

SW

Sims Williams



PLOT 12, OAKLEY GREEN, LAVANT, CHICHESTER, WEST SUSSEX, PO18 0DB



GROUND FLOOR

KITCHEN 15'3" x 13'4" 4650mm x 4050mm

LIVING/DINING ROOM 21'10" x 12'11" 6655mm x 3932mm

FIRST FLOOR

BEDROOM 1 12'8" x 10'4" 3860mm x 3150mm

BEDROOM 2 14'7" x 10'2" 4447mm x 3102mm

BEDROOM 3 10'2" x 8'9" 3102mm x 2676mm

Home 15 is a handed version of the floor plans and CGI 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-rooms. ——— Denotes sloping ceiling.

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£565,000 Freehold

PLOT 12, OAKLEY GREEN,
LAVANT CHICHESTER,
WEST SUSSEX, PO18 0DB

- Oakford Advantage* worth £15,750
- Available to Reserve
- Superior Specification Throughout
- Stunning Village Location
- Bespoke Kitchen with Smeg Appliances
- Underfloor Heating to Ground Floor
- Fully Tiled Bathrooms & En-Suites
- Car Barns - Off Road Parking
- BT Fibre - Optic Available
- 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. Enviably 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 Browning is a well proportioned three bedroom end of terrace home offering an airy, open plan living / dining room. The sliding doors provide access to the rear garden and paved patio area. The kitchen and cloakroom complete the ground floor. 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 utility room is fitted with a free standing Smeg washing machine and stacked tumble dryer.

Upstairs offers a family bathroom and three bedrooms, two with fitted wardrobes. Bedroom one is finished with an en-suite. The utility cupboard is fitted with a free standing Smeg washing machine and stacked tumble dryer.

A Daikin air source heat pump operates the heating and hot water. The Browning has a landscaped front garden and the rear garden has a paved area for entertaining and finished with turf. This house has off road parking for two cars and 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 Earl of March for approximately 0.5 miles and Oakley Green can be found on the right hand side.

