

# HOLLY TREE GROVE

WALBERTON | WEST SUSSEX



EXCEPTIONAL HOMES IN AN OUTSTANDING LOCATION











## TIMELESS WALBERTON



What would you expect in an ideal village? A village green, a pond and an ancient church? Lazy afternoons watching the cricket or evenings socialising in the pub? A place where local amenities and an outstanding village school are around the corner? Welcome to Walberton, which has all this and more.

Walberton is a picturesque village close to Chichester and Arundel. It is big enough to support a range of local amenities, yet small enough to maintain a sociable independent village life and identity.

It's an ideal place to live and be part of a friendly and thriving community. Whether you are looking for a safe and secure place to raise a family or planning an active retirement, Walberton is the ideal location.

Walberton is steeped in history. The pretty church of St Mary's was built in the 10th Century and Walberton is listed in the Domesday Book. The village features many fine historical buildings, now complemented by facilities such as the modern village hall.









## TIME FOR CULTURE

Whatever your cultural preferences there is something for everyone on the doorstep.

The internationally acclaimed Chichester Festival Theatre showcases some of the best plays, shows and concerts to be found in the UK. There are also multiplex and independent cinemas in Chichester.

Music lovers are catered for with classical concerts in Chichester, and at the annual Arundel Festival. More contemporary musical appetites will be satisfied by a range of venues and festivals in the area as well as major concert venues in Brighton and Portsmouth.

For art lovers a visit to the highly-regarded Pallant House Gallery which has regular exhibitions as well as the permanent collection is a must. The Novium Museum, the Weald and Downland Open Air Museum and the Amberley Museum all offer excellent heritage days out.

Roman history is all around, with Fishbourne Roman Palace and Bignor Roman Villa nearby. Chichester's Roman walls are among the most intact to be found.

All in all you will be spoilt for choice!







## TIME FOR LEISURE



Your downtime must be quality time – and there are plenty of ways to spend it.

For walking, riding and cycling, Walberton is just a short distance from the South Downs. For those who prefer sand and sea, the proximity of the local coastline is a real benefit, with all classes of sailing catered for in Chichester Harbour. Climping beach, popular with windsurfers, is just a 10 minute drive, while the sandy expanse of the renowned West Wittering beach is just along the coast.

Walberton village hall regularly hosts events from dances and quiz nights to productions by the Walberton Players. The village also supports its own cricket and football teams.



Golf is available locally at the beautiful Avisford Park Golf Course as well as at Hunston and the prestigious Goodwood Golf Course, while extensive sporting facilities are available covering a diverse range of activities from fitness gyms and swimming to racquet sports.

Goodwood is rightly known for its “Glorious Goodwood” race meeting, but there is so much more. The internationally acclaimed Festival of Speed and Goodwood Revival celebrate all things motor sport along with year round activities of the Goodwood Road Racing Club.







## TIME OUT



Whether it's shopping, the latest films, lunch with friends or a cosy dinner, Walberton is ideally placed to give you plenty of choice.

Local shops, including a post office and convenience store, cater for daily needs, while at Chichester a full range of high-quality retailers and brands are available. Window shopping is a joy, with a wide range of independent and often unusual retailers to be found in Arundel and Chichester. Larger retail centres can be found in Brighton, Portsmouth and Guildford.



For foodies there is a fantastic range of restaurants in the local area to delight any taste bud with a wide range of cuisines provided in dedicated restaurants, pubs and hotels. Whether it's morning coffee, a Sunday roast or a celebratory dinner, you'll be spoilt for choice.

The local Holly Tree Pub, just a short walk away, provides a range of tasty meals, as does The Black Horse in neighbouring Binsted. For special events why not enjoy the very highest quality dining experience at the well-regarded Bailiffscourt or Amberley Castle hotels?



## HOLLY TREE GROVE

Holly Tree Grove is a development of six high-quality houses carefully integrated in to the heart of this quintessential Sussex village.

This is an opportunity to make your home in a place that enjoys all the advantages and community spirit of a village, set in beautiful countryside with close proximity to the coast.

Holly Tree Grove comprises four substantial four bedroom detached houses and two thoughtfully designed three bedroom semi-detached properties, all with drives, garaging and landscaped gardens, as well as an attractive landscaped communal area for the use of residents.

In keeping with the location and style of the development, no expense has been spared to ensure every property meets our exacting standards, including the highest quality finishes, fittings and equipment, all professionally installed and guaranteed.

You can add that personal touch by choosing from a range of designer kitchen doors and worktops by award winning Sylvarna Kitchen Design of Chichester\*.

\* dependent upon stage of construction





1. HOLLY HOUSE
2. HEATHER COTTAGE
3. HAZEL COTTAGE
4. THE WILLOWS
5. ROSE HOUSE
6. OAK HOUSE



## HOLLY HOUSE

**Holly House is an attractive and generously proportioned four bedroom detached house built of red brick and flint.**

Holly House provides plenty of room for family living, with a large double aspect living room and open fire with views to the front of the property and the rear garden.

The Sylvarna styled kitchen with quartzite work surfaces is well laid out and features a Siemens hob, double oven, fridge/freezer and dishwasher

Upstairs there is a spacious master suite with fitted wardrobes accompanied by three further bedrooms an en-suite and a family bathroom. All bathrooms are fitted

with large frameless showers with rain shower heads, Roca sanitary ware and, for added comfort, underfloor heating and heated towel rails.

Holly House will help you control energy costs with high-quality insulation, an energy efficient condensing gas boiler with thermostatic valves on all radiators and low energy lighting throughout.

In keeping with the scale of the house, the generously proportioned South facing garden is laid to lawn. There is a large, self-contained parking area.



### GROUND FLOOR

Living Room	6855 x 3935 mm - 22'5" x 12'10"
Dining Room	3730 x 3355 mm - 12'2" x 11'0"
Family/Breakfast Room	6855 x 4035 mm - 22'5" x 13'2"
Kitchen	5050 x 3810 mm - 16'6" x 12'6"
Garage	6000 x 5900 mm - 19'8" x 19'4"

### FIRST FLOOR

Bedroom 1	4600 x 3750 mm - 15'1" x 12'3"
Bedroom 2	3795 x 2925 mm - 12'5" x 9'7"
Bedroom 3	3000 x 2970 mm - 9'10" x 9'8"
Bedroom 4	3375 x 2370 mm - 12'0" x 7'9"

*All floorplans and dimensions have been taken from plans and although every care has been taken to ensure their accuracy, this cannot be guaranteed. We constantly review our specification and reserve the right to amend without prior notice.*



## HEATHER COTTAGE & HAZEL COTTAGE

**Heather and Hazel Cottages are both three bedroom semi-detached houses providing thoughtfully designed and practical accommodation over three floors. Each property has a drive and cottage style garden.**

The open plan living and dining room is linked to the kitchen giving a light and airy living space with double doors to the enclosed rear garden.

The Sylvarna styled kitchen features a Siemens hob, oven, fridge/freezer, dishwasher and combi microwave.

On the first floor there are two bedrooms; a double bedroom with en-suite and a single room looking over the garden.

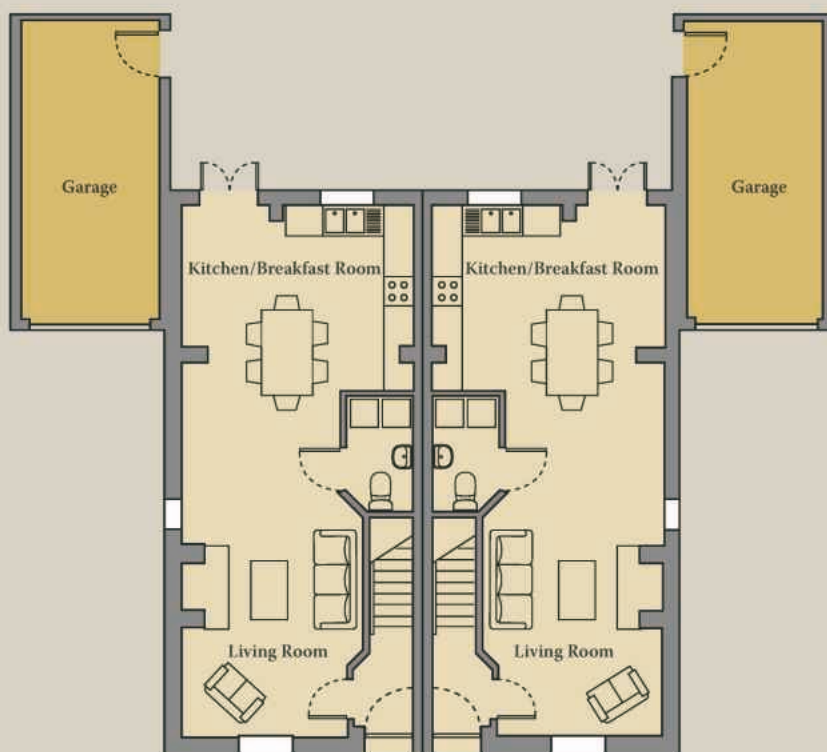
A further staircase leads to the second floor where the master bedroom is served by spacious en-suite facilities, the rooms benefit from good natural light from velux windows

All bathrooms are fitted with large frameless showers (rain shower heads in the master bedroom), Roca sanitary ware and, for added comfort, underfloor heating and heated towel rails.

The cottages are fitted with energy efficient condensing gas boilers, thermostatic valves on all radiators and low energy lighting throughout.

The property benefits from a drive and single garage with a landscaped front garden.





#### GROUND FLOOR

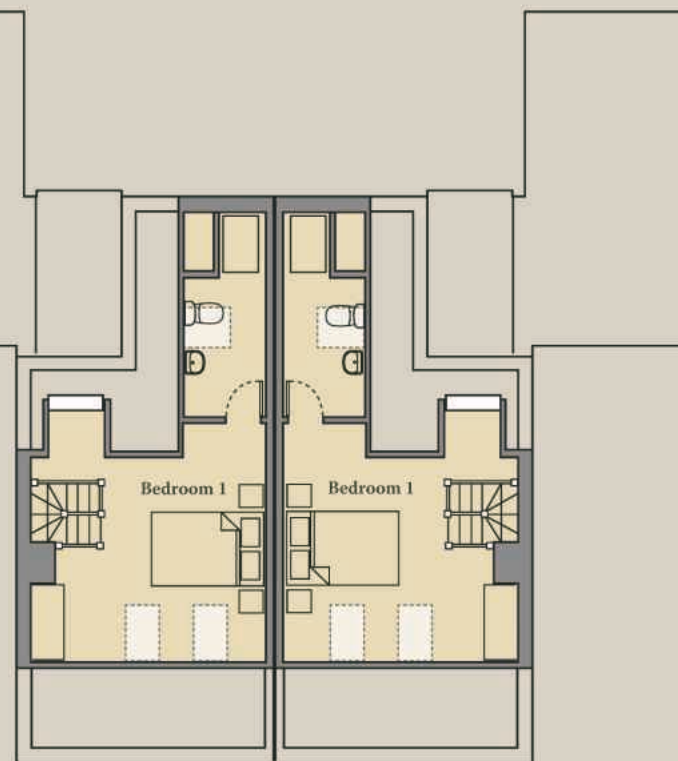
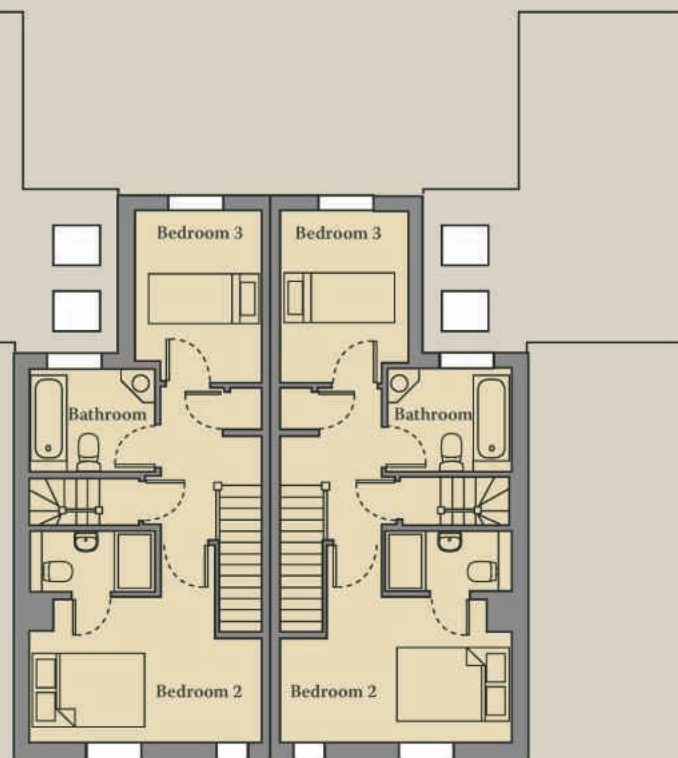
Living Room	6940 x 3500 mm - 22'9" x 11'5"
Kitchen/Breakfast Room	4660 x 3695 mm - 15'3" x 12'1"
Garage	5960 x 2755 mm - 19'6" x 9'0"

#### FIRST FLOOR

Bedroom 2	4660 x 2925 mm - 15'3" x 9'7"
Bedroom 3	3435 x 2585 mm - 11'3" x 8'5"

#### SECOND FLOOR

Bedroom 1	4660 x 4060 mm - 15'3" x 13'3"
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## THE WILLOWS

**The Willows is a spacious four bedroom detached house with an integral garage and conservatory, the house offers versatile accommodation over three floors.**

The Willows provides plenty of room, with a large living room and an open fire with views to the front of the property. The kitchen is ideally placed between the functional utility room and feature dining room which extends into the conservatory with double doors to the garden.

The Sylvarna styled kitchen with quartzite work surfaces features a Siemens hob, oven, fridge/freezer, dishwasher and combi microwave.

On the first floor there are three good sized bedrooms, two

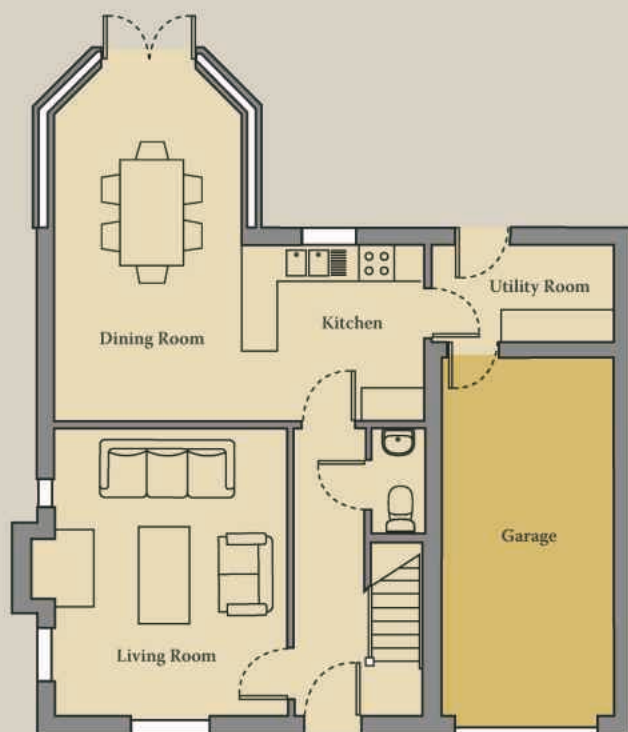
being en-suite, and a family bathroom. A further staircase leads to the second floor where bedroom four and a study can be found.

All bathrooms are fitted with large frameless showers (rain shower heads in the master bedroom) and Roca sanitary ware and for added comfort on cold days, underfloor heating and heated towel rails.

The Willows will keep on top of running costs with high quality insulation, energy efficient condensing gas boiler with thermostatic valves on all radiators and low energy lighting throughout.

The property benefits from a drive and single integral garage. The gardens are laid to lawn.





#### GROUND FLOOR

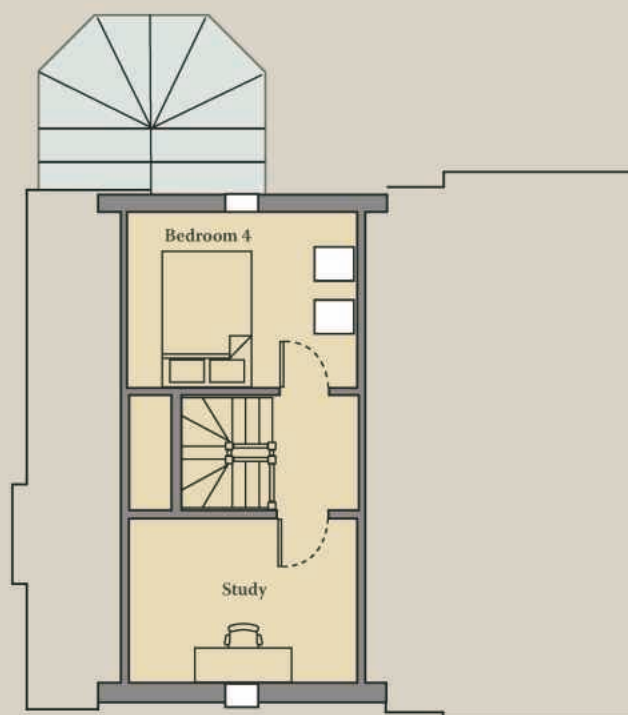
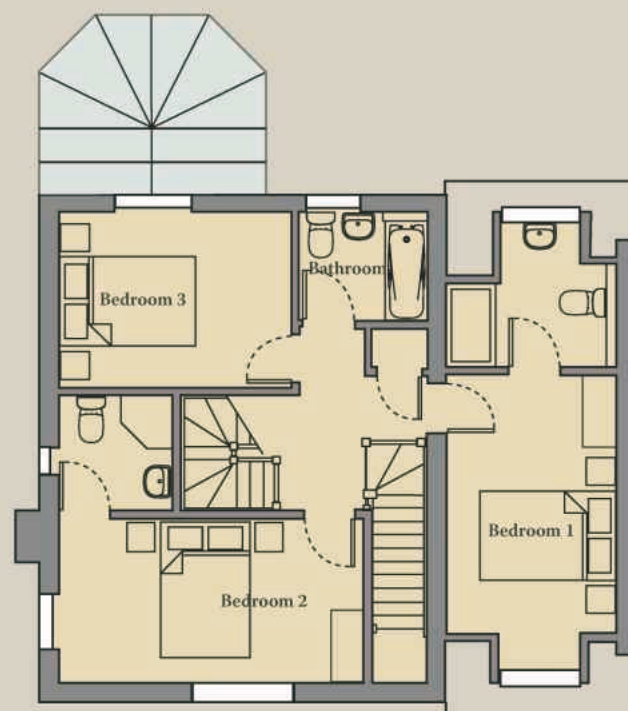
Living Room	4875 x 3935 mm - 15'11" x 12'10"
Dining Room	6000 x 3155 mm - 19'8" x 10'4"
Kitchen	3080 x 3000 mm - 10'1" x 9'10"
Utility Room	3100 x 1675 mm - 10'2" x 5'5"
Garage	6000 x 2900 mm - 19'8" x 9'6"

#### FIRST FLOOR

Bedroom 1	4415 x 2900 mm - 14'5" x 9'6"
Bedroom 2	5185 x 2815 mm - 17'0" x 9'2"
Bedroom 3	3960 x 3010 mm - 13'0" x 9'10"

#### SECOND FLOOR

Bedroom 4	3905 x 3010 mm - 12'9" x 9'10"
Study	3905 x 2815 mm - 12'9" x 9'2"





## ROSE HOUSE

**Rose House is an impressive double fronted four bedroom detached house with adjacent double garage and drive.**

The house provides plenty of room for family living, with a large double aspect living room and open fire with views to the front of the property and the garden.

The Sylvarna styled kitchen with quartzite work surfaces is well laid out and features a Siemens hob, oven, fridge/freezer, dishwasher and combi microwave. The kitchen is open to the bright breakfast room and a door leads to the garage, utility room and study.

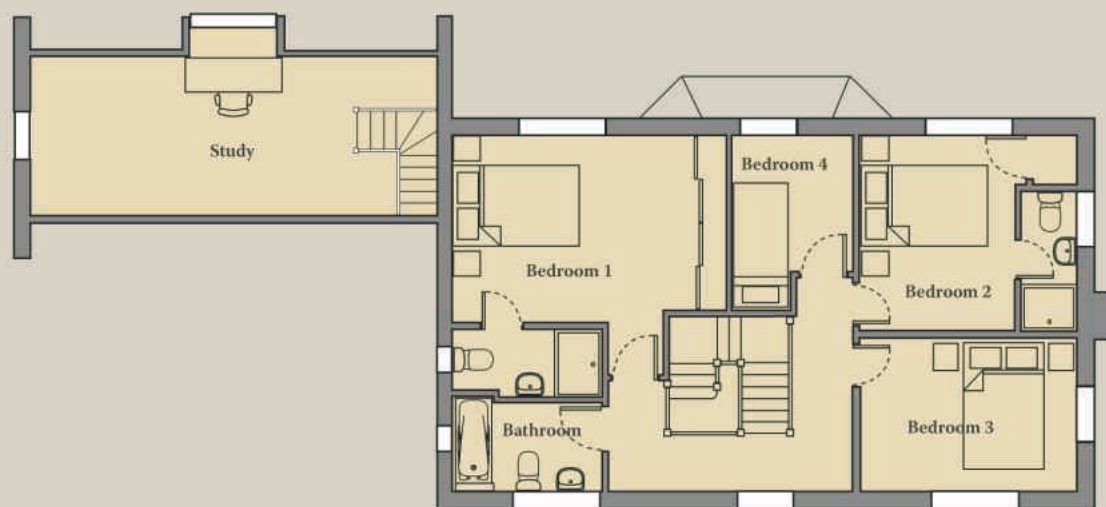
The dining room, accessed from both the breakfast room and living room features attractive double doors to the rear garden.

Upstairs there is a spacious master suite with fitted wardrobes accompanied by three further bedrooms an en-suite and a family bathroom. All bathrooms are fitted with large frameless showers with rain shower heads, Roca sanitary ware and, for added comfort, underfloor heating and heated towel rails.

Rose House will help you control energy costs with high-quality insulation, an energy efficient condensing gas boiler with thermostatic valves on all radiators and low energy lighting throughout.

Outside the garden is laid to lawn and there is a large double garage adjacent to the house. A unique feature of this property is a significant study area over the garage accessed by an external staircase with dormer window views of the rear garden.





#### GROUND FLOOR

Living Room	6855 x 4035 mm - 22'5" x 13'2"
Dining Room	3940 x 3730 mm - 12'11" x 12'2"
Kitchen/Breakfast Room	6855 x 4035 mm - 22'5" x 13'2"
Garage	5900 x 5800 mm - 19'4" x 19'0"
Utility	2540 x 1720 mm - 8'4" x 5'7"

#### FIRST FLOOR

Bedroom 1	4600 x 3750 mm - 15'1" x 12'3"
Bedroom 2	3795 x 2925 mm - 12'5" x 9'7"
Bedroom 3	4125 x 2970 mm - 13'6" x 9'8"
Bedroom 4	3375 x 2370 mm - 11'0" x 7'9"
Study	6960 x 3105 mm - 22'10" x 10'2"



## OAK HOUSE

**Set within a generous plot, Oak House is a substantial detached property with barn style double garage and drive.**

Oak House has been designed for family life with kitchen, breakfast room and dining area in a single open plan triple aspect setting.

The Sylvarna styled kitchen with quartzite work surfaces is well laid out and features a Siemens hob, oven, fridge/freezer, dishwasher and combi microwave. Elsewhere on the ground floor is a study and living room with feature fireplace and views to the rear garden.

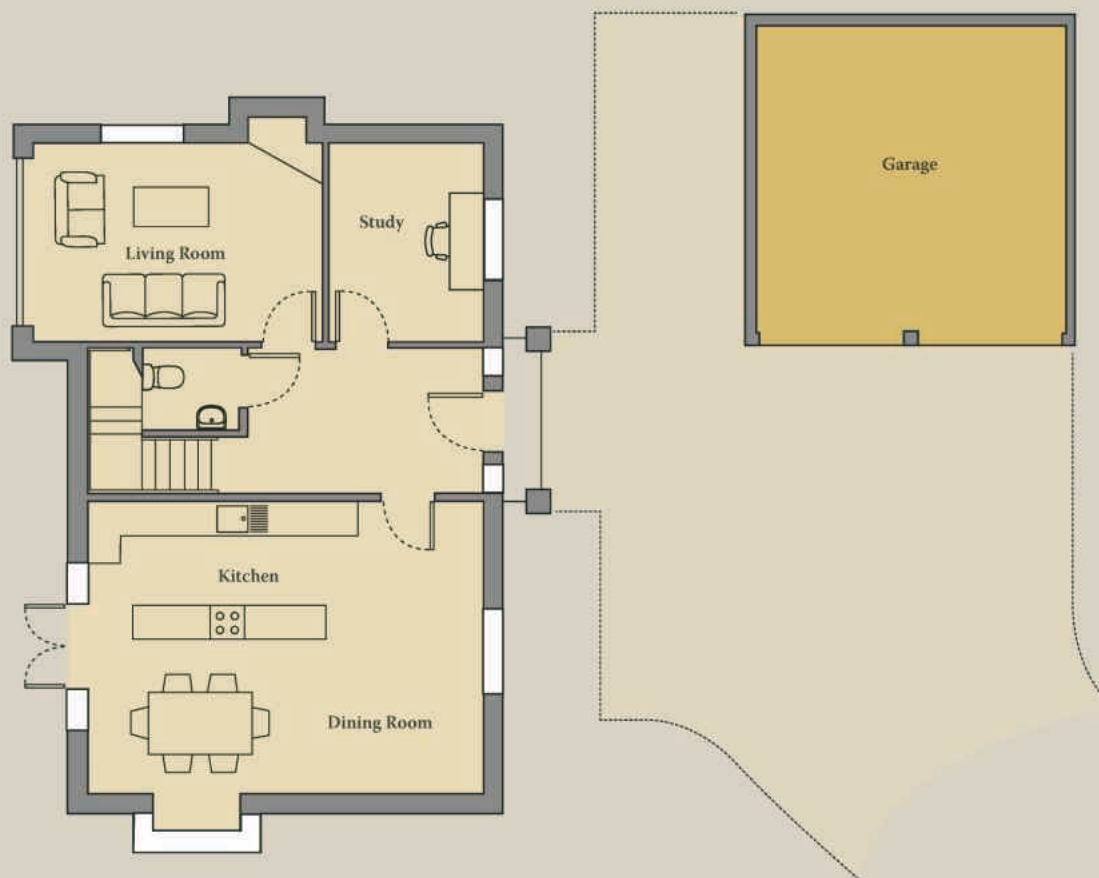
Upstairs there is a spacious master suite and three further bedrooms and a family bathroom.

All bathrooms are fitted with large frameless showers with rain shower heads, Roca sanitary ware and, for added comfort, underfloor heating and heated towel rails.

Oak House will help you control energy costs with high-quality insulation, energy efficient condensing gas boiler with thermostatic valves on all radiators and low energy lighting throughout.

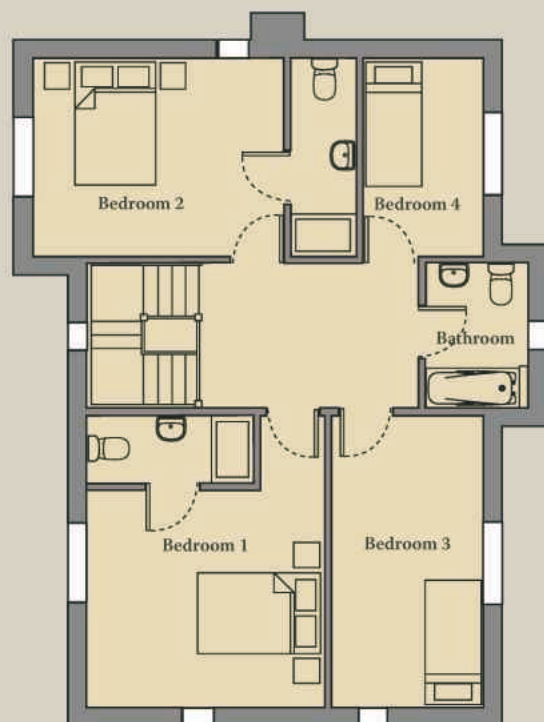
In keeping with the scale of the house, the generously proportioned rear garden is laid to lawn and features a mature oak tree. At the front of the property, ample parking is available in the drive and barn style double garage.





#### GROUND FLOOR

Living Room	4810 x 3285 mm - 15'8" x 10'9"
Kitchen/Dining Room	6570 x 4860 mm - 21'6" x 15'11"
Study	3285 x 2560 mm - 10'9" x 8'4"
Garage	5075 x 5075 mm - 16'7" x 16'7"



#### FIRST FLOOR

Bedroom 1	4100 x 3305 mm - 13'5" x 10'10"
Bedroom 2	4080 x 3690 mm - 13'4" x 12'1"
Bedroom 3	4880 x 2400 mm - 16'0" x 7'10"
Bedroom 4	3305 x 2090 mm - 10'10" x 6'10"

## GETTING AROUND



One of the real benefits of Walberton is that it is so well connected. There are regular trains from Barnham station (1.8 miles) to London Victoria (from 1 hr 25min) and a connection east/west to Southampton and Brighton.

The A27/M27 gives fast access to coastal towns and connections to the M23/M3 for national travel. The A286 north makes a pleasant alternative route to London, avoiding the rush of the motorways.

For overseas travel the nearest airports are Gatwick (47 miles) and Southampton (41 miles). Ferry services to France, Spain and the Isle of Wight can be found at Portsmouth.



2 miles	—	■	—	Barnham Station
6 miles	—	■	—	Arundel
7 miles	—	■	—	Bognor Regis
8 miles	—	■	—	Chichester
26 miles	—	■	—	Brighton
26 miles	—	■	—	Portsmouth
36 miles	—	■	—	Guildford
66 miles	—	■	—	London



# SPECIFICATIONS



## Kitchen

- Sylvarna styled kitchens with shaker or high gloss units and a range of colours to choose from\*
- Quartzite work surfaces with 5 finishes to choose from\*
- Franke 1.5 stainless steel sinks and Franke chrome taps
- Siemens frameless induction hobs
- Siemens stainless steel oven
- Siemens combi microwave
- Siemens warming drawers
- Siemens integrated fridge/freezer and dishwasher

## Bathroom

- High quality Roca sanitary ware
- Large shower trays with rain shower heads
- Quality tiling throughout
- Electric underfloor heating
- Heated chrome towel rail
- Shaver points
- Vanity Unit

## Internal Finishes

- Painted wooden staircase with beeswax hardwood banister
- Oak internal doors with brushed stainless steel ironmongery
- Brushed stainless steel electrical sockets
- Ogee skirting, architrave and corning
- Phone, TV, aerial & Sky points in living room, kitchen and Master bedroom
- Optional hand built fitted wardrobes
- Stone hearths and chimneys ready for use
- Flooring provided throughout to include a combination of high quality engineered Oakwood flooring and carpets
- All garages come complete with power and light. Holly House, Rose House and Oak House also feature plumbing for a washing machine and tumble dryer
- Siemens washing machine and tumble dryer available as an optional extra

## Heating

- Gas fired central heating with energy efficient condensing boiler and thermostatic valves to all radiators
- Energy efficient bulbs throughout

## External Finishes

- Bricks – FLB, and Westerly reds with flint detail
- Riven paving
- Solid hardwood door to front
- Wooden double glazed sash-style windows

## Exterior

- Laid to lawn gardens
- Large garages with room for utilities
- Shingle driveways
- Exterior sensor light
- Beautifully landscaped communal area
- Landscaped front gardens

\* dependent upon stage of construction

These specifications are for guidance purposes. All dimensions and distances have been taken from original plans, although every care has been taken to ensure their accuracy, this cannot be guaranteed. The contents of this brochure do not form part of, or constitute a representation, warranty, or part of any contract. Materials for each development may vary. Computer generated images represent plans at time of going to print.

# HANBURY PROPERTIES

## A PHILOSOPHY OF QUALITY

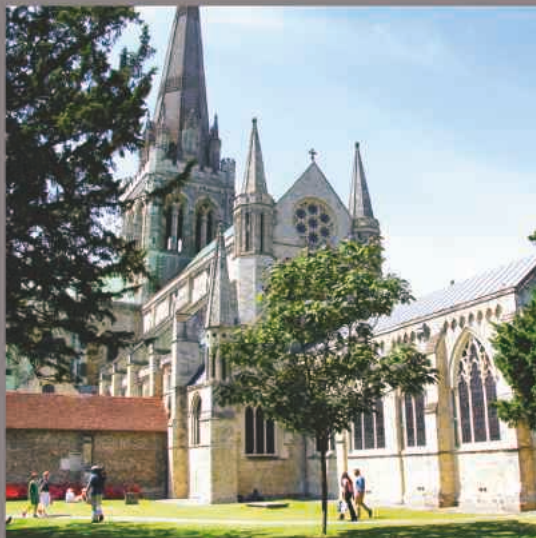
**Hanbury Properties is a Chichester based development company specialising in the high-end design and construction of desirable properties.**

At Holly Tree Grove, Hanbury have produced a scheme offering luxury and sophistication with creative architectural detailing. Design and finishes of the highest quality are complemented by highly-specified kitchens and bathrooms.

Creative, and experienced, Hanbury are dedicated to producing buildings and homes of note, each development taking into account and incorporating the local architecture and respecting the specific setting.

Sustainable development must work for everyone. It must blend the practical with the inspirational to create life enhancing environments where people want to make a home.

*"That's our ambition, and Holly Tree Grove is a prime example of our philosophy at work, creating places where people really want to live".*





## LOCATION

### From the East

Travelling along the A27 towards Chichester, Walberton is signposted to the left approximately 3 miles past Arundel (Yapton Lane, B2132). After 0.7 miles turn right (by Forge Gallery) and drive through the village, past the shops on your right until you see the Holly Tree pub. Holly Tree Grove is accessed via the lane to the right hand side of the pub.

### From the West

Travel along the A27 from Chichester towards Arundel. Walberton is signposted to the right approximately 8 miles past Chichester (Yapton Lane, B2132). After 0.7 miles turn right (by Forge Gallery) and drive through the village, past the shops on your right till you see the Holly Tree pub. Holly Tree Grove is accessed via the lane to the right hand side of the pub.

### From London/North

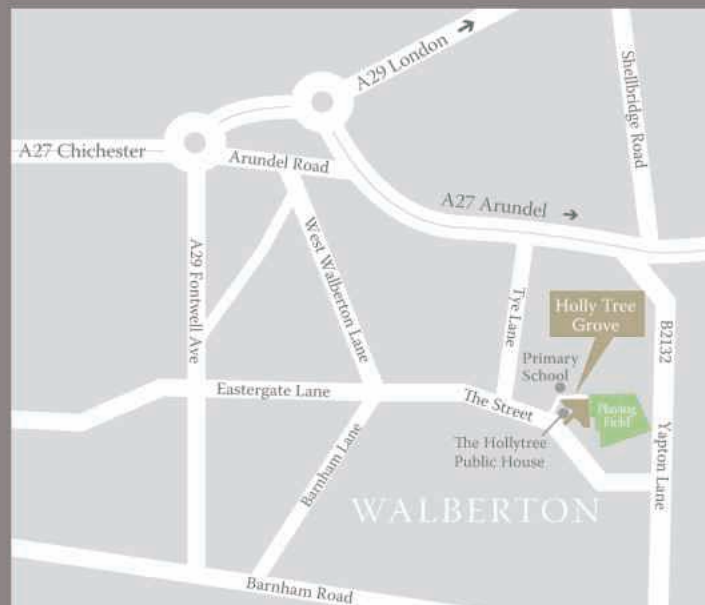
Access to the M27/A27 is via the A3/M3 to the west or the A29 to the north or the A24 to the east. Once on the A27 follow the above instructions.

### By train

The nearest mainline station is Barnham with regular services from London and south coast towns. There is a taxi rank at the station.

### Satellite Navigation

Use the reference BN18 0PH











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