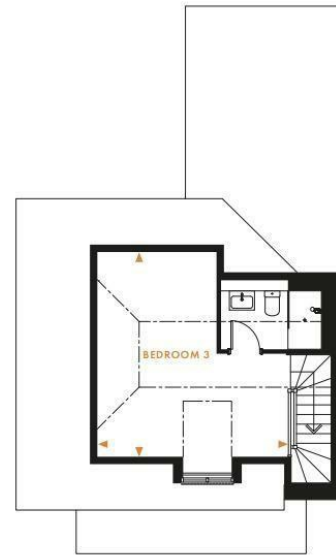




SW

Sims Williams

PLOT 13, OAKLEY GREEN, LAVANT, CHICHESTER, WEST SUSSEX, PO18 0DB



GROUND FLOOR

KITCHEN	13' x 9'6"	3950mm x 2891mm
DINING AREA	9'6" x 8'10"	2891mm x 2700mm
FAMILY AREA	12'10" x 8'6"	3905mm x 2600mm
LIVING ROOM	15'3" x 12'10"	4645mm x 3905mm

FIRST FLOOR

BEDROOM 1	14'3" x 13'7"	4351mm x 4145mm
BEDROOM 2	19'8" x 9'6"	5987mm x 2891mm

SECOND FLOOR

BEDROOM 3	16'1" x 15'	4908mm x 4574mm
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Homes 14 & 35 are a handed version of the floor plans shown. Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. - - - - - Denotes sloping ceiling.

CHICHESTER OFFICE

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£620,000 Freehold

PLOT 13, OAKLEY GREEN,
LAVANT CHICHESTER,
WEST SUSSEX, PO18 0DB

- Oakford Advantage - Stamp Duty
- Glorious Village Location
- Superior Specification Throughout
- Bespoke Kitchen with Smeg Appliances
- Underfloor Heating to Ground Floor
- 3 Bedrooms
- Fully Tiled Bathrooms & En-Suites
- BT Fibre - Optic Available
- Car Barns - Off Road Parking
- 10 Year Premier Guarantee

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band = New Build

Oakley Green is an enviable development of traditionally built and highly-specified houses, as well as a selection of apartments. Enviously positioned within the South Downs National Park, Oakley Green benefits from easy access to the great outdoors for beautiful walks and cycle trails. The charming cathedral city of Chichester is just four miles away and offers a wealth of options for dining out, shopping and entertainment. Oakley Green really will offer you the best of country life and city living.

The Wordsworth II is a semi-detached home set over three floors. It has a kitchen /dining room and a family room adjoining, providing access through sliding doors, to the garden. The separate living room has a bay window which offers plenty of natural light. There is underfloor heating to the ground floor and radiators to the remaining floors. Flooring is a combination of porcelain floor tiles and carpet.

The stylish kitchen is fitted with a bespoke range of handleless floor and wall cupboards incorporating soft-close drawers and featured lighting. Fitted appliances by Smeg, include a ceramic hob, pyrolytic single oven, microwave, fridge/freezer and dishwasher. The stainless steel undermounted sink is complemented by a chrome Quooker Pro 3 Fusion hot water tap - premium material, fittings and appliances are selected to ensure a perfect balance of comfort and sophistication throughout the home.

The first floor boasts a family bathroom and two bedrooms each with fitted wardrobes. Bedroom one benefits from an en-suite. The utility cupboard is fitted with a free standing Smeg washing machine and stacked tumble dryer. Bedroom three, located on the second floor, is complete with an en-suite. The bathrooms have gloss white Roca sanitaryware and are fully tiled with porcelain tiles by Minoli.

A Daikin air source heat pump operates the heating and hot water. The front gardens of The Wordsworth 1 will be landscaped and the rear garden is finished with turf and has a paved patio area for entertaining. The Wordsworth 1 has a car port and off road parking. All homes benefit from a Premier Guarantee 10 year new build warranty.

Based in Buckinghamshire, award winning housebuilder Oakford Homes are renowned for their excellent specification, attention to detail, build quality and design. They build highly desirable and bespoke homes which have been designed to be functional and meet the demands of today's modern lifestyles. Oakford Homes work hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location but it will also be designed to be environmentally positive.

The estimated Estate Management Service Charge is £499.95 per annum.

New Homes Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. BT Fibre - Optic Available (subject to subscription and installation by homeowner).

Directions

Proceed North from Chichester city centre on the A286 Broyle Road towards Midhurst for 2.5 miles. Continue to drive through Lavant village, past The Eat of March for approximately 0.5 miles and Oakley Green can be found on the right hand side.

