



DIAL POST • WEST SUSSEX • RH13 8NH

Blakers
Yard





A collection of beautifully crafted homes in the heart of Dial Post

Nestled in the sought after village of Dial Post near Horsham, Blakers Yard is an exclusive development of twelve thoughtfully designed 3 bedroom semi-detached and 4 bedroom detached homes. Blending modern comfort with timeless character, each home has been created to offer a lifestyle of ease, quality, and understated elegance.

From the landscaped front gardens to the high specification interiors, every detail has been considered to ensure these homes feel welcoming from the moment you arrive.

Designed for living, each home features beautifully landscaped front gardens, private and turfed rear gardens with paved patio areas—perfect for outdoor dining. The allocated parking, driveway or garage options come with a provision for an electric vehicle charging point and a reassuring 10year structural warranty ensures peace of mind.

Step inside and you'll find bright, neutral décor that provides the perfect canvas for your own style. High performance double glazed windows and bifold doors flood the living spaces with natural light, while premium finishes elevate every room. The beautiful Alexander kitchens are modern fitted designs with softclose cupboards and drawers, durable worktops and integrated BOSCH appliances including oven, hob, extractor, fridge/freezer and dishwasher. Additionally, you will be pleased to choose from a variety of options to personalise your kitchen layout, units and lighting.

Upstairs, the bathrooms & bedrooms are designed for comfort benefitting from contemporary white sanitaryware. The thermostatic showers provide adaptable settings for your relaxation alongside the chrome heated electric towel rails that keep things cosy in the colder months. Finally, the two main bedrooms offer fitted wardrobes with sliding mirrored doors as an extra to be negotiated.

Blakers Yard homes are built with energy efficiency at their core. Underfloor heating to the ground floor powered by an airsource heat pump and programmable thermostatic controls keep things comfortable while upstairs is heated by steel radiators.

At Blakers Yard, we understand that the finishing touches make a big difference to your home. Amtico flooring to kitchens, living areas, bathrooms and entrance halls alongside the luxury carpets to stairs and bedrooms complete the neutral décor for you to personalise.

Blakers Yard offers more than just high quality homes—it offers a lifestyle. With its village charm, excellent connections, and beautifully designed properties, this is a rare opportunity to join a welcoming community in one of West Sussex's most desirable locations.

Location

Dial Post is a small, charming hamlet just south of Horsham, offering classic West Sussex countryside living with excellent access, popular pubs, and standout rural attractions. It's a peaceful location with big open fields, a thriving local pub scene, and immediate access to the A24 for quick travel to both Horsham and the coast.

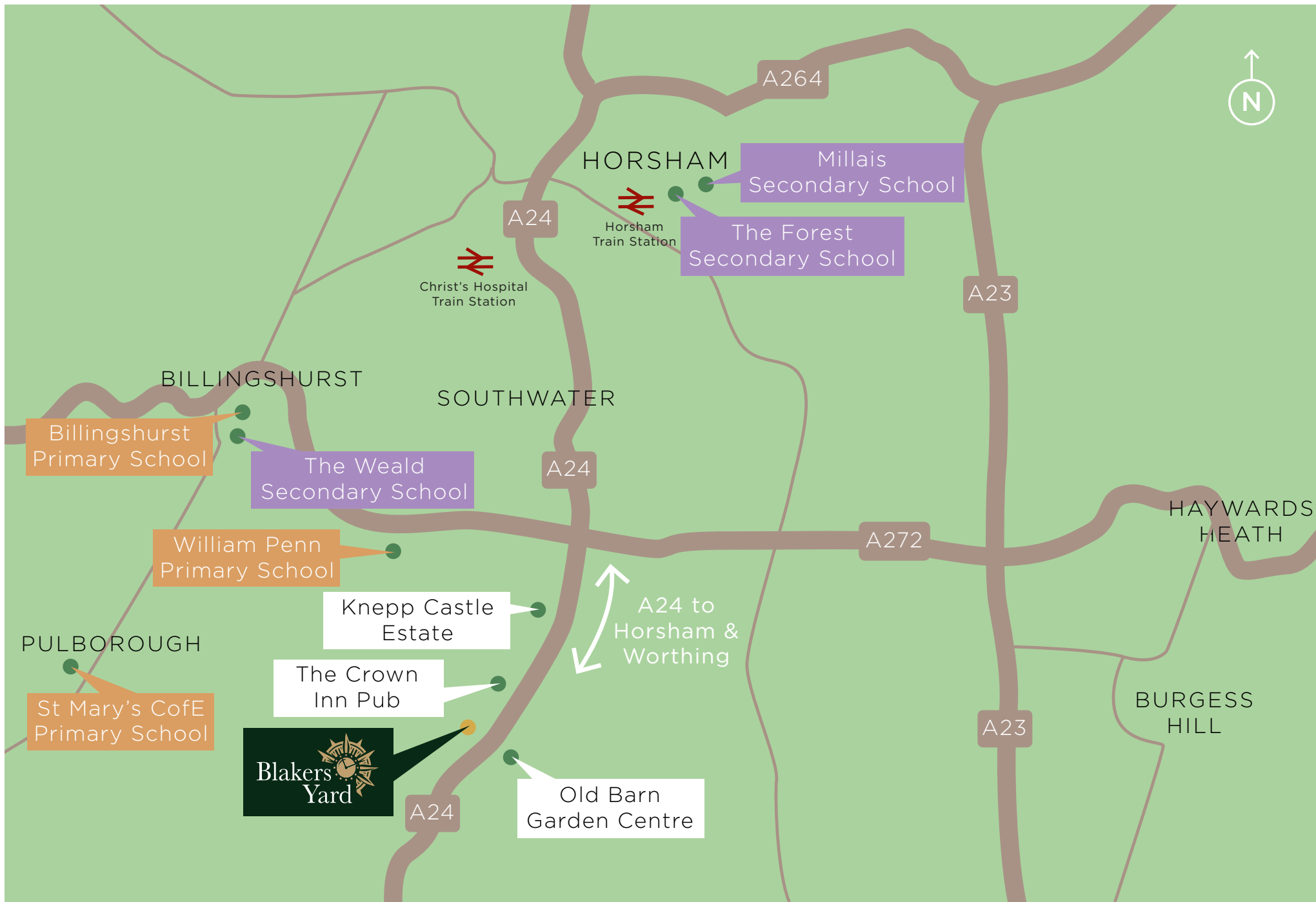
Nearby attractions include The Crown, a beloved family run, award-winning village pub known for its excellent homemade food, real ales, and warm atmosphere, it's extremely popular with both locals and visitors.

Knepp Estate, a nationally famous rewilding project just moments from Dial Post. Visitors come from across the country for wildlife safaris, long walking routes, rare species sightings, and ecological tours.

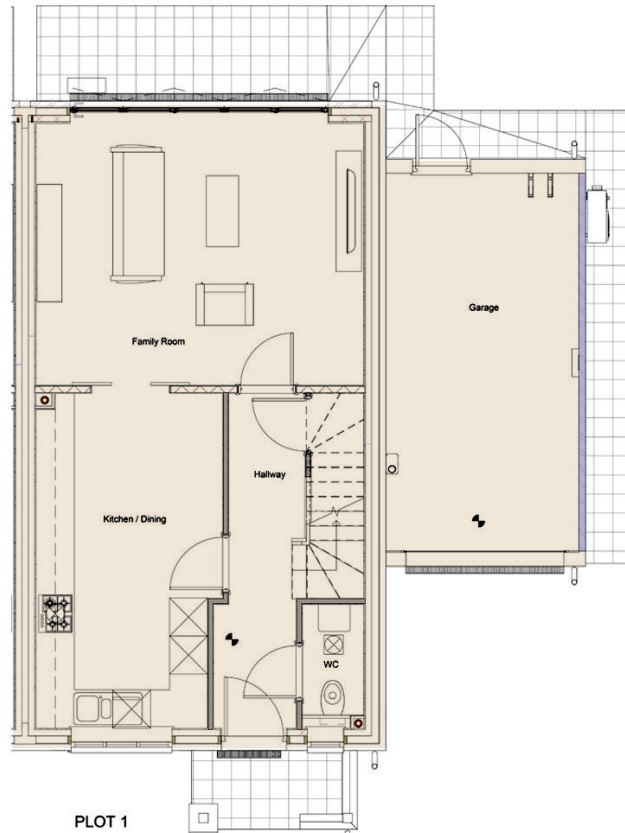
The A24 provides access South to the coast in Worthing, perfect for day trips and North to Horsham, a major market town with shops, restaurants, and rail links.

Dial Post offers the perfect blend of rural tranquillity, excellent pubs, wildlife-rich countryside, and easy access to major routes and towns. With Knepp Estate on the doorstep, a thriving local pub, and strong transport links, it's a highly desirable spot for those seeking countryside living without isolation.





Plot 1



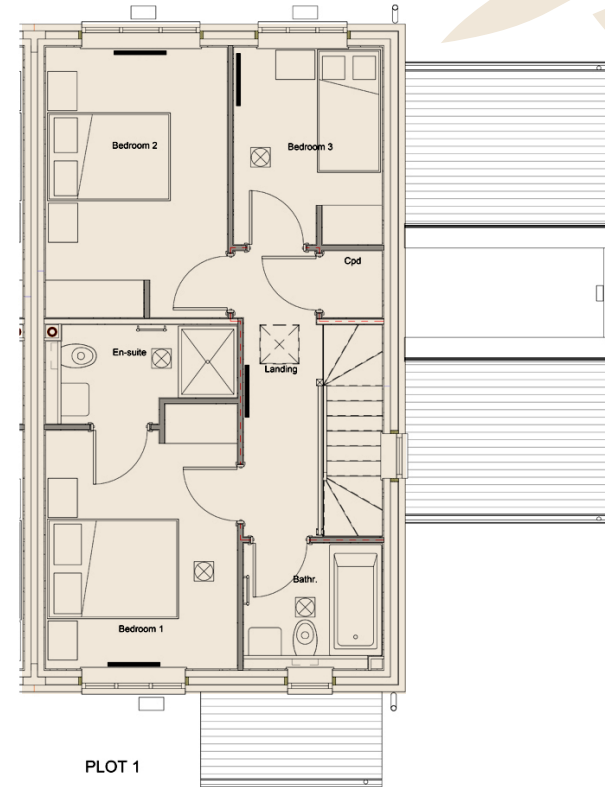
Ground Floor

Entrance Hallway

Living room 5.19m x 4.16m / 17'1" x 13'8"

Kitchen 5.31m x 2.96m / 17'5" x 9'8"

Cloakroom



First Floor

Landing

Bedroom 1 4.10m narrowing to 3.69m x 2.96m / 13'5" narrowing to 12'1" x 9'8"

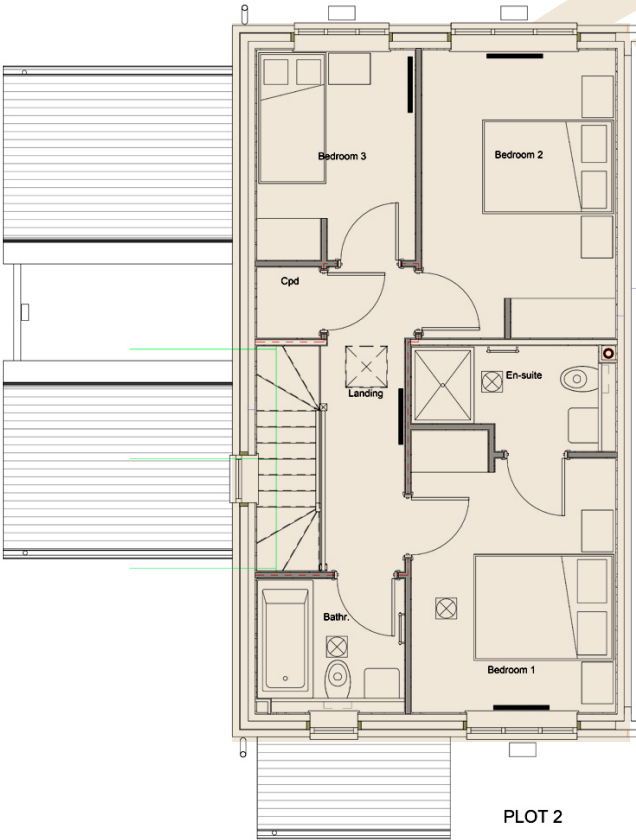
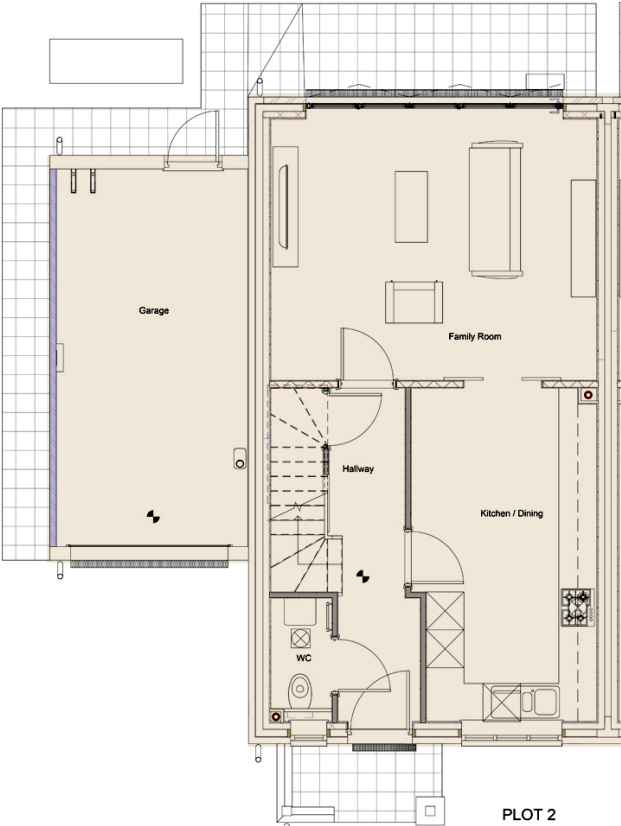
Ensuite

Bedroom 2 4.18m x 2.81m / 13'8" x 9'2"

Bedroom 3 3.06m x 2.31m / 10' x 7'6"

Bathroom

Plot 2



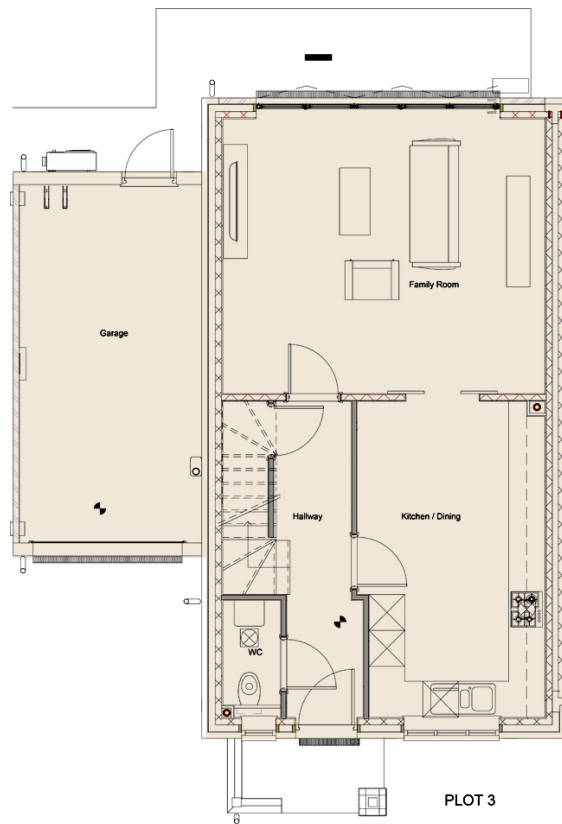
Ground Floor

- Entrance Hallway
- Living room 5.19m x 4.16m / 17'1" x 13'7"
- Kitchen 5.30m x 2.96m / 17'5" x 9'8"
- Cloakroom

First Floor

- Landing
- Bedroom 1 4.10m narrowing to 3.69m x 2.96m / 13'5" narrowing to 12'1" x 9'8"
- Ensuite
- Bedroom 2 4.18m x 2.81m / 13'8" x 9'3"
- Bedroom 3 3.06m x 2.31m / 10' x 7'6"
- Bathroom

Plot 3



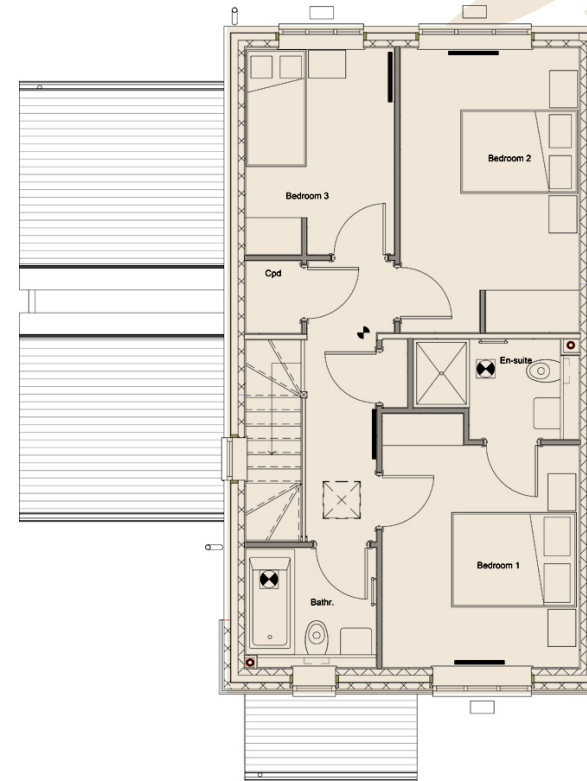
Ground Floor

Entrance Hallway

Living room 4.62m x 5.41m / 15'2" x 17'9"

Kitchen 5.31m x 2.96m / 17'5" x 9'8"

Cloakroom



First Floor

Landing

Bedroom 1 4.12m narrowing to 3.61m x 3.20m / 13'6" narrowing to 11'10" x 10'6"

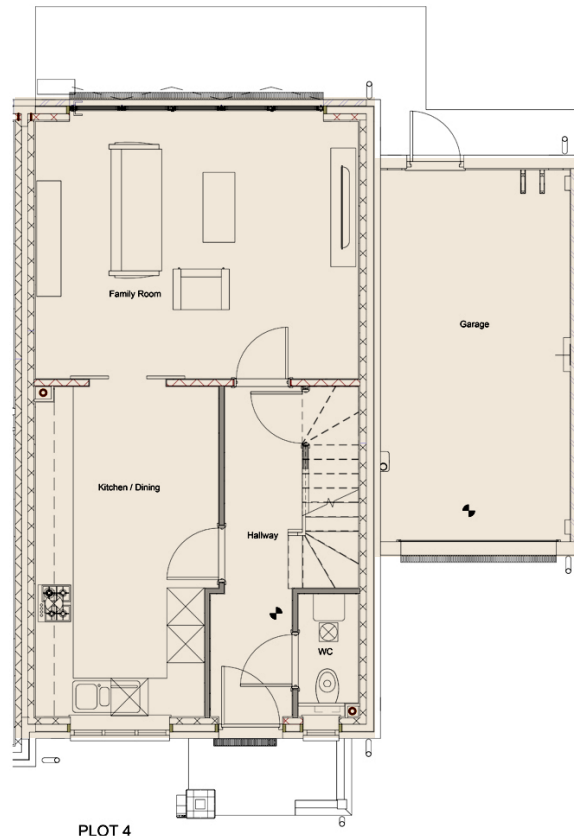
Ensuite

Bedroom 2 4.42m x 2.91m / 14'6" x 9'7"

Bedroom 3 3.36m x 2.43m / 11'1" x 7'11"

Bathroom

Plot 4



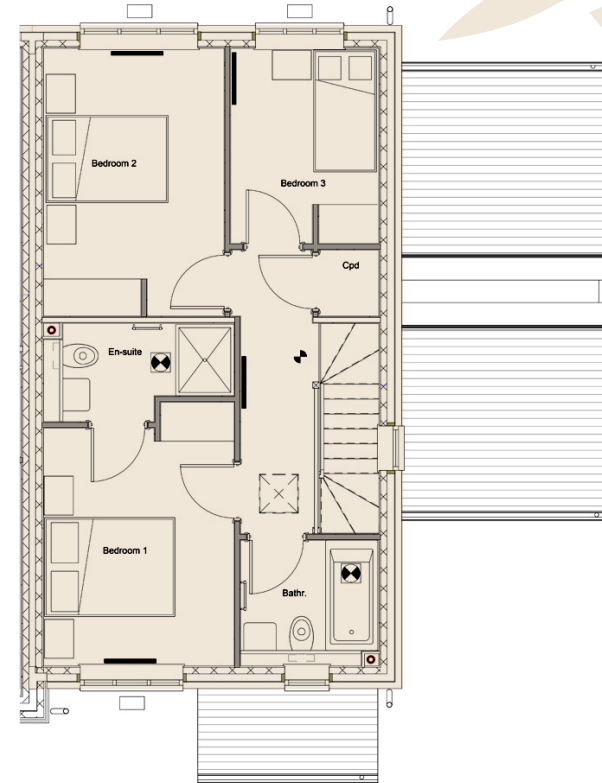
Ground Floor

Entrance Hallway

Living room 4.15m x 5.21m / 13'7" x 17'1"

Kitchen 5.31m x 2.96m / 17'5" x 9'8"

Cloakroom



First Floor

Landing

Bedroom 1 3.70m x 2.96m / 12'2" x 9'8"

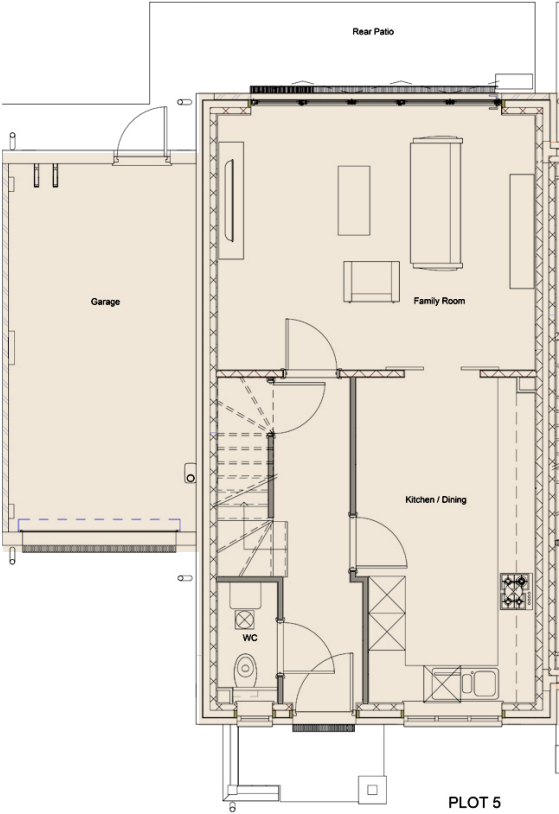
Ensuite

Bedroom 2 4.17m x 2.82m / 13'8" x 9'3"

Bedroom 3 3.05m x 2.32m / 10'0" x 7'7"

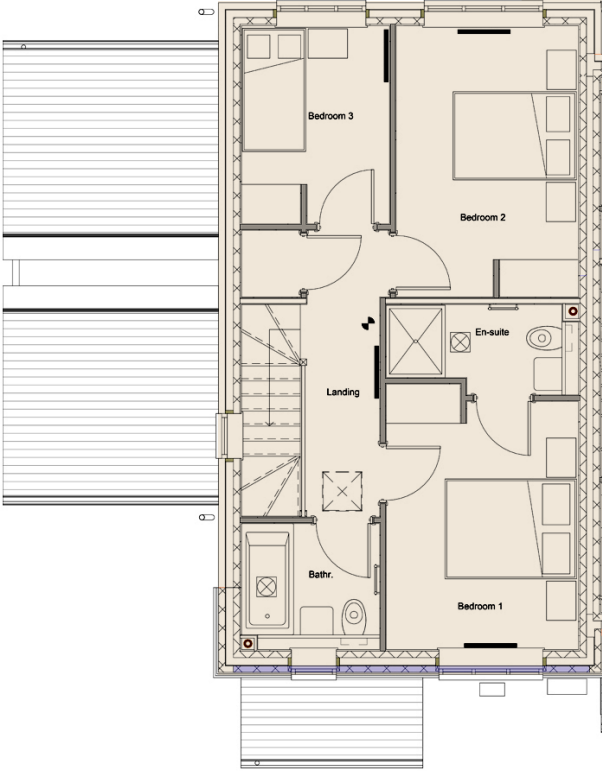
Bathroom

Plot 5



Ground Floor

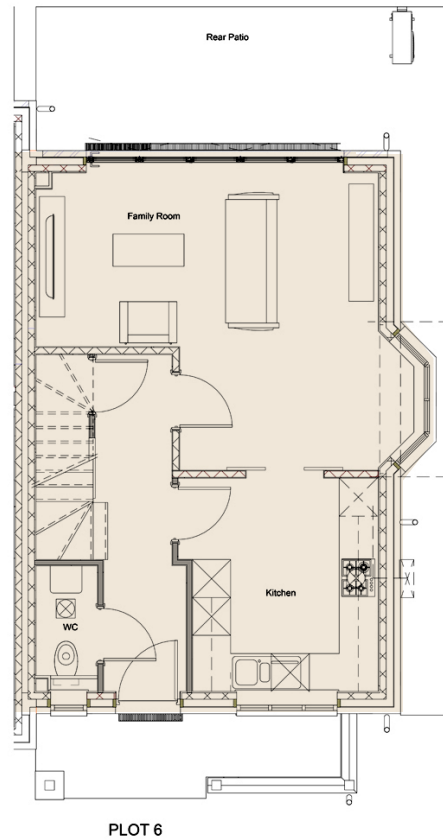
Entrance Hallway	
Living room	4.17m x 5.18m / 13'8" x 17'
Kitchen	5.31m x 2.93m / 17'5" x 9'8"
Cloakroom	



First Floor

Landing	
Bedroom 1	3.83m x 2.97m / 12'7" x 9'8"
Ensuite	
Bedroom 2	4.18m x 2.82m / 13'9" x 9'3"
Bedroom 3	3.06m x 2.30m / 10' x 7'6"
Bathroom	

Plot 6



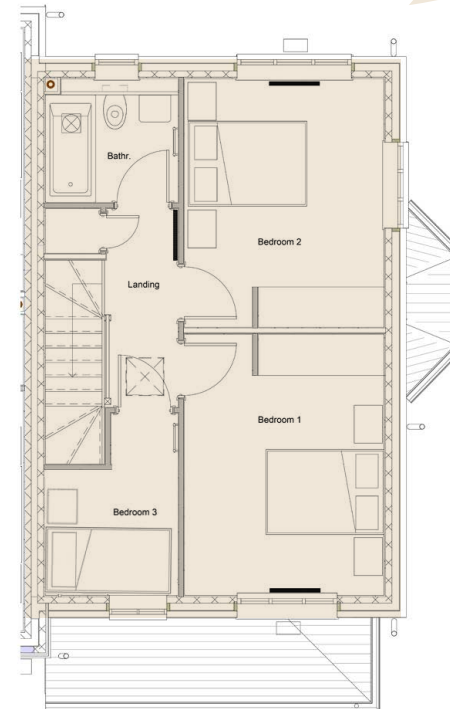
Ground Floor

Entrance Hallway

Living room 4.72m x 5.44m narrowing to 3.16m / 15'6" x 17'10" narrowing to 10'4"

Kitchen 3.40m x 2.96m / 11'2" x 9'8"

Cloakroom



First Floor

Landing

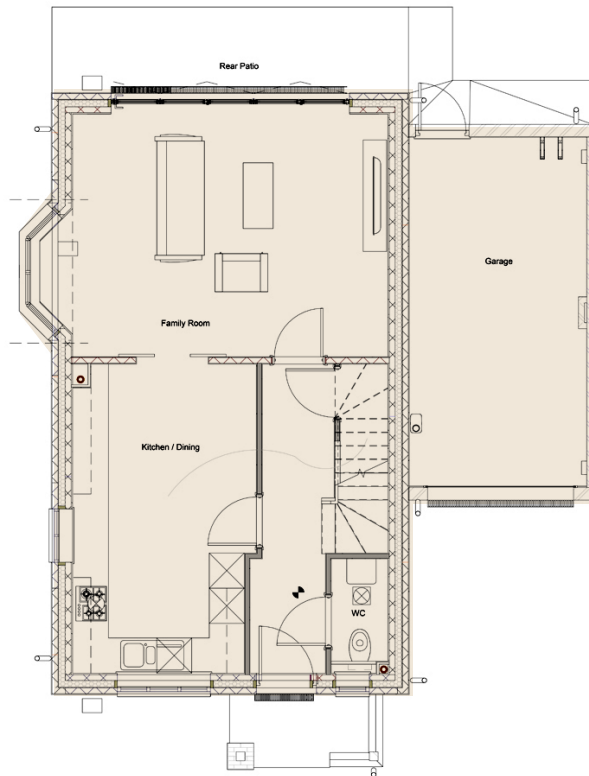
Bedroom 1 4.17m x 3.20m / 13'8" x 10'6"

Ensuite

Bedroom 2 3.97m x 3.20m / 13' x 10'6"

Bathroom

Plot 7



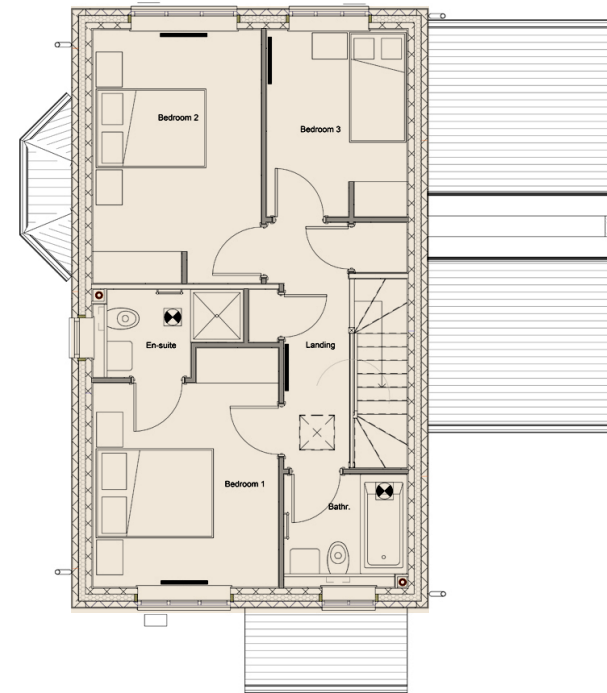
Ground Floor

Entrance Hallway

Living room 4.17m x 5.42m / 13'8" x 17'9"

Kitchen 5.31m x 3.17m / 17'4" x 10'4"

Cloakroom



First Floor

Landing

Bedroom 1 4.12m narrowing to 3.52m x 3.21m / 13'6" narrowing to 11'6" x 10'6"

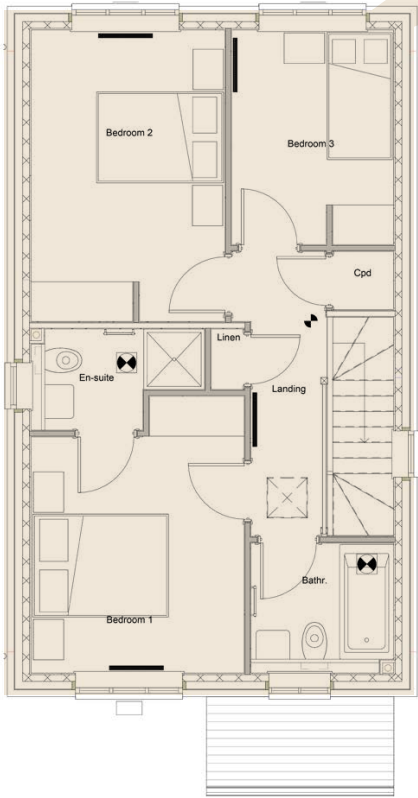
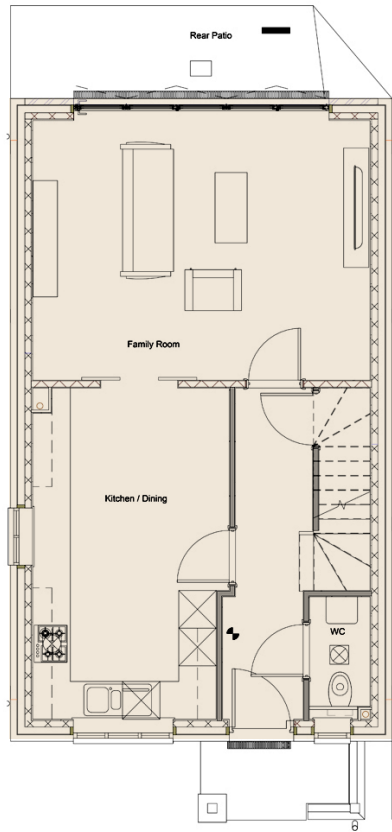
Ensuite

Bedroom 2 4.37m x 2.91m / 14'4" x 9'6"

Bedroom 3 3.24m x 2.43m / 10'7" x 7'11"

Bathroom

Plot 8



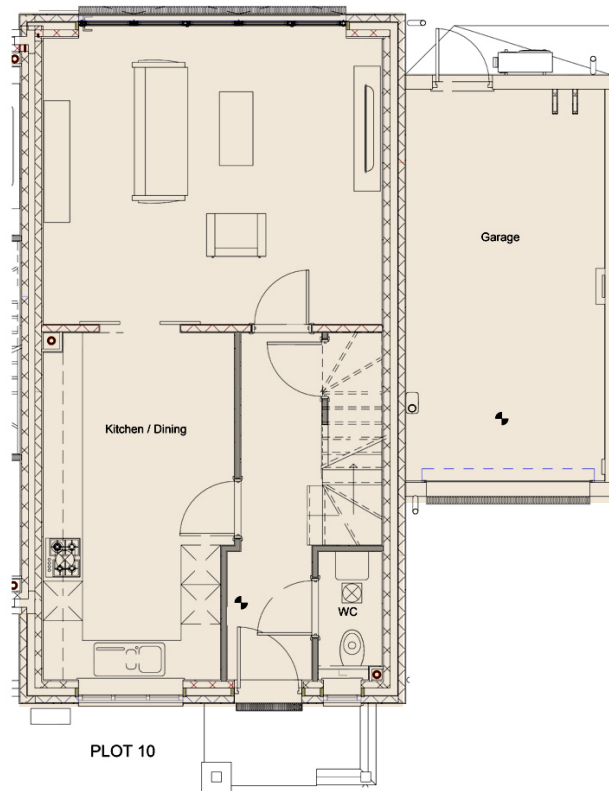
Ground Floor

Entrance Hallway	
Living room	4.17m x 5.41m / 13'8" x 17'8"
Kitchen	5.31m x 2.95m / 17'4" x 9'8"
Cloakroom	

First Floor

Landing	
Bedroom 1	3.69m x 2.97m / 12'1" x 9'8"
Ensuite	
Bedroom 2	3.19m x 2.82m / 10'5" x 9'2"
Bedroom 3	3.06m x 2.31m / 10' x 7'6"
Bathroom	

Plot 10



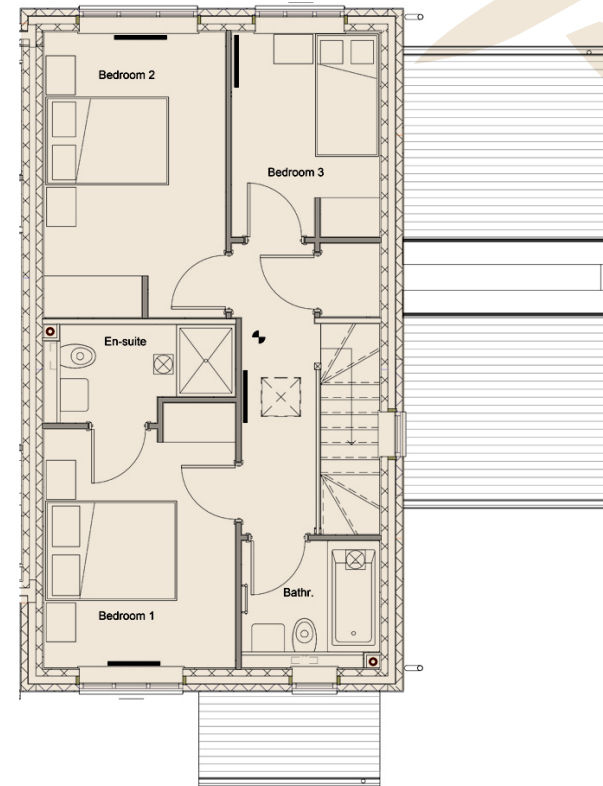
Ground Floor

Entrance Hallway

Living room 4.37m x 5.19m / 14'4" x 17'

Kitchen 5.31m x 2.73m x 17'5" x 8'11"

Cloakroom



First Floor

Landing

Bedroom 1 4.10m x 2.97m / 13'5" x 9'8"

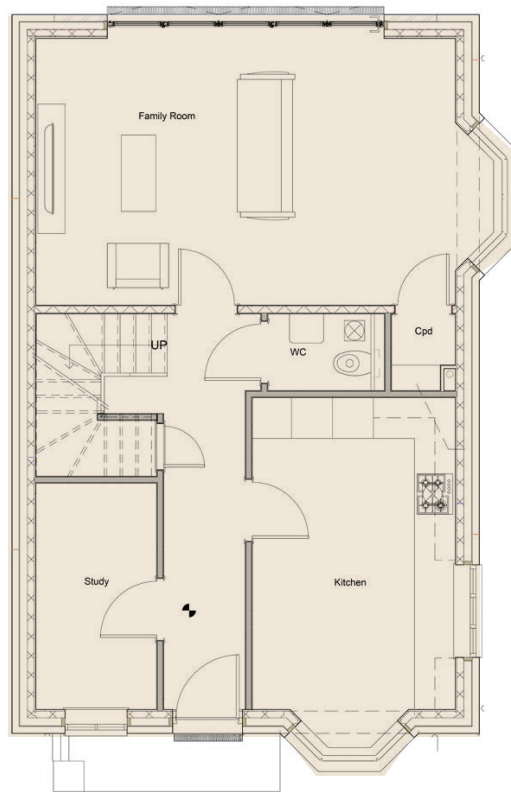
Ensuite

Bedroom 2 4.41m x 2.82m / 14'5" x 9'3"

Bedroom 3 3.18m x 2.23m / 10'5" x 7'4"

Bathroom

Plot 11



Ground Floor

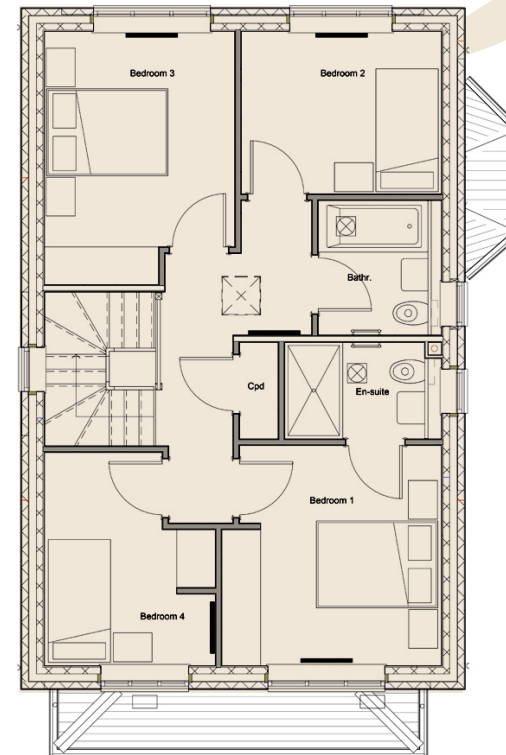
Entrance Hallway

Living room 3.97m x 6.20m / 13' x 20'4"

Kitchen 4.62m x 3.02m / 15'2" x 9'10"

Study 3.36m x 1.81m / 11' x 5'11"

Cloakroom



First Floor

Landing

Bedroom 1 3.46m x 3.44m / 11'4" x 11'3"

Ensuite

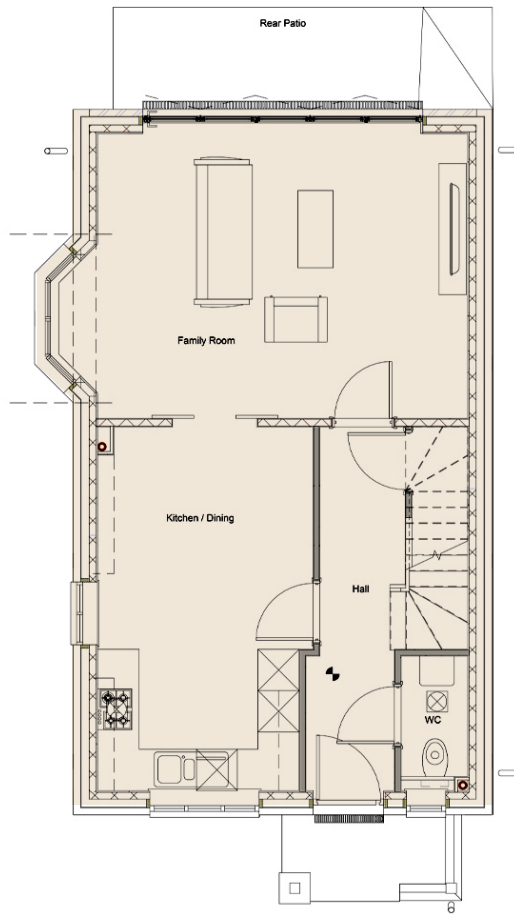
Bedroom 2 2.56m x 3.14m / 8'4" x 10'3"

Bedroom 3 3.97m narrowing to 3.38m x 2.98m / 13' narrowing to 11'1" x 9'9"

Bedroom 4 3.35m x 2.68m / 10'11" x 8'9"

Bathroom

Plot 12



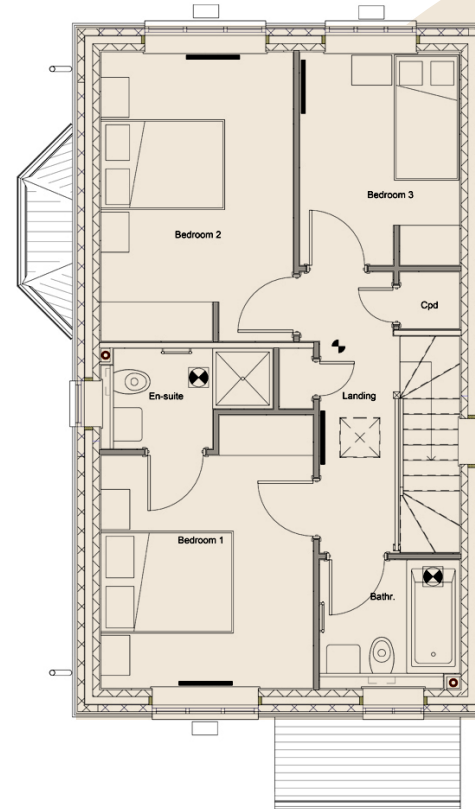
Ground Floor

Entrance Hallway

Living room 4.17m x 5.41m / 13'8" x 17'8"

Kitchen 5.31m x 3.16m / 17'4" x 10'4"

Cloakroom



First Floor

Landing

Bedroom 1 4.12m narrowing to 3.52m x 3.21m / 13'6" narrowing to 11'6" x 10'6"

Ensuite

Bedroom 2 4.36m x 2.91m / 14'3" x 9'6"

Bedroom 3 3.23m x 2.43m / 10'7" x 7'11"

Bathroom

Specification

GENERAL

- Landscaped front gardens
- Turfed rear gardens with paved patio areas
- External lighting to front and rear
- External water tap
- Allocated parking, driveway or garage
- Ability to add Electric vehicle charging point
- Covered by a 10-year structural warranty (NHBC / LABC / equivalent)
- Target EPC rating: A or B (plot dependent)
- Combination of brickwork, render and feature tile hanging (plot dependent)
- High-performance double-glazed windows, with bi fold doors
- Composite front doors with multi-point locking
- Secure rear access doors from garage to the garden where applicable
- Smooth plastered walls and ceilings throughout
- Quality internal doors with chrome ironmongery
- MDF skirting boards and architraves fitted throughout

KITCHEN & UTILITY AREAS

- Modern fitted kitchen design from Alexander Kitchens with soft-close cupboards and drawers
- Ability to personalize your kitchen design and add more units and lighting
- Durable worktops with matching upstands or splashbacks
- Integrated appliances including BOSCH oven, hob and extractor hood
- Integrated BOSCH fridge/freezer and dishwasher
- Stainless steel sink with chrome mixer tap

BEDROOMS

- Fitted wardrobes with sliding mirrored doors are offered as an extra subject to negotiation for the two main bedrooms

BATHROOMS & EN SUITES

- Contemporary white sanitaryware throughout
- Half tiled walls to bath
- Fully tiled walls to enclosed shower areas
- Thermostatic showers
- Chrome heated electric towel rails
- Vanity units and mirrors where fitted

HEATING, HOT WATER & ENERGY

- Energy-efficient quiet operation Vaillant aroTHERM 3.5kw Air Source heat pump with 200 litre heat pump cylinder with sensoComfort thermostat
- Underfloor heating to ground floor
- Steel Radiators on first floor
- Programmable thermostat controls
- High-efficiency hot water system
- The properties benefit from Mechanical Ventilation with Heat Recovery

ELECTRICAL & LIGHTING

- LED downlights to kitchens, bathrooms and hallways
- Pendant lighting to living rooms and bedrooms
- TV and data points to living areas and bedrooms
- Mains-powered smoke and heat detectors

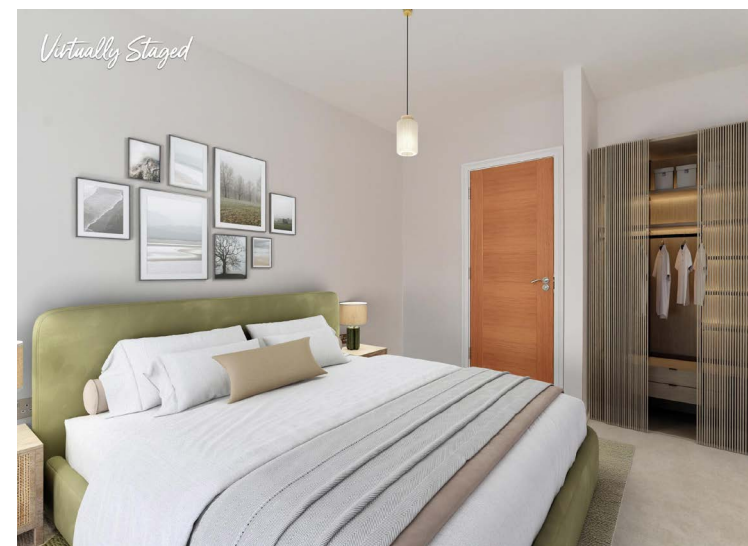
FLOORING

- Amtico flooring to kitchens, living areas, bathrooms and entrance halls
- Luxury carpet to stairs and bedrooms



Site Plan





cubitt&west
Land & New Homes

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southwater@cubittandwest.co.uk

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.")