

ST. GILES PLACE  
GRAFFHAM

# TRADITIONAL STYLE WITH A TWIST OF LUXURY



## A PLACE TO ENJOY ALL THE GOOD THINGS IN LIFE

Secluded but not isolated; traditional looks and contemporary details; an historic village with sought after status. St Giles Place in Graffham, West Sussex, is a new blueprint for modern country living.

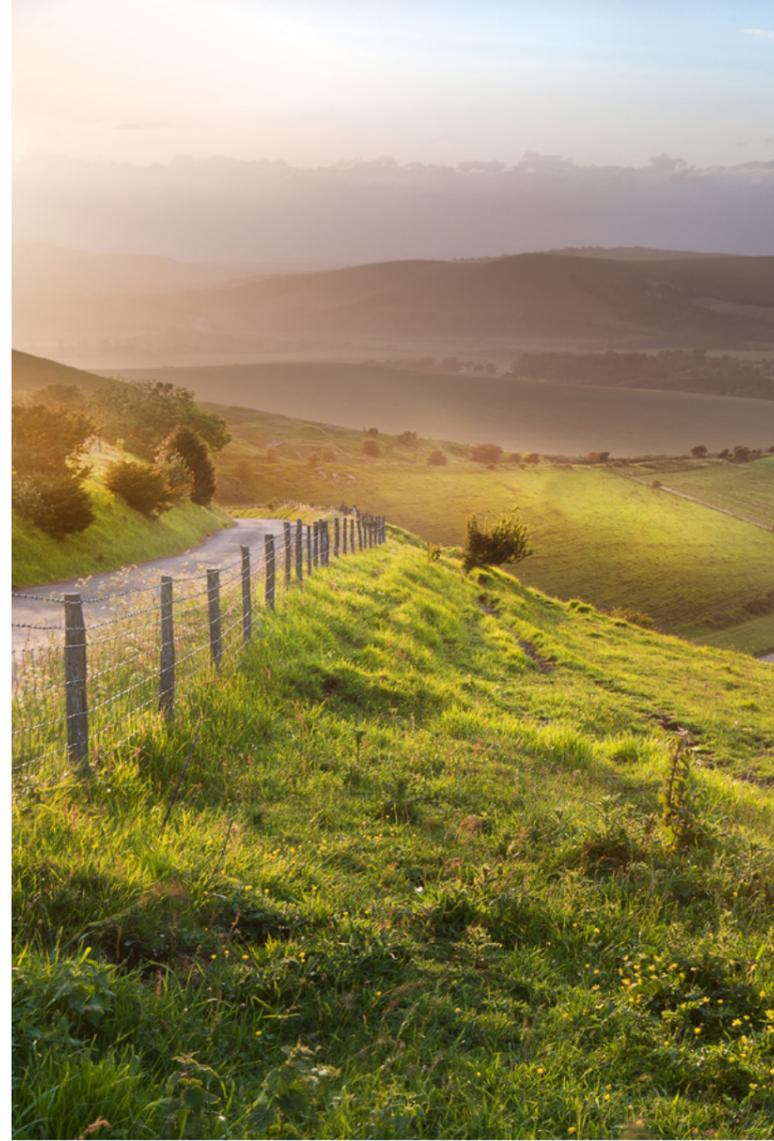
Located just off the gently winding village high street, this small exclusive development offers just three detached and two semi detached properties, each set in a generously sized garden within a green, woodland-fringed enclave.

The houses are designed to fit comfortably amongst the many attractive, well-kept buildings of this picturesque village, with a few contemporary twists adding unique character. The interiors are an expression of today's affluent country style. Windmill Kitchens, Burlington sanitaryware, Mandarin stone floor tiles, Ted Todd oak flooring and Bosch kitchen appliances are just some of the illustrious brands that have been selected to make St Giles Place a little bit different, and wholly desirable.

Graffham isn't just in the countryside, it is in the heart of the South Downs National Park. This means having miles of glorious landscape and historic attractions at your fingertips to roam and explore. Racing at Goodwood, exhilarating walks along the South Downs Way, and days on the south coast beaches are just a few of your options.



Chalk cliffs along the South Downs Heritage Coast



The rolling green hills of South Downs National Park

# VILLAGE LIFE IN THE SOUTH DOWNS NATIONAL PARK

The Forrester's Arms Pub, Graffham



The Location



Classic cars at Goodwood Motor Circuit

The village itself is remarkably unspoilt, a place of narrow, tree-shaded lanes and neatly-hedged gardens. There's a village store and a tennis club, with St Giles Church as its spiritual hub. When you want to eat out, Graffham and its neighbours have many historic pubs whose dining rooms offer up-to-the-minute menus. The White Horse and the Forester's Arms are just two, and may well become your favourite spots for local socialising.



The Swan Inn, Petworth

The market town of Petworth, less than four miles away, exudes bygone charm whilst being a rich source of independent boutiques and restaurants, and is especially loved by connoisseurs of art and antiques. It is also the home of magnificent Petworth House, a treasury of art and sculpture.

Petworth Antique Market



# COUNTRY LIVING IN GRAFFHAM

- HOUSE TYPE A**  
1,500 sq. ft. *Plot - 1*
- HOUSE TYPE B**  
1,358 sq. ft. *Plot - 2*
- HOUSE TYPE C**  
1,432 sq. ft. *Plots - 3 & 4*
- HOUSE TYPE D**  
1,776 sq. ft. *Plot - 5*

Site Map



Interior Finishes



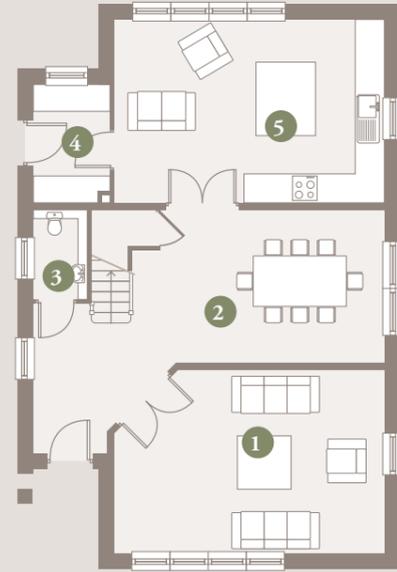
Interior Finishes



Interior Finishes



GROUND FLOOR



1.	Living Room	6.1m x 4.2m
2.	Dining Room	4.7m x 3.5m
3.	WC	1.2m x 2.1m
4.	Utility Room	1.8m x 2.7m
5.	Kitchen & Family Room	6.1m x 4.2m

FIRST FLOOR

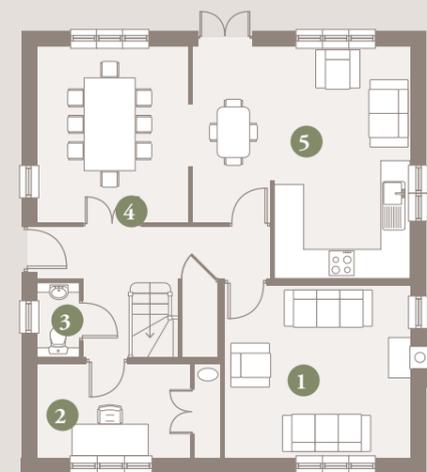


1.	Master Bedroom	4.7m x 4.9m
2.	Ensuite	2.3m x 1.8m
3.	Study / Gallery	2.1m x 3.0m
4.	Bedroom 2	4.7m x 3.2m
5.	Ensuite	2.5m x 2.0m



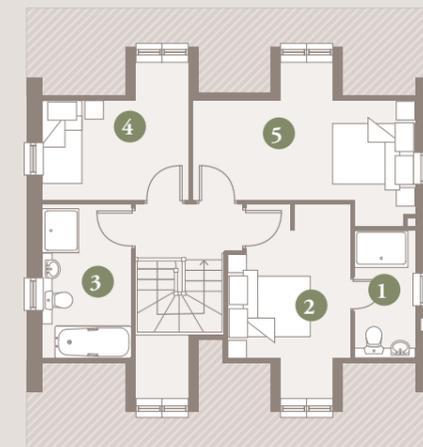


GROUND FLOOR

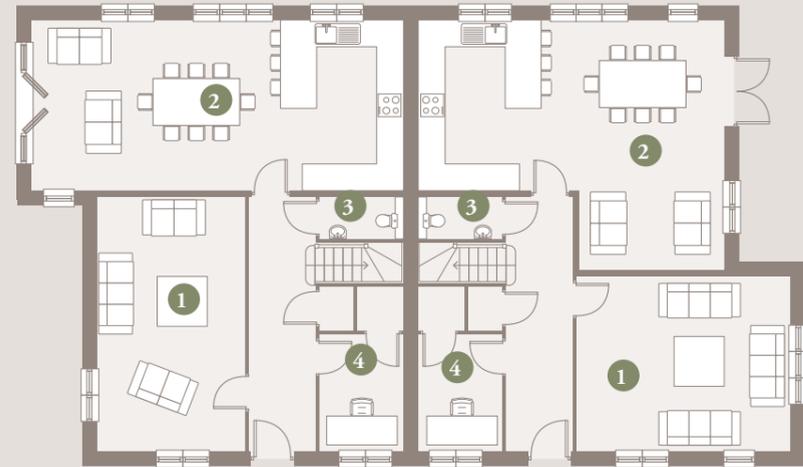


1.	Living Room	4.2m x 3.9m
2.	Study	4.1m x 2.1m
3.	WC	0.9m x 1.7m
4.	Dining Room	3.4m x 4.0m
5.	Kitchen & Family Room	4.9m x 5.2m

FIRST FLOOR

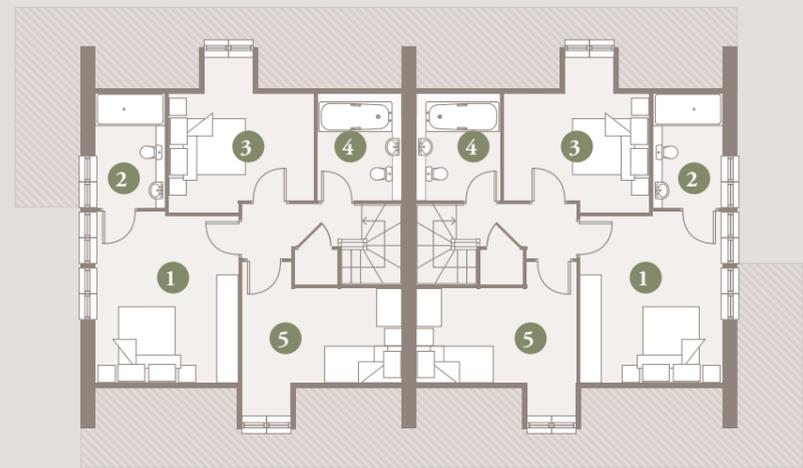


1.	Ensuite	1.4m x 2.8m
2.	Master Bedroom	2.8m x 4.5m
3.	Bathroom	2.0m x 3.5m
4.	Bedroom 3	3.2m x 3.3m
5.	Bedroom 2	4.9m x 3.3m



## GROUND FLOOR

1.	Living Room (C3)	6.0 x 3.6m
1.	Living Room (C4)	4.2m x 5.2m
2.	Kitchen & Family Room (C3)	4.2m x 9.0m
2.	Kitchen & Family Room (C4)	7.4m x 6.0m
3.	WC	0.9m x 2.1m
4.	Study	2.9m x 2.1m



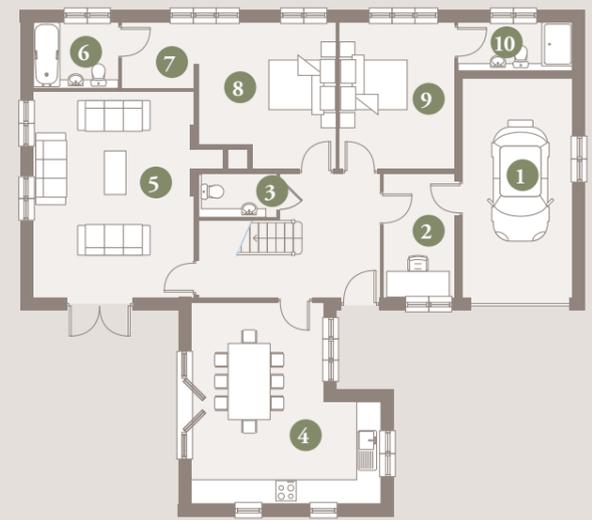
## FIRST FLOOR

1.	Master Bedroom	4.1m x 3.4m
2.	Ensuite	1.6m x 2.8m
3.	Bedroom 2	3.9m x 3.4m
4.	Bathroom	2.6m x 2.1m
5.	Bedroom 3	3.9m x 3.9m



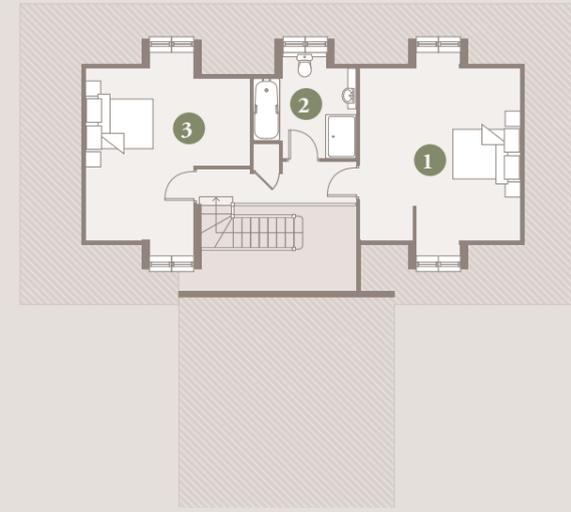


GROUND FLOOR



1.	Garage	6.1m x 3.1m
2.	Study	3.4m x 2.0m
3.	WC	1.1m x 2.2m
4.	Kitchen	5.6m x 5.2m
5.	Living Room	5.6m x 4.3m
6.	Ensuite	1.8m x 2.4m
7.	Dressing Room	1.8m x 1.9m
8.	Master Bedroom	4.0m x 3.8m
9.	Bedroom 2	4.0m x 3.1m
10.	Ensuite	1.4m x 3.1m

FIRST FLOOR



1.	Bedroom 3	6.2m x 4.4m
2.	Bathroom	2.8m x 3.1m
3.	Bedroom 4	4.4m x 6.2m

# SPECIFICATION

## EXTERNAL FINISHES

- Stock brick.
- Clay roof tiles to roofs and tile hanging.
- White painted timber windows (manufacturer: Dale Windows).
- White painted timber doors (manufacturer: Dale Windows).
- Black painted timber doors.
- Black half round cast aluminium (manufacturer: Rainclear).
- Natural sandstone.
- 1.2m post and rail fencing.
- Turf and planting to rear gardens and communal areas.
- Resin bonded gravel (golden).

## INTERNAL FINISHES

- Ted Todd – Perworth oak plank (190mm wide) full bonded to sub floor, to ground floor and landing areas.
- Victoria Carpets – Habberley Moonshadow wool carpet to all bedrooms, stair runners and living rooms (excluding plot 1).
- SAM Moulding Victorian skirting (169mm high) & Victorian architrave (69mm wide).
- LPD Nostalgia 4 Panel door – painted.
- Chrome Lever on Rose handle.
- 62x44 Oak handrail, Oak newel caps, 90x90 Stop chamfered redwood newel posts, 32x32 square redwood balusters, Redwood strings & riser – All redwood painted white. Manufacturer, Multi Turn.
- Hammonds – Hatton range with hanging rail and 2no draws.
- Walls, Ceiling & Woodwork – Little Greene, Slaked Lime (Johnstones colour match).

## KITCHEN

- Individually designed Shaker style kitchen. Base units (& island to plot 1) in “Cashmere” wall units (& mantle to plot 1) in “porcelain” (manufacturer: Windmill Kitchens).
- Worktop & Splashback- Quartz Marble White 30mm thick (Duropal Quartz to plot 1 utility room).
- Quooker Classic Fusion Round chrome tap.
- Supreme under mount sink.
- Bosch Serie 8 Single pyrolytic Oven.
- Bosch Serie 8 Compact Oven with Microwave.
- Bosch Serie 8 warming drawer.
- Bosch Serie 8 80cm induction Hob.
- Falmec Extractor.
- Bosch Serie 2 intergrated fridge/freezer.
- Bosch Serie 4 intergrated Dishwasher.
- Bosch Washer Machine/Dryer.

## WALL TILING

- Ensuite Walls – Mandarin Stone Calacatta Marble 300x600. Full height in shower & half height to all other areas.
- Ensuite Floor – Mandarin Stone Calacatta Marble Basketweave.
- Bathroom Walls – Verona White Marble, half height tiling to all areas.
- Bathroom Floor – Statuario Mercury Mat 600x600.
- WC – Mandarin Stone Hoxton Teal Gloss Porcelain, half height behind pan and splash back to basin.

## SANITARYWARE BATHROOM

- Bath with Burlington Riviera bath filler and deck mounted shower.
- Burlington Chalfont (Grey) wall mounted vanity unit with Burlington Riviera wall mounted tap.
- Burlington Riviera back to wall pan.

## SANITARYWARE ENSUITE

- Shower enclosure with Burlington Riviera fixed head shower and wall mounted shower on hose.
- Burlington Chalfont (Black) wall mounted vanity unit with Burlington Riviera wall mounted tap.
- Burlington back to wall pan.

## SANITARYWARE WC

- Burlington Edwardian wall mounted basin with chrome rail, Burlington Riviera mono mixer tap.
- Burlington Riviera back to wall pan.

## PLUMBING & HEATING

- Samsung Air Source Heat Pump heating system & Joule unvented hot water cylinder.
- Joule waterfed underfloor heating system to Ground floor.
- Thermostatic radiators to first floor.
- Towel rail to bathroom & ensuite.
- Electric underfloor heating to bathroom & ensuite.
- Outside taps.

## ELECTRICAL

- White fittings throughout.
- Recessed LED downlighter to ground floor rooms and bathrooms.
- Pendants to 1st floor rooms.
- CAT 5 cabling to all living rooms, bedrooms & study.
- Fibre installed to main hub in under stairs cupboard.
- Shaver point to ensuite & bathroom.
- Extractor fans to all wet rooms.
- Mains wired smoke detector.
- Light to loft and garage (where applicable).
- Outside light.
- Outside socket and socket to garage (where applicable).
- Electric car charging point.

## LOFT

- Fully insulated loft space.
- Light to loft.
- Fully insulated loft hatch with fold down ladder.

## SECURITY & PEACE OF MIND

- Multi point locking system to all doors.
- Lockable windows.
- New 10 year structural warranty provided by Global Home Warranties.
- Brand new home with high quality finishes and specification.
- Construction completed by Remmus Designer Homes, multi award wining house builders.

*Burlington*<sup>®</sup> MADE IN BRITAIN  
MULTI-TURN  
— TIMBER STAIRCASES —

HAMMONDS MANDARIN STONE

 **BOSCH**  **Quooker**  
THE BOILING WATER TAP

 **TED TODD**  **DALE**



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