



CHARLES CHURCH



Chancery Park Phase 2

Exning | Suffolk



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Own New Rate Reducer

Own New will help you achieve lower monthly payments. It’s the hassle-free way to get an affordable mortgage, with reduced interest rates for your initial fixed term of 2 or 5 years.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2024 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



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Key features:

- Collection of beautiful 2, 3, 4 and 5-bedroom homes
- Several amenities within walking distance
- Ideally located for transport links
- Range of family-friendly attractions nearby
- Historical city of Cambridge less than 13 miles away

A beautiful semi-rural location with something for everyone

Following the success of our popular Chancery Park development, Charles Church presents the second phase of two, three, four and five-bedroom homes in this new community, nestled between Ely and Newmarket.

Chancery Park Phase 2 sits on the outskirts of Exning, a charming village with a range of everyday amenities including a convenience store, post office, two pubs, takeaways, a community hall and primary school. For a further selection of shops and services, the nearby town of Newmarket is a historic place with a range of supermarkets, high street stores, schools, health services and a train station. Or, for all the delights of one of England's most beautiful cities, Cambridge is just 12 miles away.

The semi-rural location of this development also means you're never far from scenic countryside – which comes with outdoor attractions such as the beautiful National Trust Wicken Fen Nature Reserve.

From village to town

There's plenty to love about the village of Exning, from the excellent local pubs and eateries to Exning Community Church Hall – hosting regular groups and classes, it's a great way to become part of your new community. Meanwhile Exning Primary School, just a 10-minute walk from the development, is rated 'Outstanding' by Ofsted. Travel 10 minutes by car and you'll reach historic Newmarket. World famous for its horse-racing, Newmarket is also home to a good selection of shops, restaurants, cafés, hotels and pubs, plus a variety of excellent local schools and an academy.

City lights nearby

For employment opportunities, fantastic shopping and great days out, head to the city of Cambridge. Wander through the historic city centre taking in the beautiful architecture and many independent shops, explore the vibrant market square, or pay a visit to the famous university. From taking children to marvel at the local museums, to spending summer afternoons punting on the Cam, you'll never run out of things to do.



Always in reach.

Living at Chancery Park you can enjoy the best of both worlds – the wide open spaces of the Suffolk countryside, but also great transport links to nearby towns and cities. Exning sits just off the A14, which leads west to Bury St Edmunds and the Suffolk Coast, or east to Cambridge, also connecting to the A11 which in turn leads to the M11 and London. Newmarket train station, just a 10-minute drive from the development, operates direct services to Cambridge, Ipswich and a number of nearby towns, and the area is also served by a bus network. For international travel, Stansted Airport is only a 40 minute drive away.



Approximate travel distance by car to:

- > Exning Village Centre: 0.7 mile
- > Newmarket Train Station: 4.2 miles
- > Access to A14: 8 miles
- > Cambridge: 12 miles
- > Ely: 13 miles
- > Bury St Edmunds: 16 miles



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Chancery Park Phase 2

Site plan



KEY

- | | |
|--|--|
| ● The Alnmouth (2) | ● The Marlborough (4) |
| ● The Piccadilly (3) | ● The Marlborough Bay (4) |
| ● The Whitehall (3) | ● The Strand (4) |
| ● The Whitehall Bay (3) | ● The Marylebone (5) |
| ● The Danbury (3) | ● The Marylebone Bay (5) |
| ● The Sherwood (3) | ● The Fenchurch (5) |
| ● The Sherwood Corner (3) | ● The Oxford (5) |
| ● The Charnwood Corner (3) | ● The Brightstone (5) |
| ● The Mayfair (4) | ● The Bond (5) |
| ● The Mayfair Bay (4) | ● The Portland (5) |
| ● The Knightsbridge (4) | ● Housing for the Community |
| ● The Knightsbridge Bay (4) | |
- (3) indicates number of bedrooms

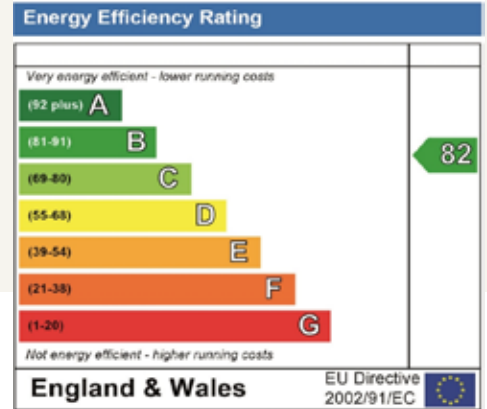


The Alnmouth

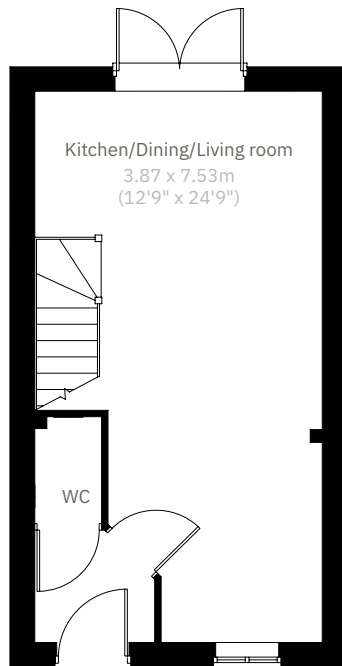


ALNMOUTH

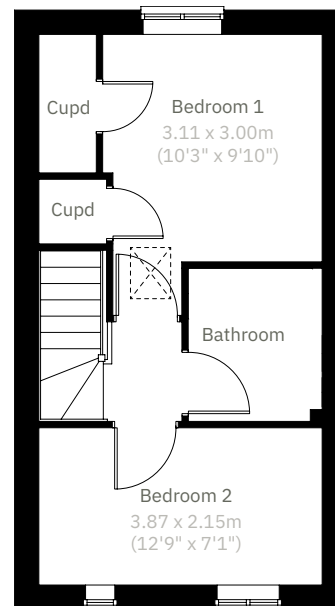
Two bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, two handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a modern home you can make your own.



Ground floor



First floor

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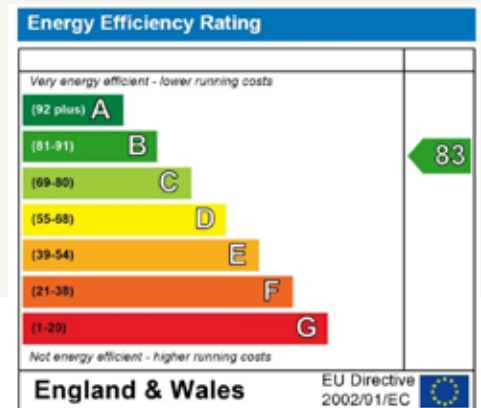
The Piccadilly

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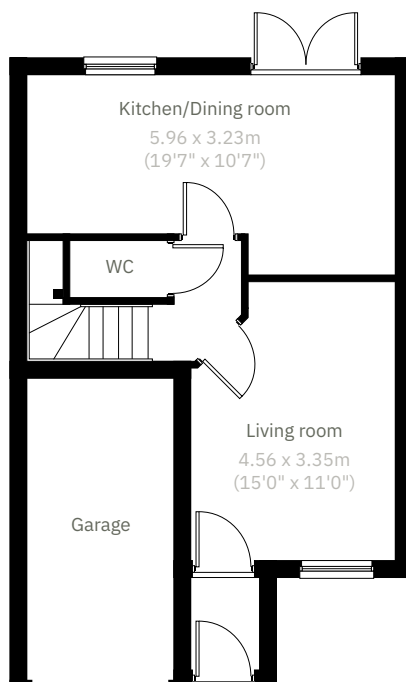


PICCADILLY

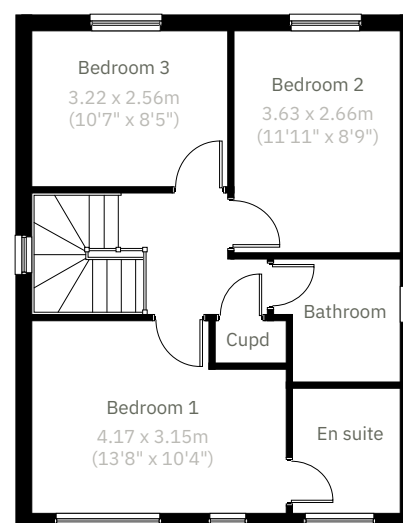
Three bedroom home



The Piccadilly is a spacious three-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden - perfect for entertaining. A front aspect living room and integral garage. Upstairs you'll find bedroom one benefiting from an en suite, two further bedrooms and a good-sized family bathroom.



Ground floor



First floor

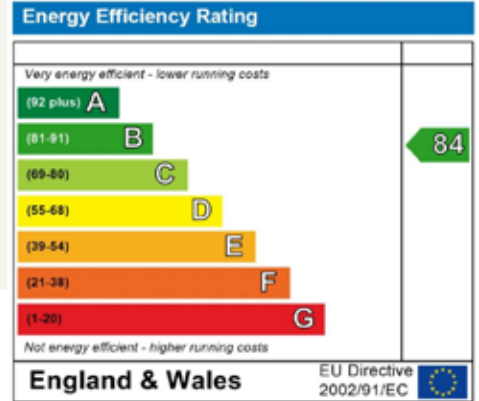
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The Whitehall

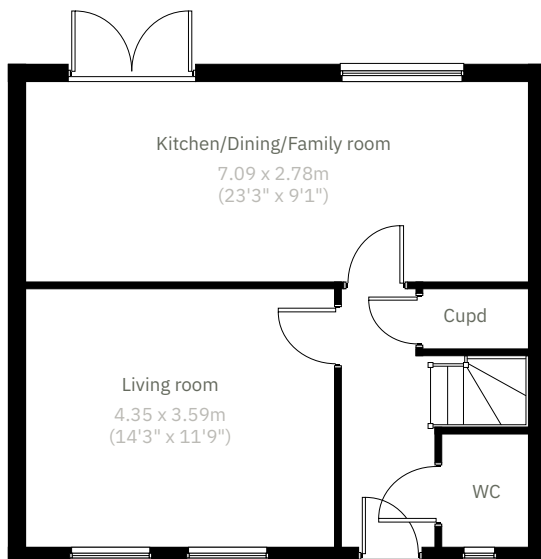


WHITEHALL

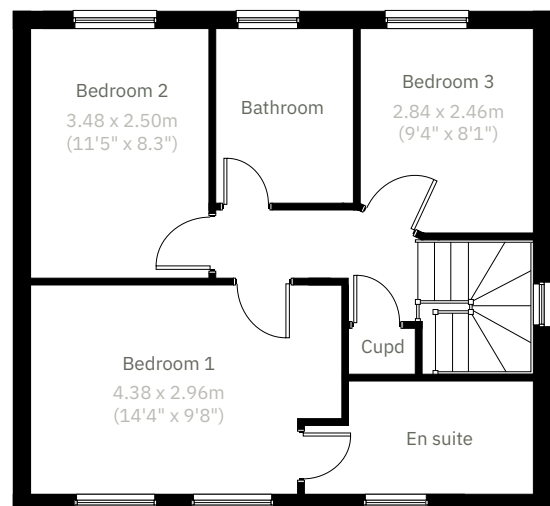
Three bedroom home



Perfect for modern living, the Whitehall is an attractive three-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC and a bright separate living room. Upstairs boasts three bedrooms - bedroom one benefiting from an en suite.



Ground floor



First floor

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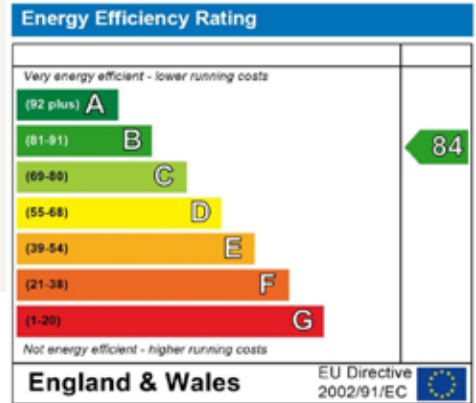
The Whitehall Bay

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WHITEHALL BAY

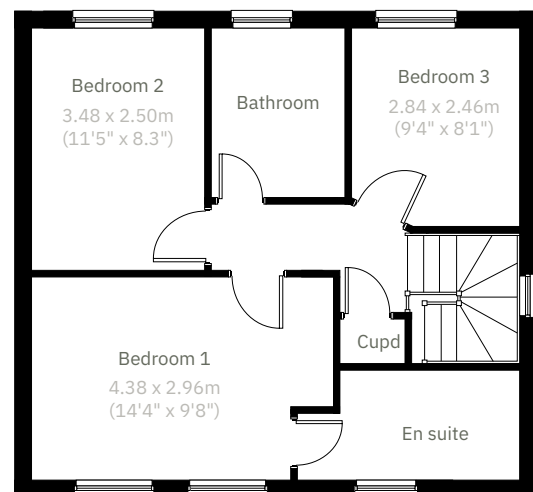
Three bedroom home



Perfect for modern living, the Whitehall Bay is an attractive three-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, bright separate living room. Upstairs boasts three bedrooms - bedroom one benefiting from an en suite.



Ground floor



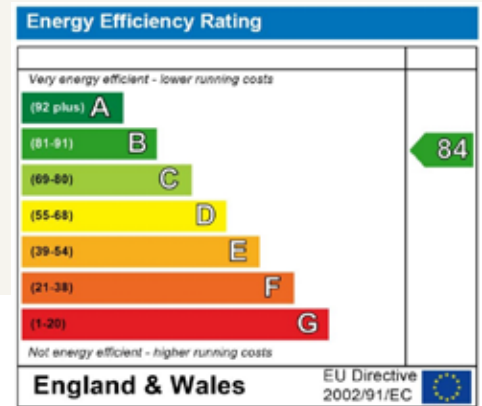
First floor

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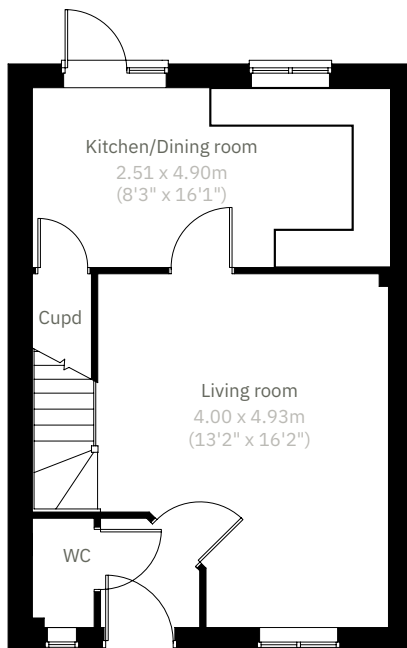
The Danbury



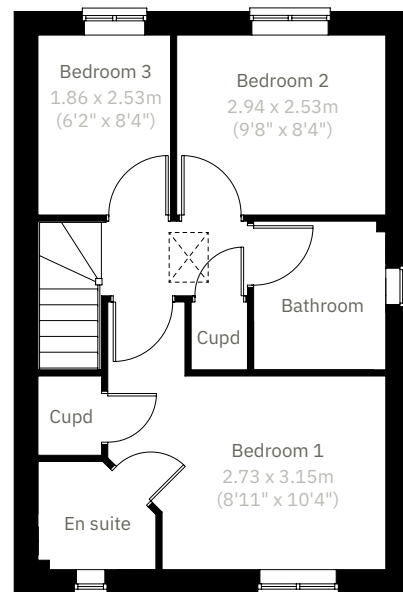
DANBURY
Three bedroom home



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - a two further bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



First floor

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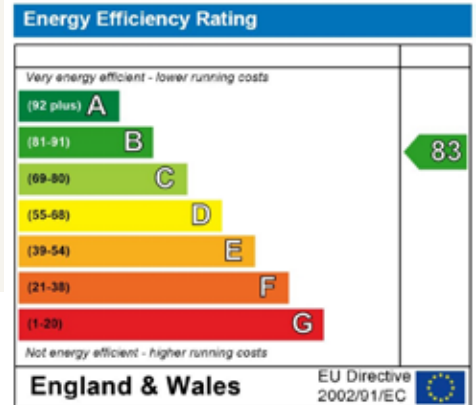
The Sherwood

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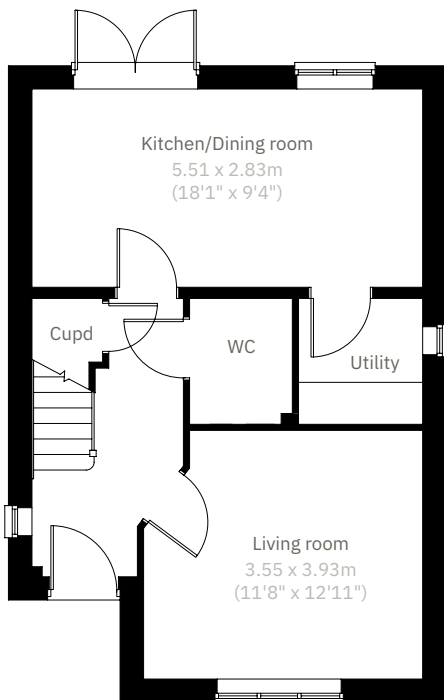


SHERWOOD

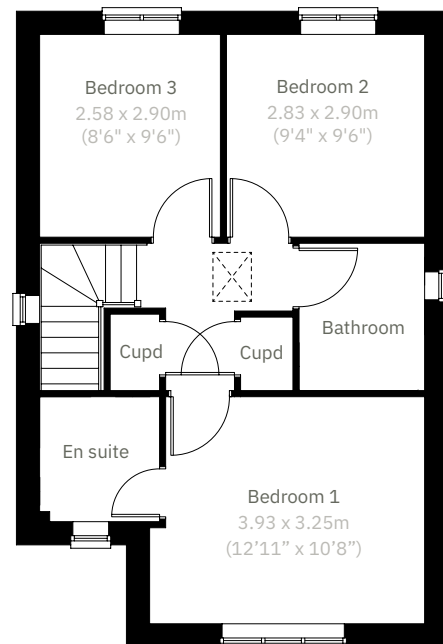
Three bedroom home



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and an en suite plus two further bedrooms, two storage cupboards and a family bathroom.



Ground floor



First floor

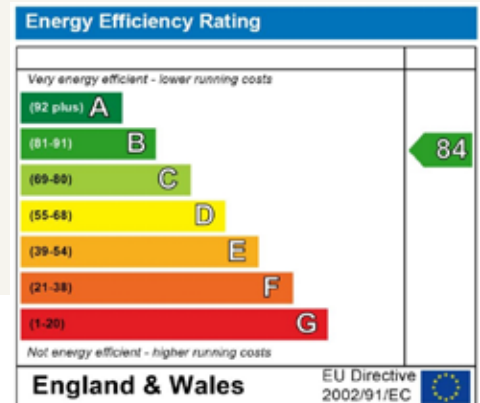
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The Sherwood Corner

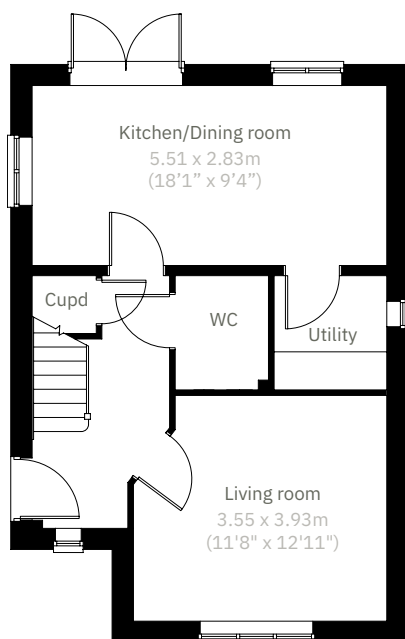


SHERWOOD CORNER

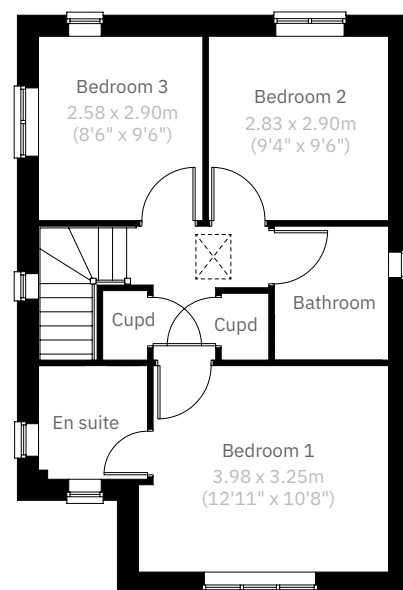
Three bedroom home



A three-bedroom detached home with kerb-appeal, the Sherwood Corner has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and an en suite plus two further bedrooms, two storage cupboards and a family bathroom.



Ground floor



First floor

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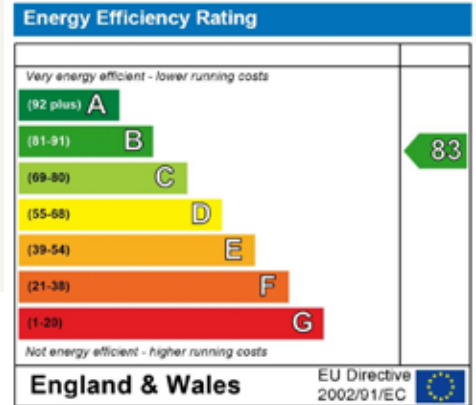
The Charnwood Corner

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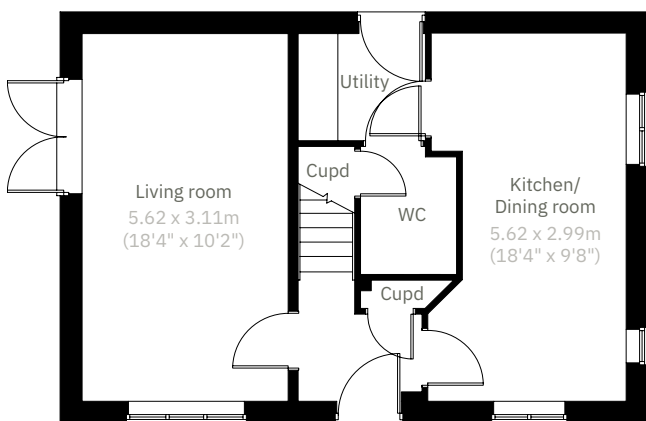


CHARNWOOD CORNER

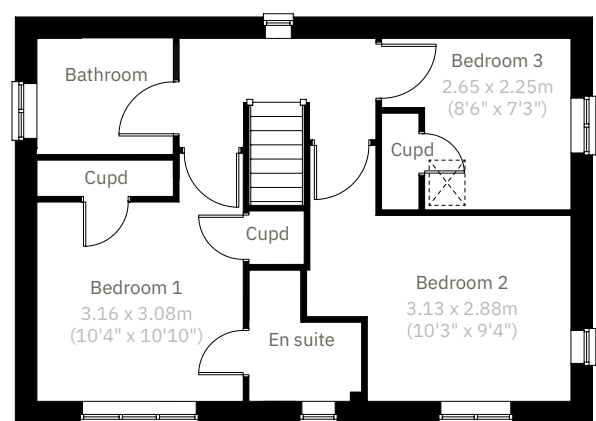
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards.



Ground floor



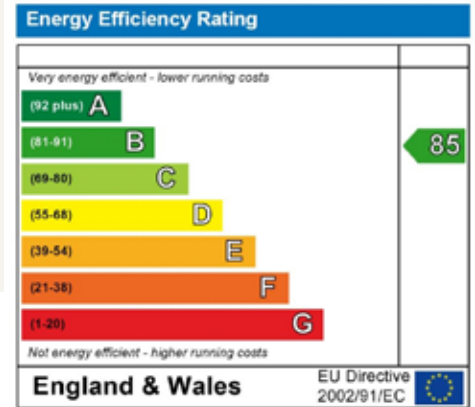
First floor

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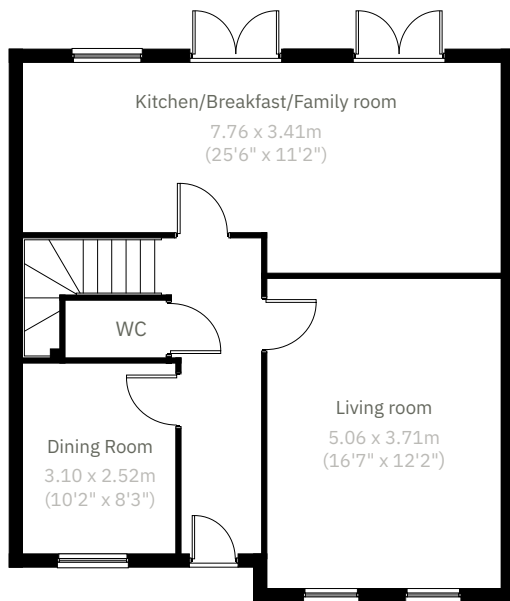
The Mayfair



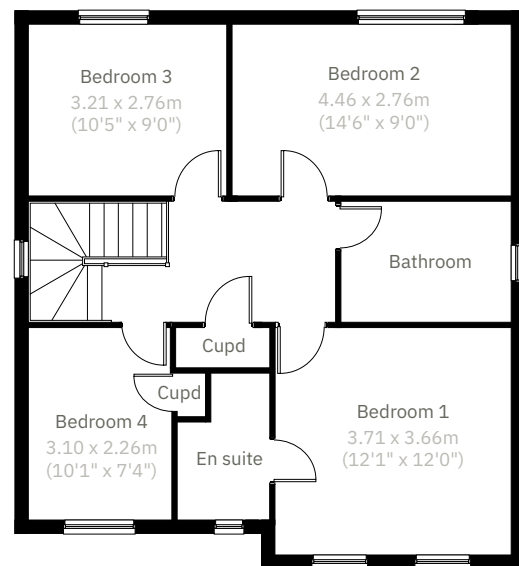
MAYFAIR
Four bedroom home



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a separate dining room, living room and downstairs WC. Upstairs features four bedrooms, a family bathroom and two handy storage cupboards, while bedroom one benefits from an en suite.



Ground floor



First floor

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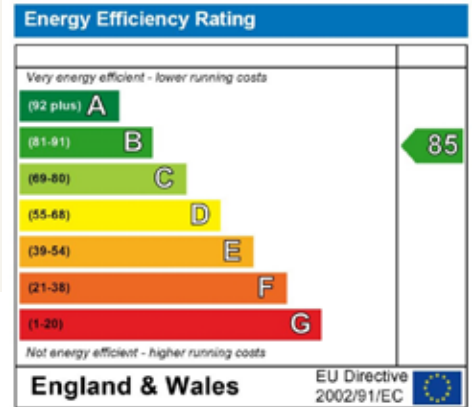
The Mayfair Bay

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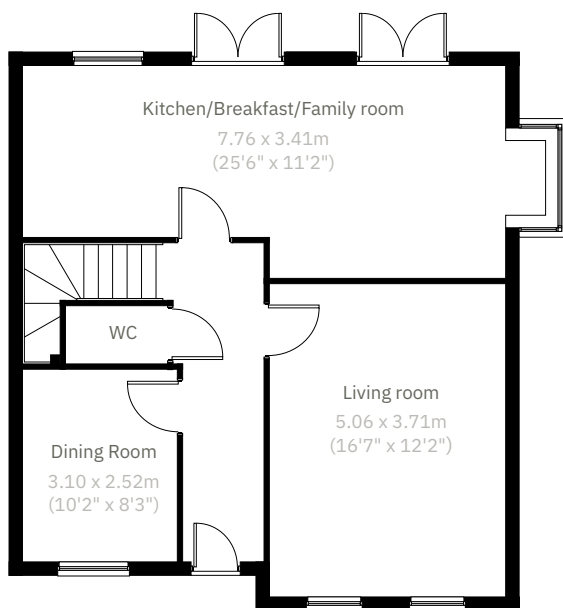


MAYFAIR BAY

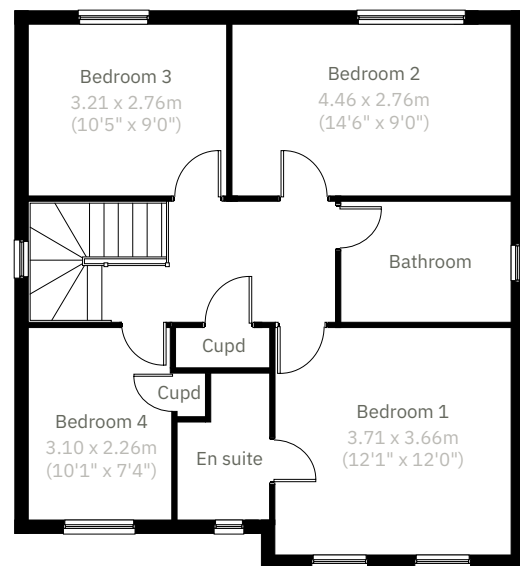
Four bedroom home



The Mayfair Bay is an attractive four-bedroom detached home boasting an open plan kitchen/breakfast/family room with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a separate dining room and living room, downstairs WC. Upstairs features four bedrooms, family bathroom and two handy storage cupboards, while bedroom one benefits from an en suite.



Ground floor



First floor

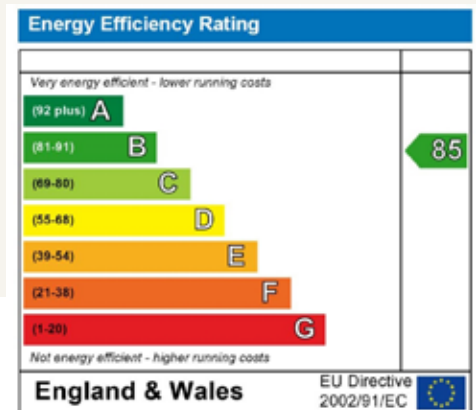
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The Knightsbridge

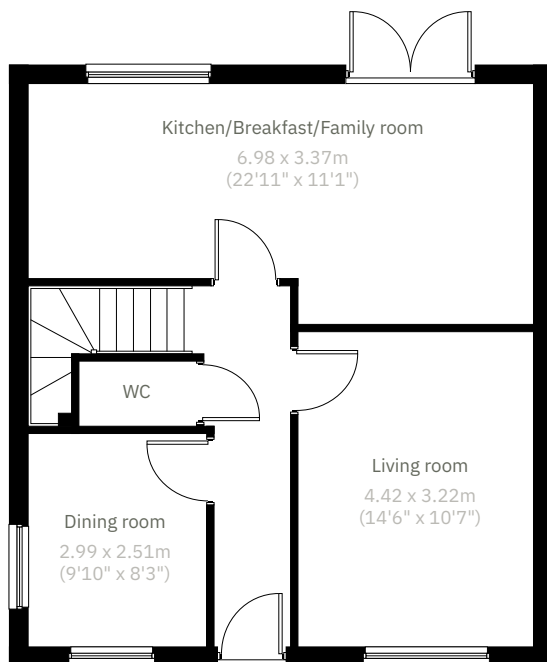


KNIGHTSBRIDGE

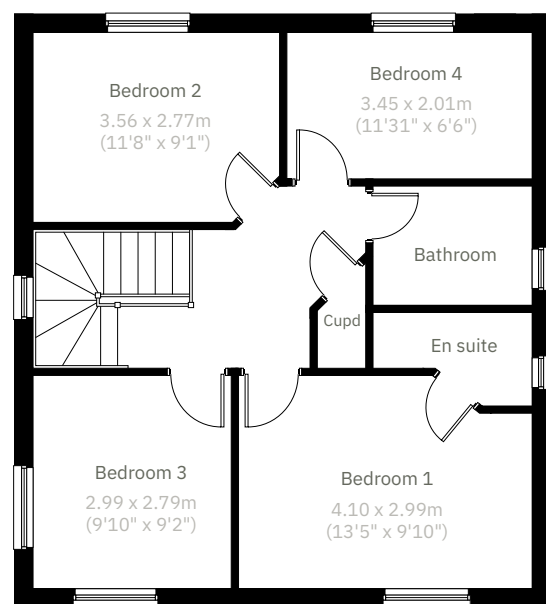
Four bedroom home



The Knightsbridge is a spacious four-bedroom home featuring an open plan kitchen/breakfast/family room with French doors leading into the garden. It also has a front aspect living room and separate dining room - perfect for entertaining. Upstairs you'll find bedroom one benefiting from an en suite, three further bedrooms and a good-sized family bathroom - ideal for the way we live today.



Ground floor



First floor

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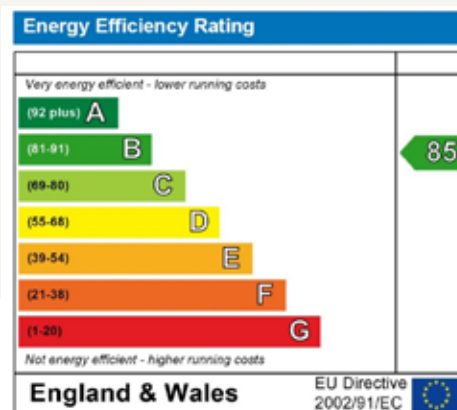
The Knightsbridge Bay

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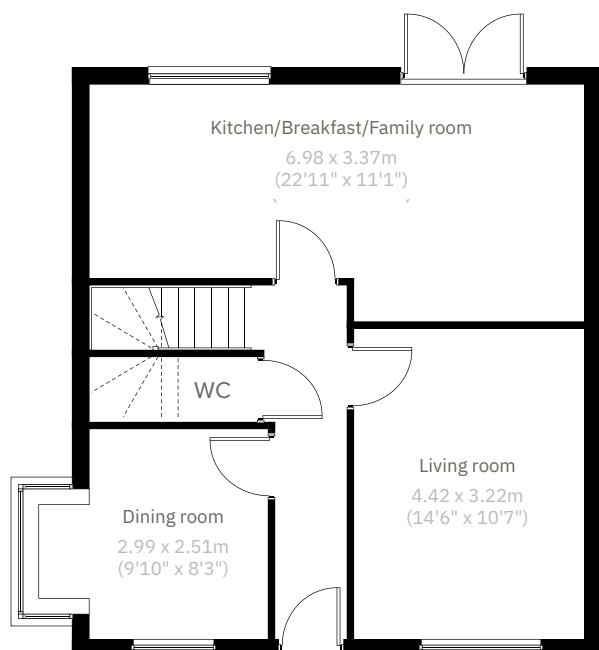


KNIGHTSBRIDGE BAY

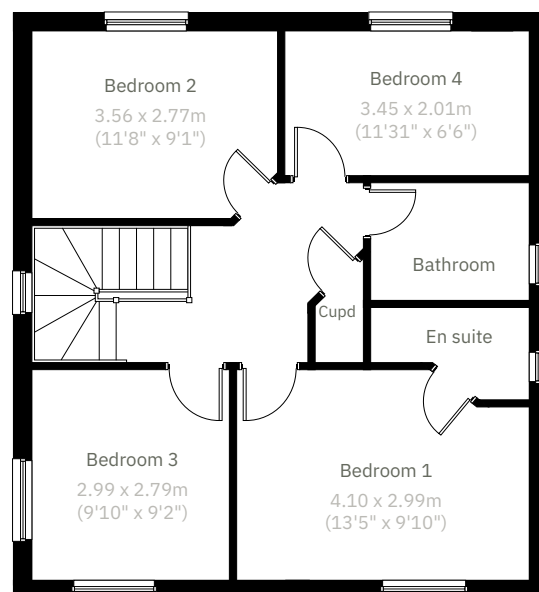
Four bedroom home



The Knightsbridge Bay is a spacious four-bedroom home featuring an open plan kitchen/breakfast/family room with French doors leading into the garden, front aspect living room as well as a separate dining room with a bay window - perfect for entertaining. Upstairs you'll find bedroom one benefiting from an en suite, three further bedrooms and a good-sized family bathroom, ideal for the way we live today.



Ground floor



First floor

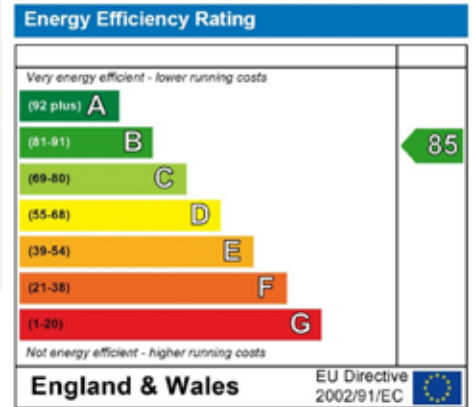
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The Marlborough

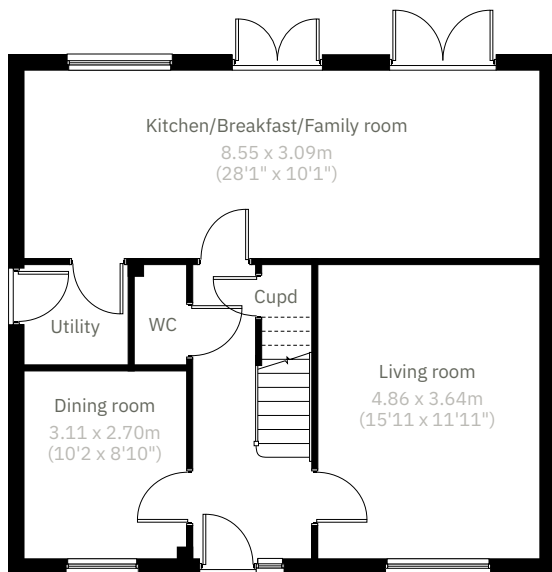


MARLBOROUGH

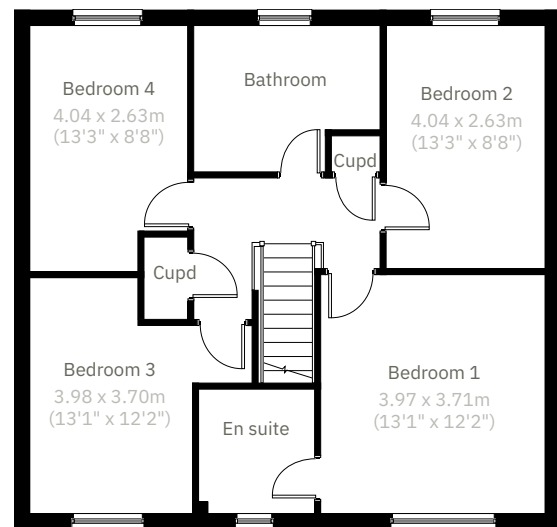
Four bedroom home



The Marlborough is a spacious four-bedroom home featuring an open plan kitchen/breakfast/family room with double French doors leading into the garden. It also has a front aspect living room as well as a separate dining room - perfect for entertaining - and a utility with outside access. Upstairs you'll find bedroom one with an en suite, three further bedrooms and a spacious family bathroom.



Ground floor



First floor

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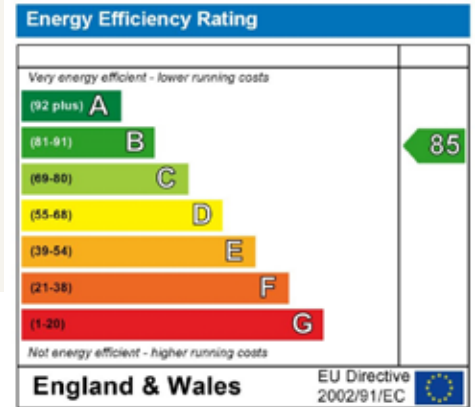
The Marlborough Bay

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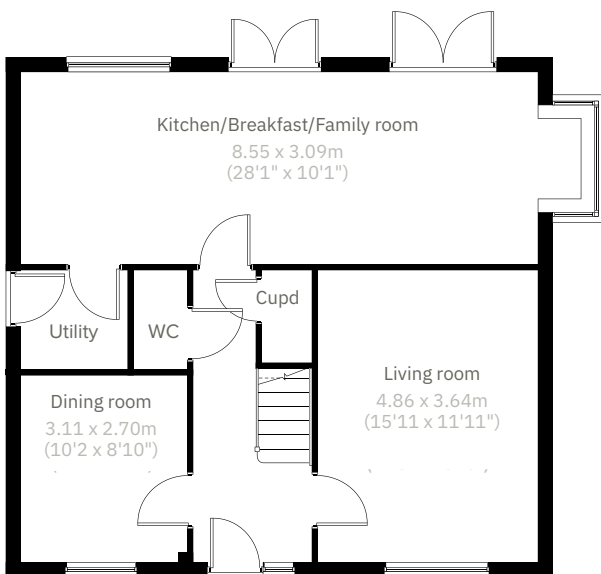


MARLBOROUGH BAY

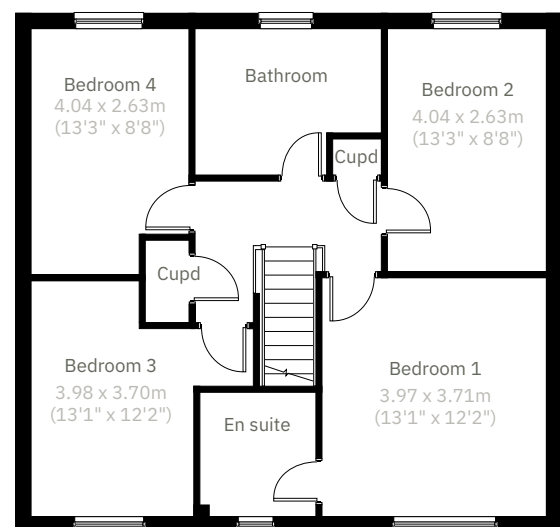
Four bedroom home



The Marlborough Bay is a spacious four-bedroom home featuring an open plan kitchen/breakfast/family room with double French doors leading into the garden and a bay window. It also has a front aspect living room as well as a separate dining room - perfect for entertaining - and a utility with outside access. Upstairs you'll find bedroom one with an en suite, three further bedrooms and a spacious family bathroom.



Ground floor



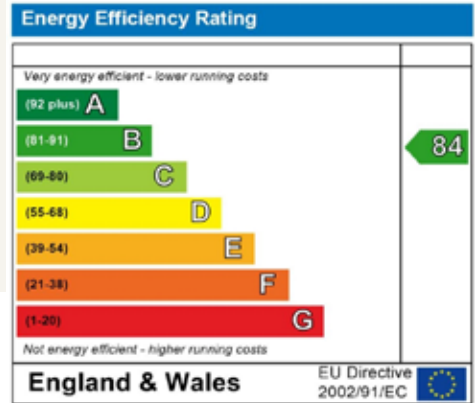
First floor

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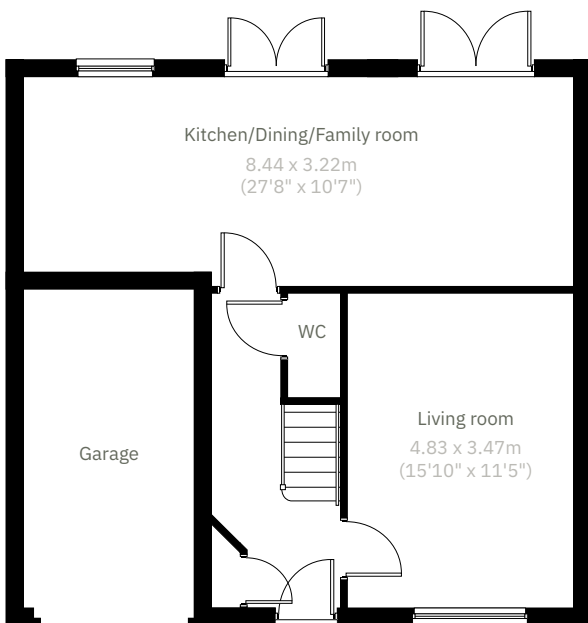
The Strand



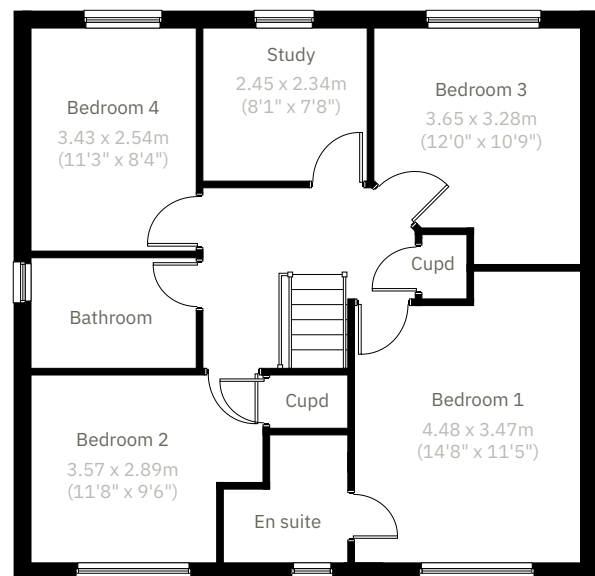
STRAND
Four bedroom home



This stunning four-bedroom home, the Strand boasts an open plan kitchen/dining/family room with double French doors leading into the garden, separate living room, downstairs WC and integral garage. Upstairs features four spacious bedrooms, bedroom one with an en suite and a separate study - perfect for the way we live today.



Ground floor



First floor

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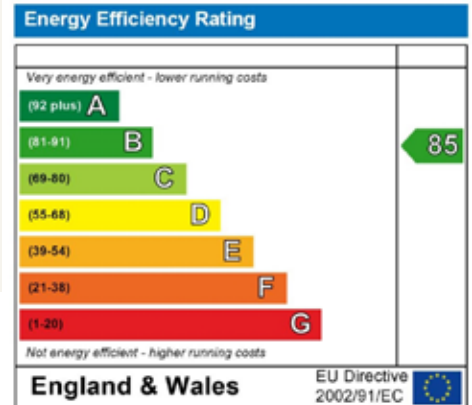
The Marylebone

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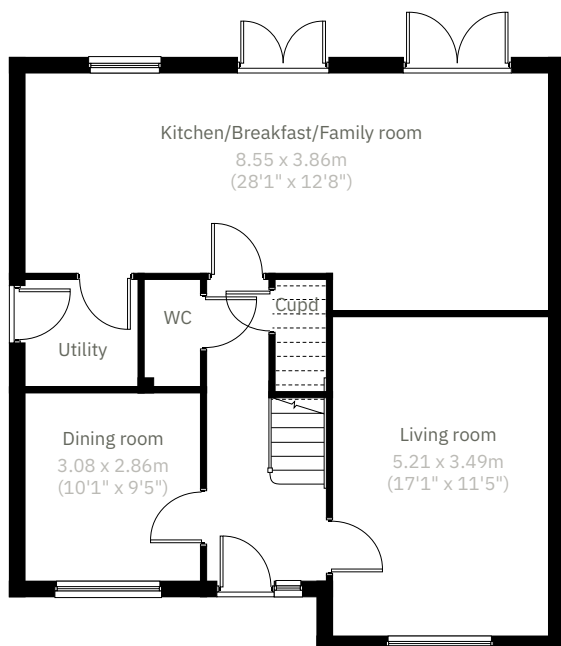


MARYLEBONE

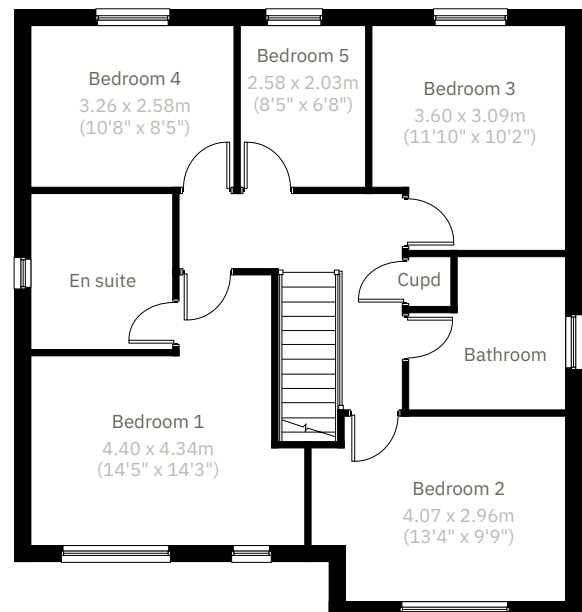
Five bedroom home



A spacious and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebone. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a spacious en suite to bedroom one - four further well-proportioned bedrooms and a family bathroom.



Ground floor



First floor

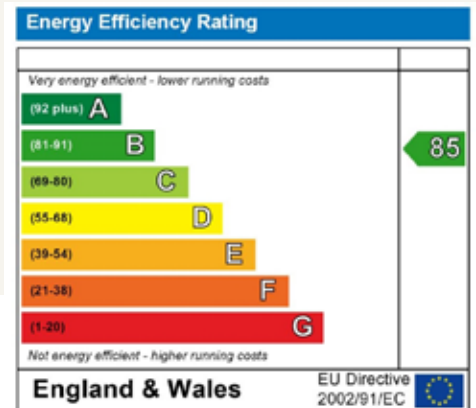
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The Marylebone Bay

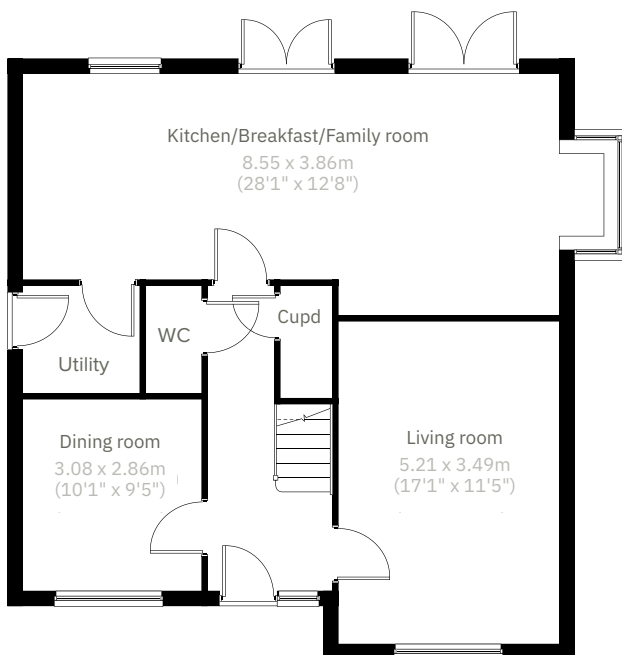


MARYLEBONE BAY

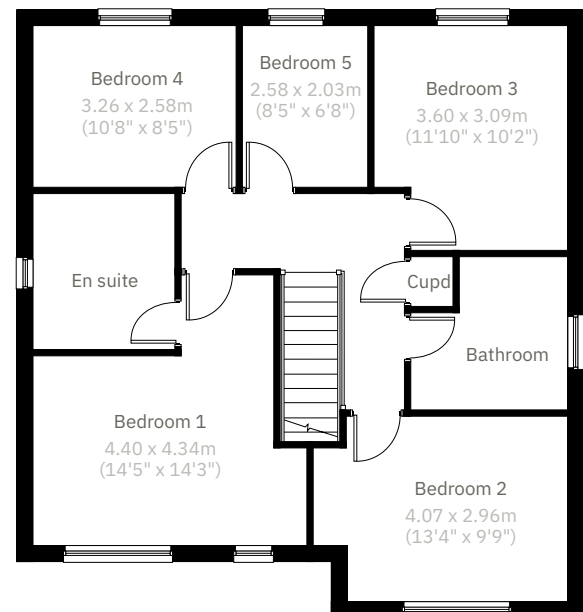
Five bedroom home



A spacious and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebone Bay. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a spacious en suite to bedroom one - four further well-proportioned bedrooms and a family bathroom.



Ground floor



First floor

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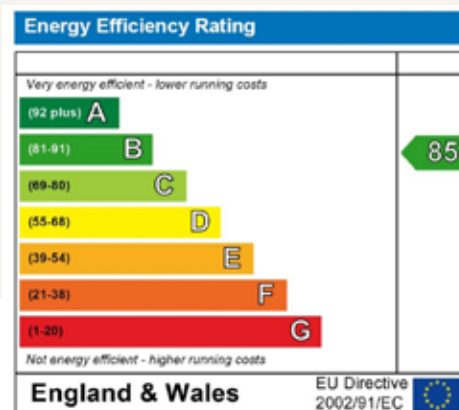
The Fenchurch

Chancery Park Phase 2

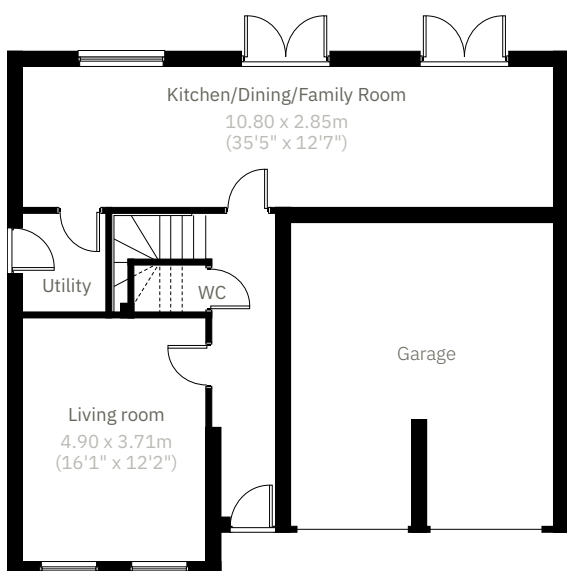


FENCHURCH

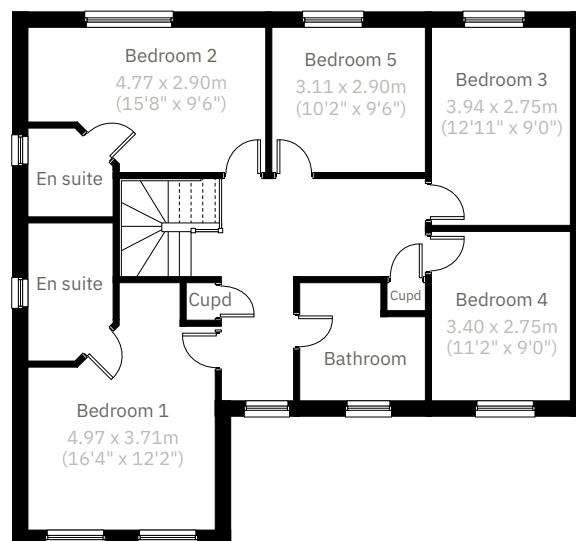
Five bedroom home



The Fenchurch is a beautiful five-bedroom home with an open plan kitchen/dining/family room with double French doors leading into the rear garden. Plus, there's a spacious front-aspect living room, a separate utility with outside access and a double integral garage. Upstairs there are five bedrooms and both bedroom one and bedroom two have en suites.



Ground floor



First floor

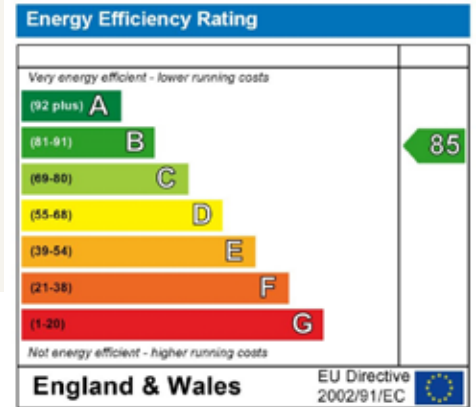
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The Oxford

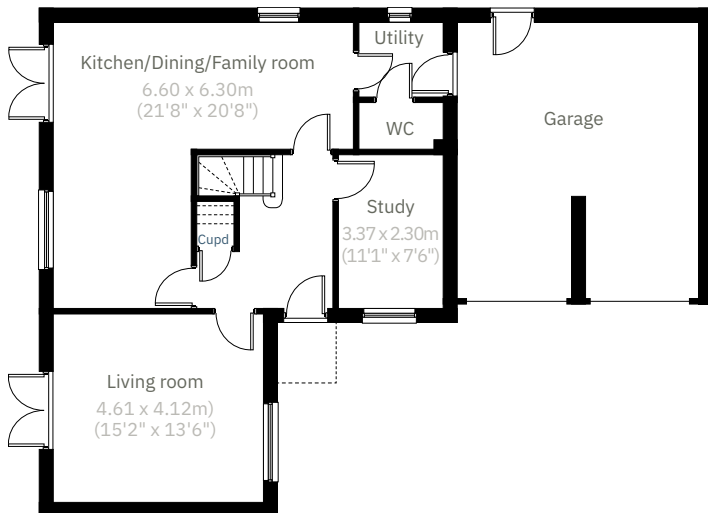


OXFORD

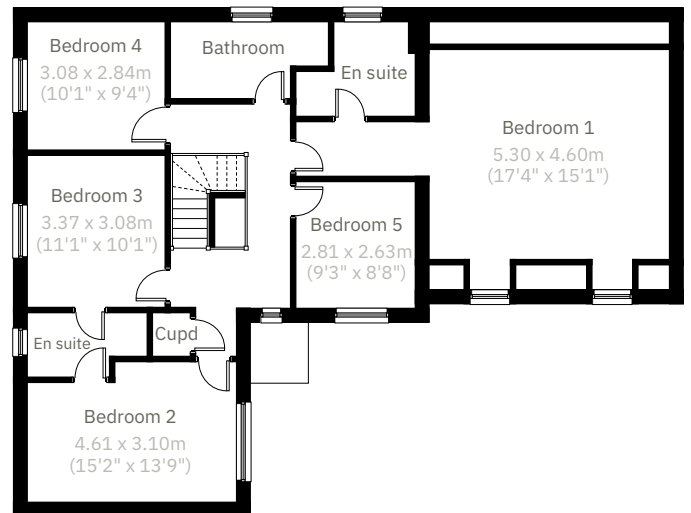
Five bedroom home



The Oxford is an imposing detached family home featuring an open plan kitchen/dining/family room with French doors leading to the garden, separate living room with French doors, separate study and practical integral double garage. Upstairs there are five bedrooms and a family bathroom. The spacious bedroom one benefits from an en suite and bedrooms two and three share a Jack and Jill en suite.



Ground floor



First floor

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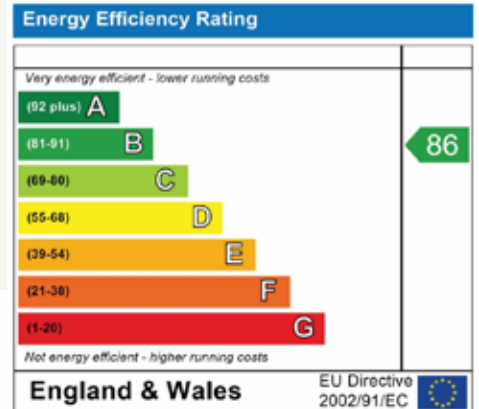
The Brightstone

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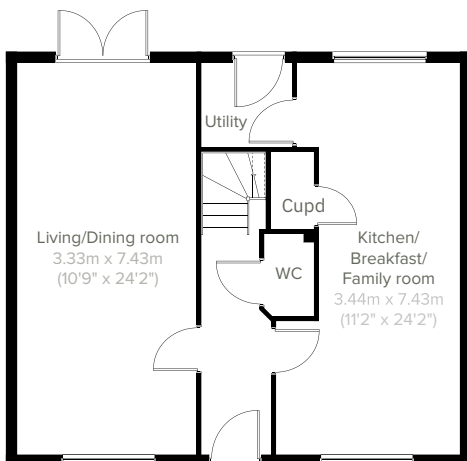


BRIGHTSTONE

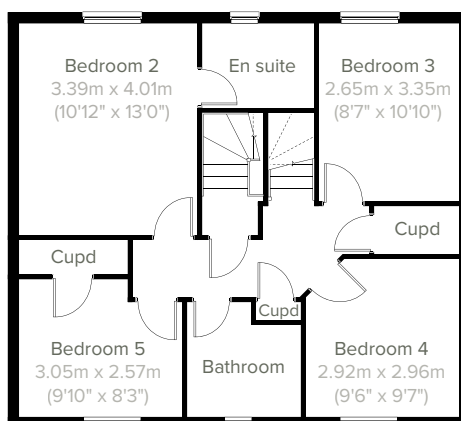
Five bedroom home



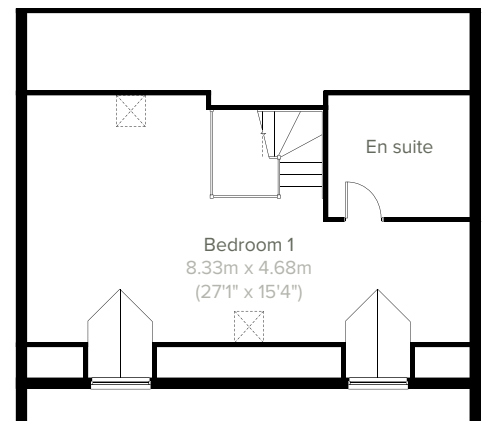
A stunning five-bedroom detached home with an open plan kitchen/breakfast/family room and equally impressive living/dining room with French doors leading to the garden you'll have all the space you need for entertaining, plus the four handy cupboards and utility room are ideal for day-to-day storage. Upstairs the first floor is home to four good-sized bedrooms with bedroom two benefiting from an en suite - the second floor features a spacious bedroom one with an en suite.



Ground floor



First floor



Second floor

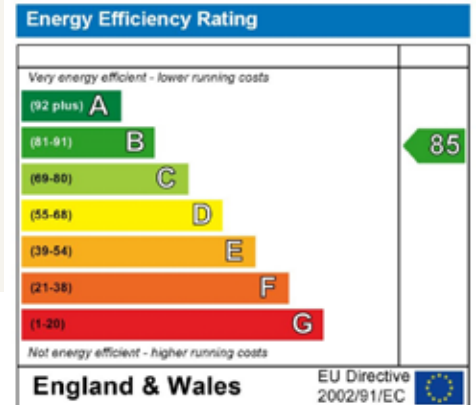
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The Bond

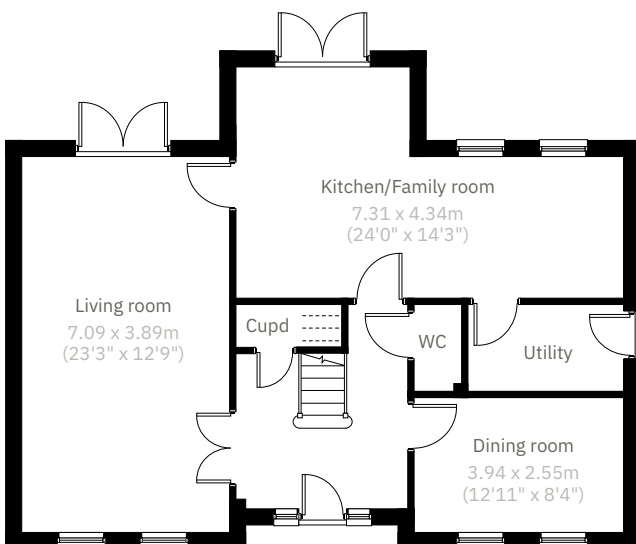


BOND

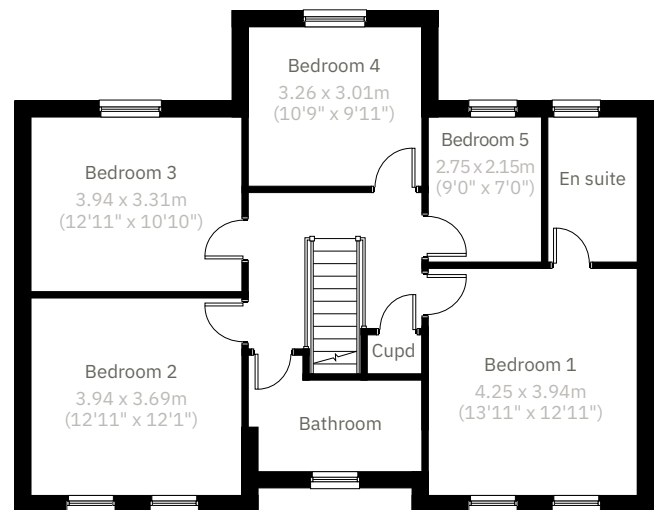
Five bedroom home



Modern living at it's best, the Bond is a stunning five-bedroom home featuring an open plan kitchen/family room with French doors leading into the garden, bright dual-aspect living room, separate dining room perfect for entertaining, and separate utility with outside access. Upstairs features five spacious bedrooms - bedroom one has an en suite - and a large family bathroom.



Ground floor



First floor

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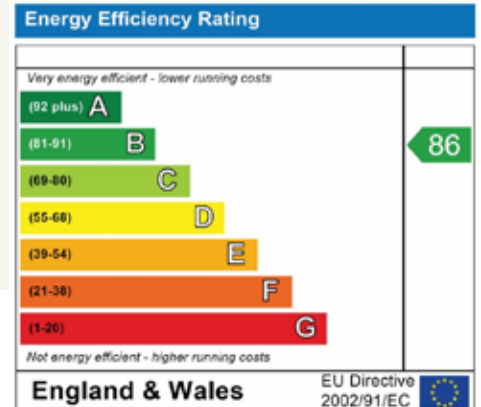
The Portland

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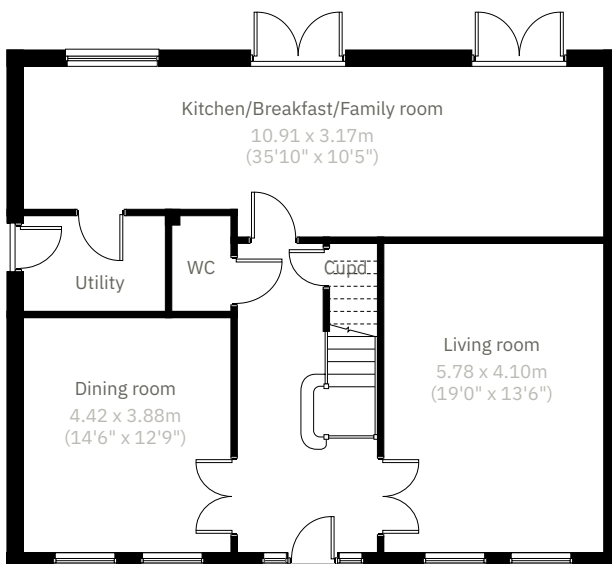


PORTLAND

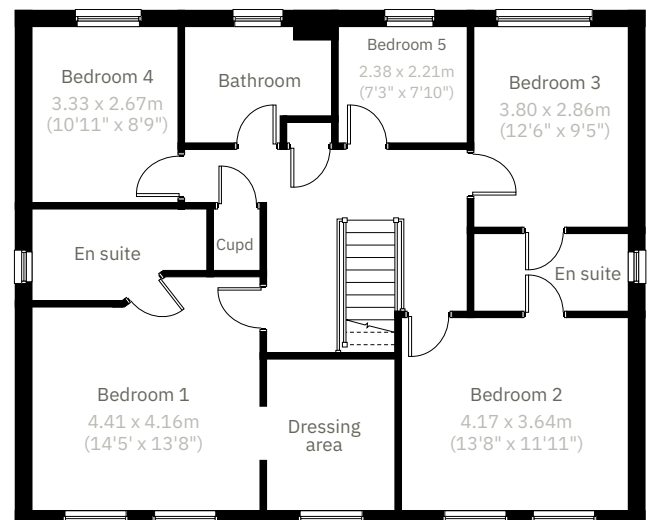
Five bedroom home



Perfect for the way we live today, the Portland is a five-bedroom detached home with an open plan kitchen/breakfast/family room which has access to the rear garden, a separate dining room, living room and a utility room with outside access. On the first floor there are the five bedrooms - bedroom one has an en suite and dressing area. Bedrooms two and three share a Jack and Jill en suite. Bedrooms two and three share a Jack and Jill en suite.



Ground floor



First floor

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Specifications



- ⊗ UPVC double glazed windows
- ⊗ GRP front door and UPVC French doors to rear
- ⊗ Personnel door to integral and detached garages (where applicable)
- ⊗ External coach lamp to front entrance & PIR security light to rear
- ⊗ Smooth finish ceilings & walls in white
- ⊗ White 5 panel internal doors with chrome effect ironmongery
- ⊗ Gas central heating
- ⊗ TV point, telephone point and Fibrenest point to living room
- ⊗ TV point to bedroom 1
- ⊗ Choice of kitchen units/worktops (subject to build stage)
- ⊗ Stainless steel splashback, stainless steel chimney hood and soft close hinges to doors and drawers
- ⊗ Stainless steel 4 ring gas hob to 2 & 3 beds. 5 ring to 4 & 5 beds
- ⊗ Stainless steel double electric oven (at eye level where applicable)
- ⊗ Plumbing for washing machine
- ⊗ Integrated dishwasher & fridge/freezer to 4 & 5 beds
- ⊗ Sottini Santorini range sanitary ware
- ⊗ WC splashback tiled with chrome trim (colour choice dependant on build stage)
- ⊗ Bathroom half height tiling to sanitary ware walls with chrome trim. Full height tiling to wall with bath (colour choice dependant on build stage)
- ⊗ En suite(s) half height tiling to sanitary ware walls with chrome trim
- ⊗ Tiled window cill to bath & en suite
- ⊗ Mira Vie electric shower to bathroom with shower screen
- ⊗ Anthracite towel radiators in main bathroom & en suite(s) 1600x600mm (where applicable)
- ⊗ Smoke detectors to all habitable rooms
- ⊗ Oak veneer handrail to staircase
- ⊗ 1.8m high fence to rear garden with matching timber gate
- ⊗ Soft landscaping to front of property, rear garden levelled and top soiled
- ⊗ Double power socket and pendant light fitting to integral and detached garages (where applicable)
- ⊗ Parking or garage with up and over door (where applicable)
- ⊗ 10 year new homes warranty
- ⊗ Plots provided with site screed floors – Floor coverings available to purchase through finishing touches. *If you use an external flooring supplier it will be their responsibility to prepare the floor to the required specification suitable for the floor finish they are providing



#CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurch_homes](#)



Snap. Share. Win.

Upload your own photos with the hashtag **#CharlesChurchLife** and you could be one of the lucky winners we pick every month to receive a **£100** White Company voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good Luck

Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

The choice is all yours.

Your choices from the Select Options range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





FibreNest™



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six
amazing packages to suit everyone's needs. From surfing the net on the sofa
to binge-watching the latest box set, streaming music with friends to ruling the
galaxy in the latest must-have game - we've got the service for you.



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Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

Top 10 reasons to buy a new home.



1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.





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