



The Orchards

NORTH END ROAD | YAPTON | BN18 0GA

Six uniquely characterful detached new homes, in a private gated development, on the fringes of Yapton Village

Designed with care and hand built by craftsmen, The Orchards is an exclusive gated development of six uniquely characterful detached new homes from Merlin Homes.

Enjoying a secluded, leafy location on the fringes of Yapton village, it's a location that combines convenience with tranquility.



Dotted with thatched cottages and flanked on all sides by a patchwork of open countryside and farmland, Yapton is the quintessential West Sussex village.



With a population of under 5,000, there's a strong, inclusive sense of community, and Yapton is well served by local amenities, from a Cooperative store and Post Office to a village pub and local fish and chip shop. Yapton also has a GP surgery, village hall, pre school and Church of England primary school, making it an ideal location for young families.

Towards the north of the village, Mary the Virgin parish church dates back to the 13th century,

revealing Yapton's ancient origins. From 1823 to 1855, the Portsmouth and Arundel Canal ran through the village, with two bridges standing to this day as a reminder of this Victorian trade route.

Minutes from the A27 coastal trunk road, Yapton is perfectly placed to access the region's many amenities. Bognor Regis and Arundel, both just three miles distant, offer fabulous retail, dining and leisure facilities, with the historic cathedral city of Chichester under ten miles away.

By way of contrast, timeless, unspoilt landscapes are also within easy reach. Climping beach and the coast is just under 3 miles away, and less than 30 minutes' drive from Yapton, the South Downs is the UK's newest national park, with over 260 square miles of chalk hills and wooded vales extending from Winchester to the coast at Eastbourne. Loved by ramblers, mountain bikers and sightseers alike, it's a breathtaking rolling landscape of outstanding natural beauty.

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Bramley Cottage

Pippin Cottage

William House

Russett House

Victoria House

Cherry House

Bramley Cottage

Detached - 4 Bedroom with study and external garage
131sqm/1410sqft

Pippin Cottage

Detached - 3 Bedroom with external garage
107sqm/1152sqft

William House

Detached - 4 Bedroom with internal garage
131sqm/1410sqft

Russett House

Detached - 4 Bedroom with internal garage
130sqm/1399sqft

Victoria House

Detached - 4 Bedroom with internal garage
130sqm/1399sqft

Cherry House

Detached - 4 Bedroom with internal garage
130sqm/1399sqft

This site plan shows features which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.

Bramley Cottage

131sqm/1410sqft

Living Room - 5.69 x 4.06m (into bay)
(18'6" x 13'3" (into bay))

Kitchen / Family / Dining Room
5.69 x 4.61m(max) (18'6" x 15'1"(max))

Utility - 2.15 x 1.50m
(7'05" x 4'9")

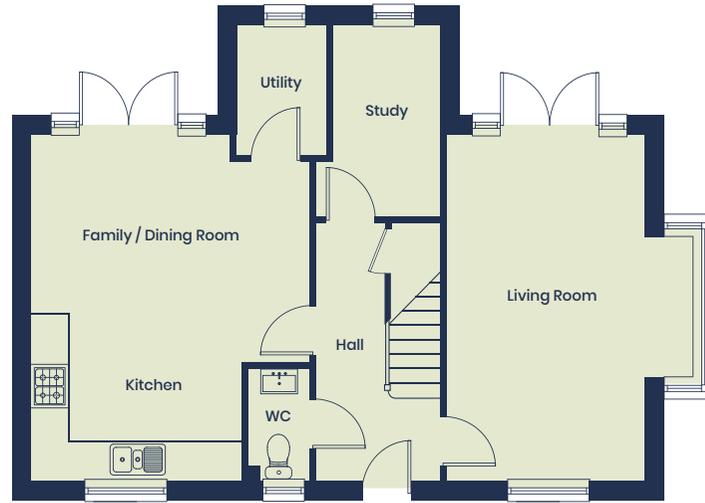
Study - 3.19 x 1.84m
(10'4" x 6'0")

Bedroom 1 - 4.08 x 3.32m
(13'3" x 10'8")

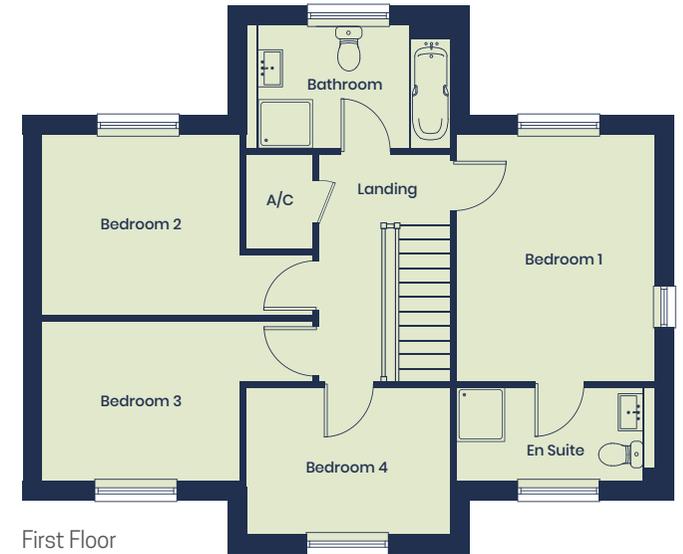
Bedroom 2 - 3.32 x 2.99m
(10'9" x 9'8")

Bedroom 3 - 3.32 x 2.63m
(10'8" x 8'6")

Bedroom 4 - 3.42 x 2.44m
(11'2" x 8'0")



Ground Floor



First Floor

Pippin Cottage

107sqm/1152sqft

Living Room - 5.46 x 3.28m(min)
(17'9" x 10'7"(min))

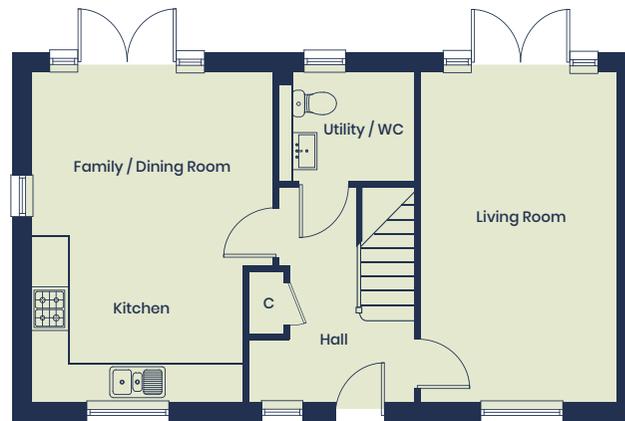
Kitchen / Family / Dining Room
5.46 x 4.01m(max) (17'9" x 13'1")

Utility - 2.02 x 1.84m
(6'6" x 6'0")

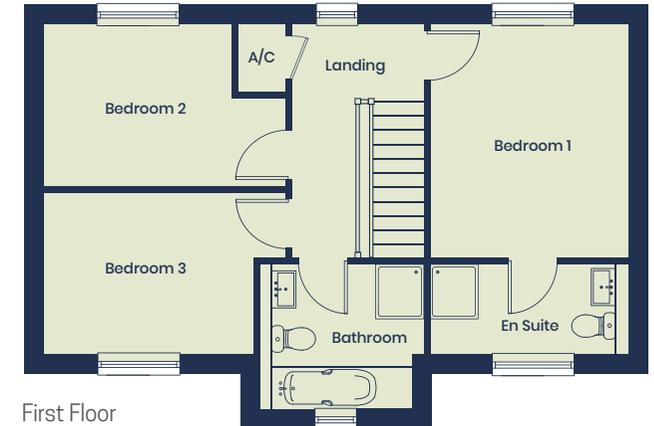
Bedroom 1 - 3.92 x 3.32m
(12'8" x 10'8")

Bedroom 2 - 4.06(max) x 2.70m(max)
(13'3"(max) x 8'8"(max))

Bedroom 3 - 3.55 x 2.70m
(11'6" x 8'8")



Ground Floor



First Floor



Pippin Cottage

Bramley Cottage

The artist's impression show features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

William House

(Not shown on illustration opposite)
131sqm/1410sqft

Living Room - 4.78 x 4.49m (into bay)
(15'7" x 14'7" (into bay))

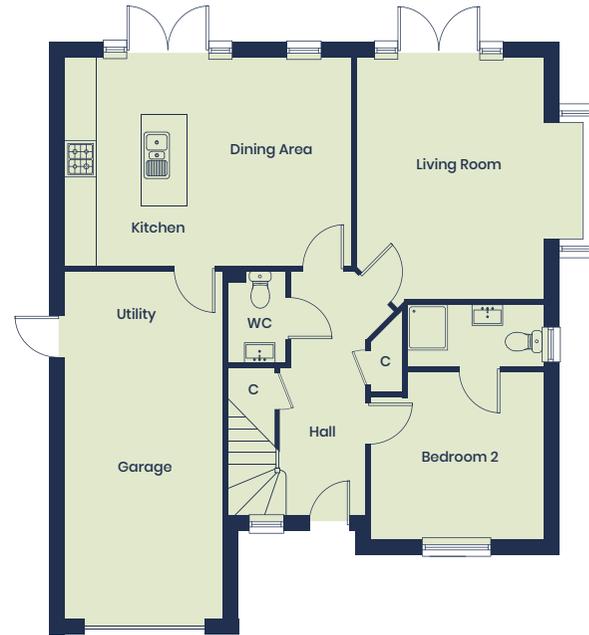
Kitchen / Dining Room
5.71 x 4.11m (18'7" x 13'5")

Bedroom 2 - 3.33 x 3.44m
(10'9" x 11'3")

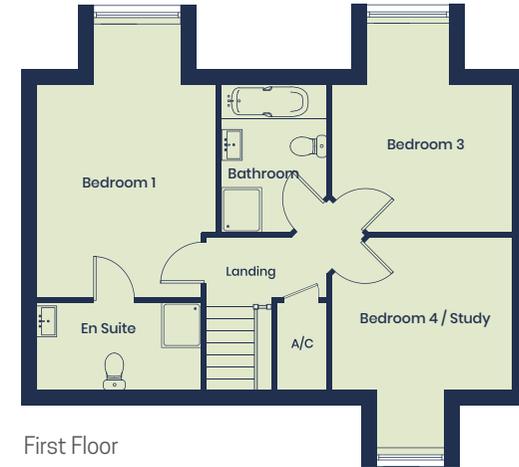
Bedroom 1 - 4.40 x 3.63m
(14'4" x 11'9")

Bedroom 3 - 3.62 x 3.12m
(11'8" x 10'2")

Bedroom 4 / Study - 3.62 x 3.12m
(11'8" x 10'2")



Ground Floor



First Floor

Russett, Victoria & Cherry House

(Victoria & Cherry are shown, Russett is handed)
130sqm/1399sqft

Living Room - 4.78 x 3.70m
(15'7" x 12'1")

Kitchen / Dining Room
5.71 x 4.11m (18'7" x 13'5")

Bedroom 2 - 3.33 x 3.44m
(10'9" x 11'3")

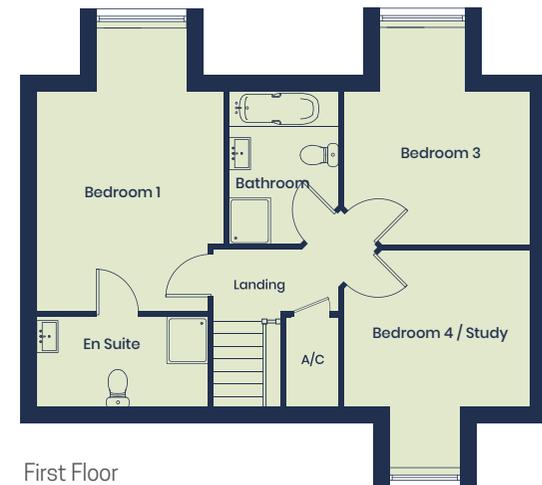
Bedroom 1 - 4.40 x 3.63m
(14'4" x 11'9")

Bedroom 3 - 3.62 x 3.12m
(11'8" x 10'2")

Bedroom 4 / Study - 3.62 x 3.12m
(11'8" x 10'2")



Ground Floor



First Floor



Russett House

Victoria House

Cherry House

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Traditional values, cutting edge design.

Combining cutting edge creature comforts with traditional craftsmanship, all six properties have been individually designed to maximise the benefits of their location in generously proportioned plots and a beautifully landscaped setting. From the traditional architectural touches to the hand crafted finishes; from the light, spacious interiors to the fabulously appointed kitchens and bathrooms, every detail speaks to an ethos of quality and character that truly sets these homes apart from the crowd.

External specification

- Anthracite grey composite front doors
- Cream UPVC fascias and soffits
- Sage UPVC double glazed windows
- French patio doors to rear
- Bradstone textured grey paving (patio and path)
- Turfed rear garden
- Outside PIR lantern light to front and rear
- Block paved driveways
- Shed in rear garden on concrete slab
- Gated main entrance

Internal specification

- Underfloor heating to the ground floor only
- Heating via air sourced heat pumps
- Genoa pre finished doors
- Oak handrail and white painted balustrade
- Chrome light switches and sockets
- 1 USB socket per room
- Chrome ceiling downlighters to Kitchen/Diner, Hall and all W/C - Pendant lighting to Stairs, Landing, Bedrooms and Living Room
- Porcelanosa tiling to Kitchen/Diner, Hallway, Utility, Bathroom, W/C and En Suite floors
- Carpets to Living Room, Stairs and Landing and all Bedrooms

Kitchen specification

- Grey shaker Kitchen units
- White marble effect worktop
- Lamona induction hob
- Lamona stainless steel extractor
- Lamona integrated fridge freezer and dishwasher

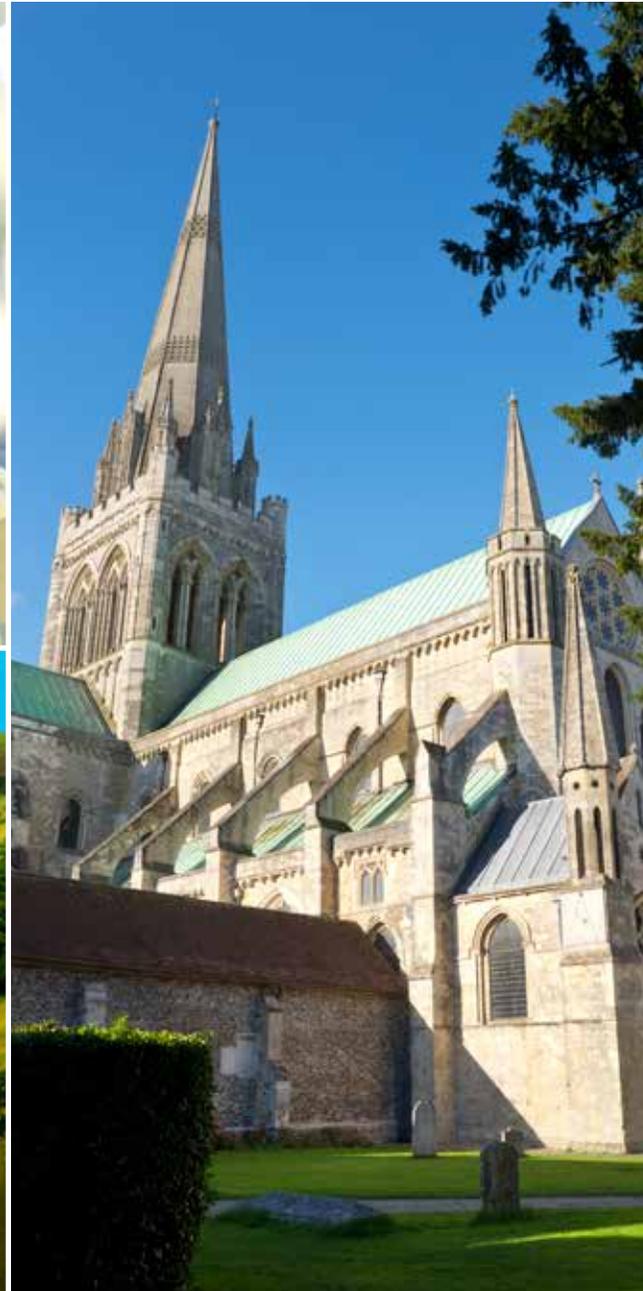
Bathroom & ensuite specification

- Back to the wall WC's
- Front chrome flush plate cistern
- Low level lighting to all Toilets
- Clear glass and chrome shower doors
- Shaver point to En Suite only
- Chrome towel rail
- Built in vanity units for Bathroom and En Suite.
- Full height Porcelanosa tiling around baths with glass shower screen
- Full height Porcelanosa tiling to Bathroom/En Suite walls



The images above are from previous Merlin Homes developments.







Leisure and entertainment on your doorstep.

Equidistant between Chichester and Worthing, both just over 9 miles away, Yapton occupies a peaceful semi-rural location just south of the beautiful rolling landscapes of the South Downs National Park - a picturesque patchwork of densely wooded hills and vales.

The Solent lies around half a mile to the south of Yapton and is a globally renowned maritime playground, favoured by yachtsmen and watersports enthusiasts.

Further west, the ancient woods and lands of the New Forest await - almost 220 square miles of gloriously unspoilt countryside to discover, dotted with picturesque villages, thatched cottages and country pubs.

With the Cascades, Gunwharf Quays and Port Solent shopping centres, as well as numerous national and independent local retailers in the city centre itself, Portsmouth has established itself as one of the south's leading shopping destinations, just 40 minutes away by car.

Less than twenty minutes' drive to the west of Yapton, the historic cathedral city of

Chichester offers a diverse array of cultural and performing arts alongside an equally impressive choice of places to shop, eat and drink.

Well-connected by road, Yapton also has a British Rail station close by at Barnham, under two miles away. When it comes to travelling further afield, the region is spoilt for choice - with Gatwick Airport approximately an hours distance by car to the North-East and Southampton Airport a similar distance to the West. The international ferry and cruise terminals at Portsmouth and Southampton are also easily accessible.

Ideally situated, well connected, yet blissfully off the beaten track, Yapton combines commuter convenience with semi rural seclusion. The best of both worlds and, at The Orchards, the best of all homes.



MERLIN HOMES
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A little bit about Merlin Homes...

We have always believed that building houses is about people and communities and all our developments strive to serve the needs of our customers, the environment today and for years to come. Which is why our focus is on bringing to the market homes of the highest quality that will be sustainable for future generations. We only secure the most suitable sites in the best locations, ensuring diligence in design, employing superior craftsmanship and demanding the finest of finishes. We have completed outstanding new developments throughout the South Coast encompassing everything from urban apartment complexes to individual coastal and country retreats. Our relentless attention to detail in both service and product has secured our reputation for delivering exceptional homes in prime locations.



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Sat Nav - BN18 0GA

To register your interest please contact White & Brooks today



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Merlin Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Merlin Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.



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