

THE POTTERIES

CINDERS LANE YAPTON BN18 0JW



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OFFERING OUTSTANDING INTERNAL SPECIFICATION AND A WELCOMING SENSE OF HOME,
THE POTTERIES IS A NEW DEVELOPMENT OF TWO, THREE AND FOUR BEDROOM HOMES,
IN A DELIGHTFUL SEMI-RURAL LOCATION IN THE CENTRE OF THE VILLAGE OF YAPTON.
70 INDIVIDUAL PROPERTIES THAT SHOWCASE THE VISIONARY ARCHITECTURE AND ARTISAN
CRAFTSMANSHIP OF AWARD-WINNING REGIONAL DEVELOPER CRAYFERN HOMES.



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CONTENTS

- 4 | CONTEMPORARY LIVING IN A SEMI-RURAL SETTING
- 6 | INTRODUCING THE POTTERIES
- 8 | FINISHES AND SPECIFICATIONS
- 10 | LEISURE AND ENTERTAINMENT ON YOUR DOORSTEP
- 12 | MAPS AND DIRECTIONS



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CONTEMPORARY LIVING IN A SEMI-RURAL SETTING

Equidistant between Bognor Regis and Littlehampton, the West Sussex village of Yapton is a location steeped in history...



With a population of around 6,000, Yapton remains a small, friendly community, served by a convenience store, country pub, village hall, butchers and local chippy. It's also a great place for young families, with a Community Pre-School and Church of England Primary School. For older children, St Philip Howard Catholic School (approximately 1.6 miles) Felpham Community College (approximately 2 miles) and Ormiston Six Villages Academy (approximately 3 miles) are all close at hand.



Climping Beach, just over three miles South of Yapton and offers mile upon mile of unspoilt coastline extending in either direction. A glorious hotspot for watersports The Solent is famous for everything from yachting and dinghy racing to kite surfing, wakeboarding and waterskiing.

With a strong sense of village community, Yapton is the perfect location for all generations.



YAPTON VILLAGE OFFERS A CHARMING MIX OF THE OLD AND THE NEW, THATCHED COTTAGES RUBBING SHOULDERS WITH MORE MODERN PROPERTIES.





INTRODUCING THE POTTERIES

Set in the centre of Yapton village, with open farmland to the South and East, The Potteries is an exclusive development of delightful new homes.

PLOT 12 - 13



PLOT 5




PLOT 32

At Crayfern Homes, we are renowned for our meticulous attention to detail, and The Potteries showcases our complete approach to house building, with every aspect of architecture, specification and landscaping combining to create a powerful sense of place, warmth and welcome.

With several distinctly different house types across the site, the key words are individuality and character, with detailing that faithfully reflects the local area and architecture. The result is a development of homes that truly belong in their environment - houses that sit comfortably and timelessly within their charming setting.

From 2 bedroom terraced and semi-detached properties to 3 bedroom, three storey townhouses and 4 bedroom detached properties, The Potteries offers a choice of beautiful homes to suit a range of budgets and lifestyles. With delightful landscaping and gardens, framed against a backdrop of open countryside, it's a setting that combines tranquil seclusion with a convenient location.



Above all, as with every home we build, these are properties that appeal to the heart as much as they do to the head. From the moment you set foot in The Potteries, you'll feel utterly at home.



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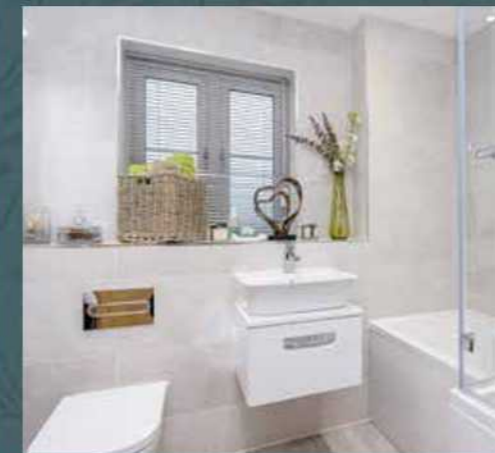
Individual properties of two, three and four bedroom homes in a delightful semi-rural location.


FINISHED TO CRAYFERN HOMES' SIGNATURE SPECIFICATION

Each of the properties at The Potteries is finished to the same, exacting standards that have become synonymous with Crayfern Homes.

The Symphony kitchens set new standards in opulent design, features and finishes. With integrated appliances, it's also equipped with the latest kitchen components. Each house is presented with stunning floor and wall tiling by Porcelanosa, which adds another touch of luxury to your kitchen and bathrooms. Light, warm and effortlessly welcoming, your new home at The Potteries brings you the very best of Crayfern, combining traditional quality with today's technology.



Externals

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

Internals

- Contemporary white 'Mendes' doors with chrome door handles
- Fitted wardrobes to Bedrooms 1 and Bedrooms 2
- Porcelanosa floor tiling to Entrance Halls, Kitchens, Cloakrooms, Bathrooms and En-Suites



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 and En-Suites

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

Heating, Lighting and Electrical

- Air Sourced heat pump which operates heating and hot water, Radiators to Ground Floor, First Floor (and Second Floor if applicable)
- 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
- TV points to Lounges, Kitchens (selected plots) and all Bedrooms



The images above are from previous Crayfern Homes developments.

AN IDYLIC LOCATION WITH SOMETHING FOR EVERY LIFESTYLE

As a location, Yapton is ideally situated for exploring the very best of the South's countryside and coast...



Some 30 minutes' drive away lie the timeless, rolling landscapes of the South Downs. Around 260 square miles of chalk hills and vales, loved by ramblers, mountain bikers and sightseers and dotted with picturesque villages, the South Downs National Park is the perfect landscape in which to immerse yourself and escape the hustle and bustle of modern life.

Less than six miles to the North-East, Arundel boasts a magnificent castle and an enchanting market Town Centre including independent boutiques and eateries. Some 20 minutes' drive to the West, the



cathedral City of Chichester combines the cultural with the contemporary. With a thriving arts scene and a globally recognised Festival Theatre, this City is a vibrant and colourful location, steeped in history and, today, one of the region's most important commercial hubs.

With the Cascades, Gunwharf Quays and Port Solent 'Boardwalk' Shopping Centre, as well as numerous national and independent local retailers in the city centre itself, Portsmouth has established itself as one of the south's leading shopping destinations at just under 30 miles away.

Well-connected by road, Yapton also has a British Rail station close by at Barnham, under two miles away. When it comes to travelling further afield, the region is spoilt for choice - with Gatwick Airport approximately an hours distance by car to the North-East and Southampton Airport a similar distance to the West. The international ferry and cruise terminals at Portsmouth and Southampton are also easily accessible.

With coast, countryside and city life all within easy reach, it is truly the perfect location.



 **GOODWOOD MOTOR CIRCUIT**
Approximately 10 miles away

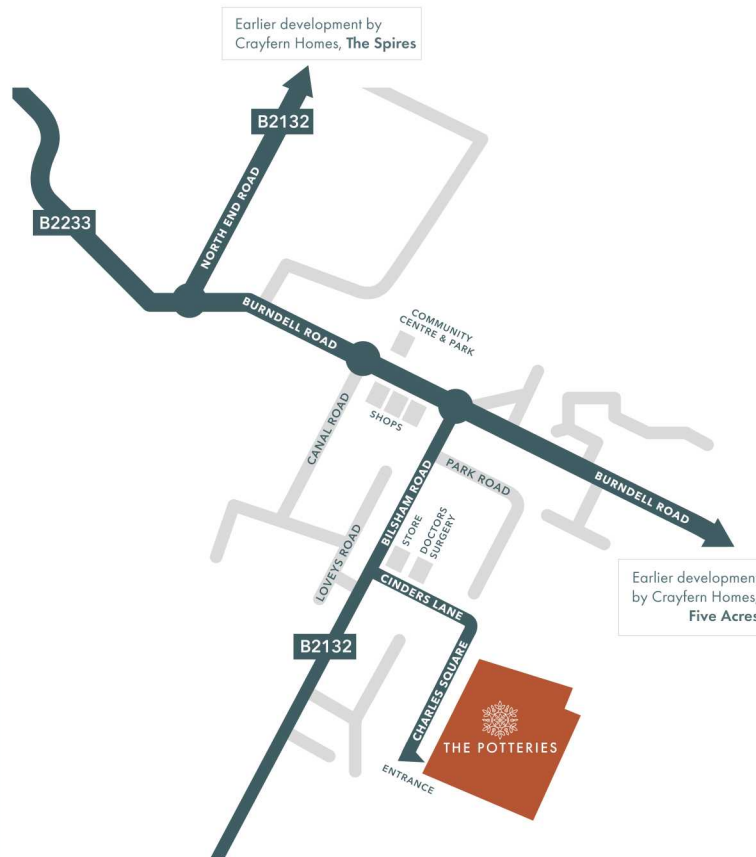
 **SOUTHAMPTON AIRPORT**
Approximately 42 miles away

 **PORTSMOUTH CROSS CHANNEL FERRY**
Approximately 27 miles away

 **CENTRAL LONDON**
Approximately 67 miles away



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FINDING THE POTTERIES

From the West

From the A27 Chichester Bypass, continue East along Arundel Road heading towards Worthing and Brighton. Pass over the roundabout for Tangmere and Business Park and move into the right hand lane, after approximately 1/2 mile take the right hand turning for Easthampnett and Aldingbourne on the B2233. Continue along Nyton Road passing through Nyton village after approximately 1 1/2 miles. At the roundabout take the second exit towards Barnham on the B2233. Pass through Eastergate village and Barnham village on Barnham Road. Pass under

the railway bridge onto Yapton Road passing The Murrel Arms PH on the right. Continue for approximately 1 mile and enter Yapton village. Pass over the mini-roundabout with Canal Road on the right and take the second exit at the next mini-roundabout onto Bilsham Road. After a short distance, take the left hand turning into Cinders Lane, The Potteries development can be found just ahead.

From the East

From the A27, pass Arundel Market Town and continue along the dual-carriageway, exit the A27 for Yapton and Walberton on the B2132.

At the mini-roundabout take the first exit and continue heading along Yapton Lane towards Yapton Village, pass over the railway crossing and onto North End Road continuing through the village. After approximately 1/2 mile, at the mini-roundabout, take the first exit onto Burndell Road B2233. Pass over the mini-roundabout with Canal Road on the right and take the second exit at the next mini-roundabout onto Bilsham Road. After a short distance, take the left hand turning into Cinders Lane, The Potteries development can be found just ahead.

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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