | |
| 10 4 bedroom - Detached | 20 2 bedroom - Semi-Detached | |





The artist's impressions are for guidance purposes only, landscaping shows how the development may look when mature.



History, character, tradition.

The quintessentially English village of Angmering.

With Bronze Age roots and records of a Saxon farming settlement dating back to 600AD, Angmering is steeped in history. With many historic houses dating back as far as the 15th century, it has tangible links to a rich and quintessentially English architectural heritage.

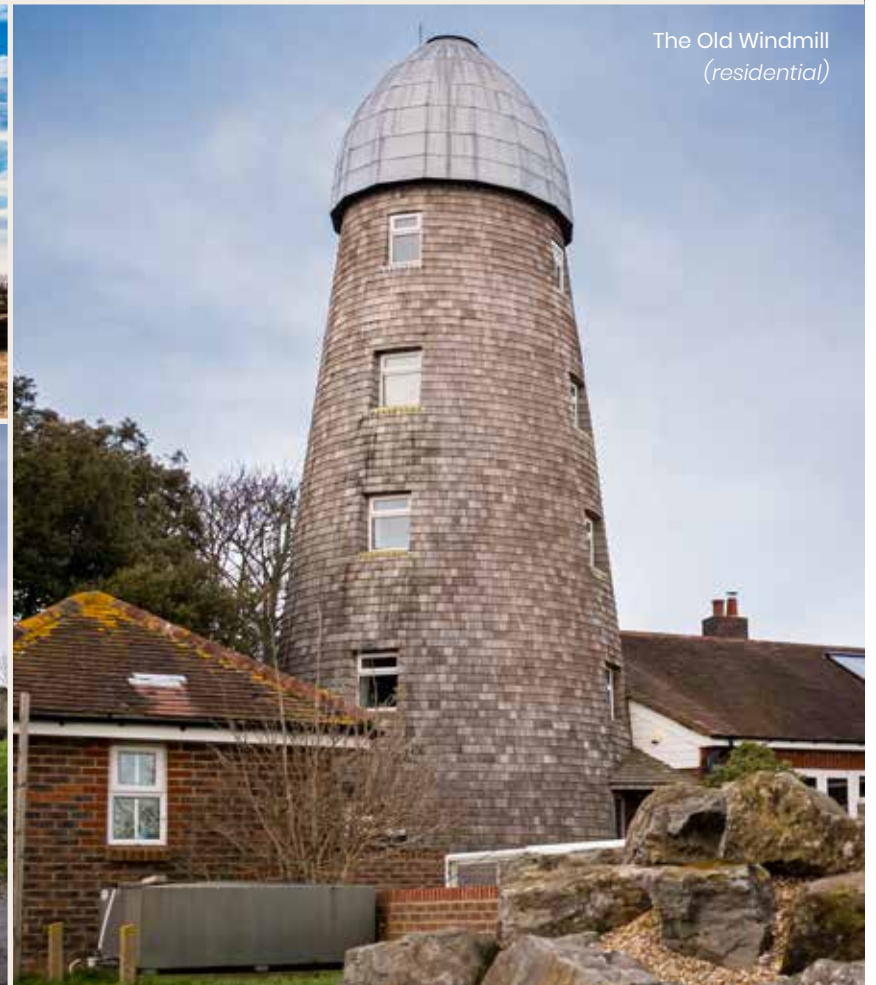
Today, the village is thriving. Well served by schools for all ages, from a nursery and pre-school up to a coeducational community secondary school and sixth form, Angmering is a popular location for families. With a GP surgery, several small shops and a post office, the village centre provides for all day to day needs. Larger supermarkets, including Waitrose, Sainsbury's, M&S and Asda, all lie within a two-mile radius.

St Margaret's Church, close to the village centre, dates back to the 12th century and was the subject of a sympathetic but striking contemporary renovation in 2008. With two hotels, a village pub, a fish and chip shop and an Indian, you don't need to leave the village for quality dining and takeaway options.

As a semi-rural community, with many farms close by, Angmering

retains a palpable agricultural heritage, the beating heart of a traditional village. The village has grown considerably in recent times - a testament both to its desirability and convenience as a location. Minutes from the A259 Roundstone Bypass and less than two miles from the A27 south coast trunk road from Portsmouth to Pevensey in East Sussex,





The Old Windmill
(residential)





628 square miles of chalk hills, heavily wooded sandstone, clay hills and vales, the South Downs is loved by ramblers, mountain bikers, horse riders... indeed, anyone seeking stunning scenery and respite from the pace of modern day life.





Behind the traditional exteriors...

Homes that are ready for tomorrow.

We often speak of the Crayfern difference. Nowhere is this more evident than in the interiors of all 24 properties at The Millstones.

We believe that there is a far greater value in offering an enhanced specification. It's what we've built our name upon, and it's why you'll fall in love the moment you cross the threshold.

Characterised by calm, contemporary design, your new kitchen is a winning blend of convenience and luxury.

High-end integrated appliances including an AEG oven and hob, Porcelanosa tiling, cutting edge taps, fixtures and fittings – everything has been carefully selected to look great and work better.

Along with the rest of the ground floor, your kitchen benefits from discreet but highly effective underfloor heating.

With walls free of radiators on the ground floor only, you're able to configure each room to suit your lifestyle and furnishings... the effect is truly liberating.

Our signature Crayfern specification extends to all bathrooms and en-suites. Once again, Porcelanosa wall and floor tiling add a touch of luxury.



PORCELANOSA®

AEG

DAIKIN





Kitchen

- Contemporary designed Symphony kitchens
- Laminate work surfaces
- Integrated appliances to include Zanussi 50/50 fridge freezer, AEG induction hob, extractor fan above, AEG single oven and single oven/microwave
- LED under wall unit lighting
- Plumbing and space for washing machine
- Removable unit for dishwasher
- Stainless steel sink mixer tap
- Porcelanosa floor tiles

Bathrooms & En-Suites

- Roca white contemporary sanitaryware
- Bristan taps
- LED downlights
- Roca, vanity unit with storage below and mirror above to Bathrooms and En-Suites (where applicable)
- Porcelanosa floor tiles
- Porcelanosa splashback tiling to Cloakrooms
- Porcelanosa half height tiling to Bathrooms and En-Suites (full height in wet areas)

Heating, Lighting & Electrical

- Air Sourced heat pump which operates the heating and hot water. Underfloor heating to the Ground Floor, radiators to First Floor.

- Insulated to latest Building Regulation standards to create an energy-efficient home
- LED downlights to Cloakrooms, Kitchen Areas, Bathrooms and En-Suites
- External lights to front and rear gardens
- Power and light points to Garages (if applicable)
- TV points to Lounges, Kitchens (selected plots) and all Bedrooms
- USB / power sockets to Kitchen and Bedrooms 1 & 2. CAT6 sockets to Living Rooms and smallest Bedroom

Externals

- uPVC double glazed windows with white internal finish
- Rear patio with outside tap (cold)
- Fence boundaries, selected plots with boundary walls
- Block paved driveways
- Conservation Swift/bat boxes

Internals

- Contemporary white 'Mendes' doors with chrome door handles
- Porcelanosa floor tiling to Entrance Halls, Kitchens, Cloakrooms, Bathrooms and En-Suites

A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the sales agent for details.

Leisure and entertainment on your doorstep.

Enjoy everything the South Coast has to offer.

The Millstones enjoys enviable connectivity to the wider region. With Chichester and Bognor Regis to the west, East Preston to the South, Arundel to the north-west, and Worthing and Brighton to the east, the region is spoilt for choice when it comes to first-class shopping, dining and cultural amenities.

For travel further afield, Angmering station is just over half a mile from The Millstones, with mainline rail links to Chichester, Brighton and beyond to London and the rest of the UK.

Breathtaking countryside and coast are also close at hand. The village of Angmering sits less than two miles from the South Downs, England's most recently designated National Park. From nearby Highdown Hill, enjoy spectacular vistas that encompass Littlehampton, Angmering and

Worthing and, on a clear day, stretch as far as the Seven Sisters and the Isle of Wight.

The coast lies less than two miles to the South. Quiet, unspoilt and dotted with colourful fishing boats, East Preston Beach is typical of this stretch of shoreline, with far-reaching views and bracing sea air to refresh and revive.

Local leisure amenities are also abundant. From golf at nearby Ham Manor, Worthing Rugby Football Club and Worthing Hockey

Club (both situated within the village), there's a wide choice of sports to be enjoyed. Few places boast such a sense of heritage and history as this charming West Sussex village.

Fewer still combine it with all the amenities and facilities of a modern and vibrant community.

Past and present, convenience and character... in its own quiet way, Angmering is a gem of a location.







A little bit about us...

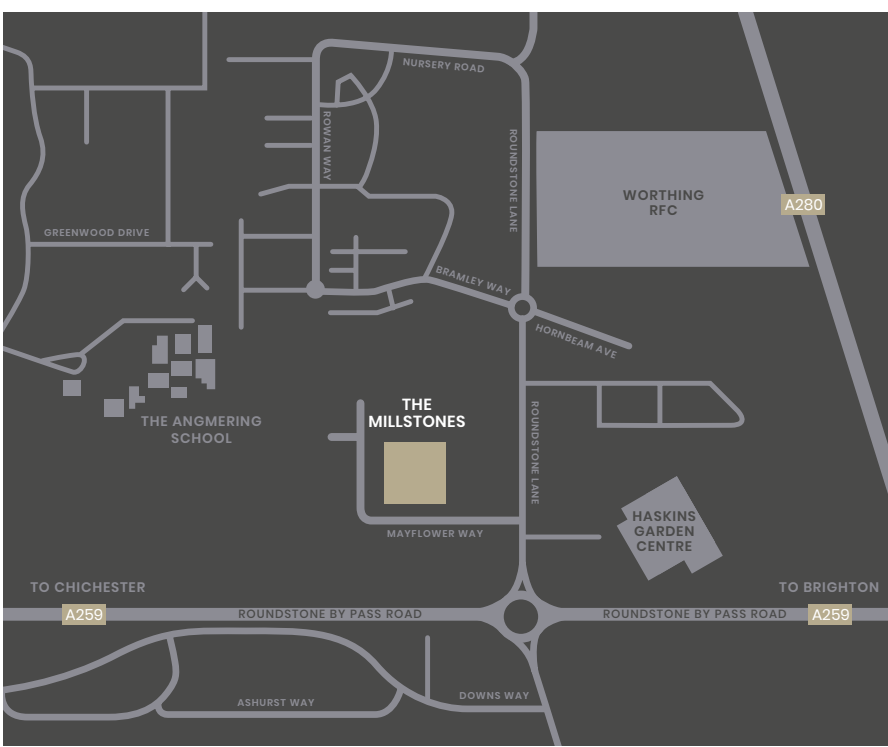
We have worked hard for our successes and are equally proud of the fact that the Company still has a real family feel. The ethos of a 'small enough to care, large enough to compete with the best' is at the heart of the Crayfern Difference.

The Crayfern Difference is in our meticulous approach, it's in our attention to detail, and it's in our innovative use of land, materials and building methodologies. Today, whether we are designing a couple of standalone, bespoke executive homes or developing a low-density urban scheme, the Crayfern Difference remains constant - excellence as standard, which is why we have earned and have held the accolade of an A1 NHBC rating for some years.

Crayfern Homes now forms part of the Vanderbilt Homes Group.

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Please note:
Crayfern Homes provide many ecological features and enhancements when building new homes. These largely go unnoticed, whilst others might be plot-specific. If you would like to know more about the features specific to your property or the estate in general, please feel free to ask. We will be happy to provide you with this information.



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Crayfern Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the development may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Crayfern Homes reserves the right to change any specification of the homes at any time during construction without notice.

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