

WARBLERS LODGE

WESTERGATE STREET · WOODGATE · WEST SUSSEX · PO20 3SQ



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A brand-new home of brick, dark feathered timber and clay tile — built deliberately, finished to a standard, and certified EPC A.

WARBLERS LODGE · WOODGATE

*Photographed in-situ. Floor plan drawn to indicative scale; area in sq ft.
Marketed by Ross Margetts, brokered by eXp UK, Thakeham, West Sussex.*

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Warblers Lodge

WOODGATE, WEST
SUSSEX

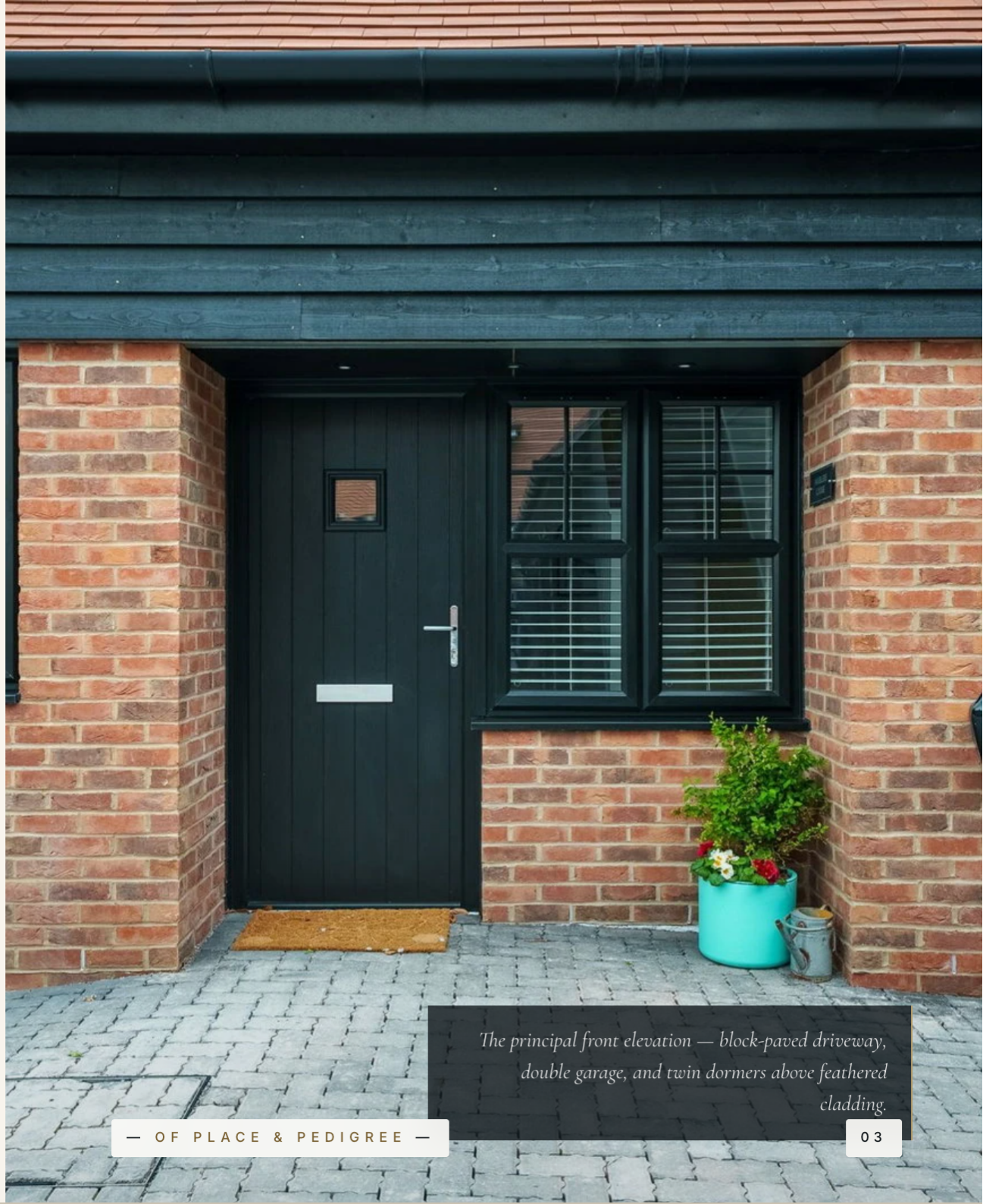
Westergate Street · PO20 3SQ · Offers in Region Of
£700,000

BEDROOMS	BATHROOMS	RECEPTIONS	INTERNAL	EPC
3/4	3	2	1,595 sq ft	A

Warblers Lodge sits at the end of a private lane in Woodgate, between Chichester and the coast. Red brick at ground level, dark feathered timber cladding above, a clay-tiled roof with twin dormers — it carries the bearing of a rural lodge rather than a suburban new-build, and that feeling carries through the moment you step inside. Young trees and freshly planted hedging line the approach; the block-paved driveway opens into a generous turning area in front of the double garage.

Inside, the deliberate decisions read everywhere — herringbone hall floor, a 22-foot kitchen, breakfast and dining room with a full Bosch suite, an air-source heat pump and 4.5 kW solar PV that together deliver an **EPC rating of A**, and a 10-year Build-Zone warranty on the structure itself. The home is finished, warranted, and performing exactly as designed: ready to be lived in from day one.

WARBLERS LODGE · WOODGATE



The principal front elevation — block-paved driveway, double garage, and twin dormers above feathered cladding.

A home *at ease*

The kitchen, breakfast and dining room is the heart of it — over twenty-two feet long, with a different character at every hour of the day.

Dark shaker cabinetry, white stone worktops, a feature splash-back, an induction hob and a full suite of Bosch appliances surround a generous central island. The dining table sits between the island and the sliding doors, so meals always feel connected to the garden beyond. At the far end the room comfortably takes a sofa or armchair, making it the space the household gravitates towards from morning through to evening.

Behind the kitchen, a separate **utility room** matches the cabinetry in finish and houses the laundry, sink and additional storage. Off the hall, the **sitting room** offers genuine contrast — double aspect, with the scope for a wood burner as a focal point, carpet underfoot, and the quieter, more settled feel of a separate reception.



The island. Stone worktops, induction hob, full Bosch suite, built around a generous central run.



The dining end. Herringbone flooring runs through to the sliding doors and the terrace beyond.



The sitting room. Carpet underfoot, double aspect, scope for a wood burner — a quieter second register.

Hall, hearth & reception



The entrance hall sets the tone immediately — herringbone flooring, a white-painted staircase, an oak handrail.

Off the hall, the **sitting room** opens with double-aspect glazing and the scope for a wood burner as a focal point — carpet underfoot, a quieter second register, and the kind of separation that simply makes a home more liveable than one without it. A further **flexible ground-floor reception**, currently dressed as a study, adapts to whatever the household needs: home office, playroom, or a proper bedroom for guests or family who prefer not to manage stairs. Its own shower room sits alongside, making it genuinely self-contained — the home's three-bedroom plan reads four when needed.



Bedrooms & *baths*

Three bedrooms upstairs, three bathrooms across the home — anchored by a vaulted principal suite under the dormer.

Upstairs, the **principal bedroom** runs to over fifteen feet, with a vaulted ceiling drawn up into the dormer above and an en-suite shower room alongside. Bedroom two is a generous double; bedroom three comfortably accommodates a full bed and furniture.

3/4 bedrooms

PLUS THE GROUND-FLOOR FLEXIBLE ROOM WITH ITS OWN SHOWER

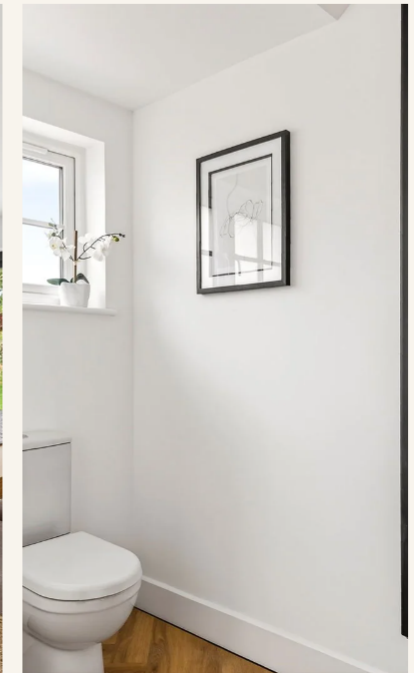
3 bathrooms

TWO EN-SUITE, ONE FAMILY — ALL NEWLY FITTED

1,595 sq ft

TOTAL INTERNAL AREA, PRINCIPAL HOME

The **family bathroom** is one of the highlights of the house — a full bath, a herringbone floor, marble-effect tiling, a Velux skylight flooding the vaulted ceiling with daylight, and a dark ladder towel rail. *For a new-build bathroom, the level of finish here is worth pausing on.*





Red brick at ground level, dark feathered timber cladding above, a clay-tiled roof — the bearing of a rural lodge, not a suburban new-build.

WARBLERS LODGE · WOODGATE

CHAPTER V · BUILT TO A STANDARD

Specified, *not* *value-engineered*

EPC A by design, finished to a standard at every decision — the materials, the energy systems, the kitchen, the bathrooms.

The energy systems were central from the start. An **air-source heat pump** drives **underfloor heating** throughout the ground floor; a **4.5 kW solar PV array** generates electricity from the roof. Together they deliver the EPC A rating — and a monthly cost of running the home that looks very different to an equivalent four-bedroom house nearby. A **10-year Build-Zone structural warranty** sits behind the build itself. *It isn't a box-tick; it's a lived difference every month.*

ENERGY RATING

EPC A — top bracket

HEATING

Air-source heat pump ·
underfloor

SOLAR PV

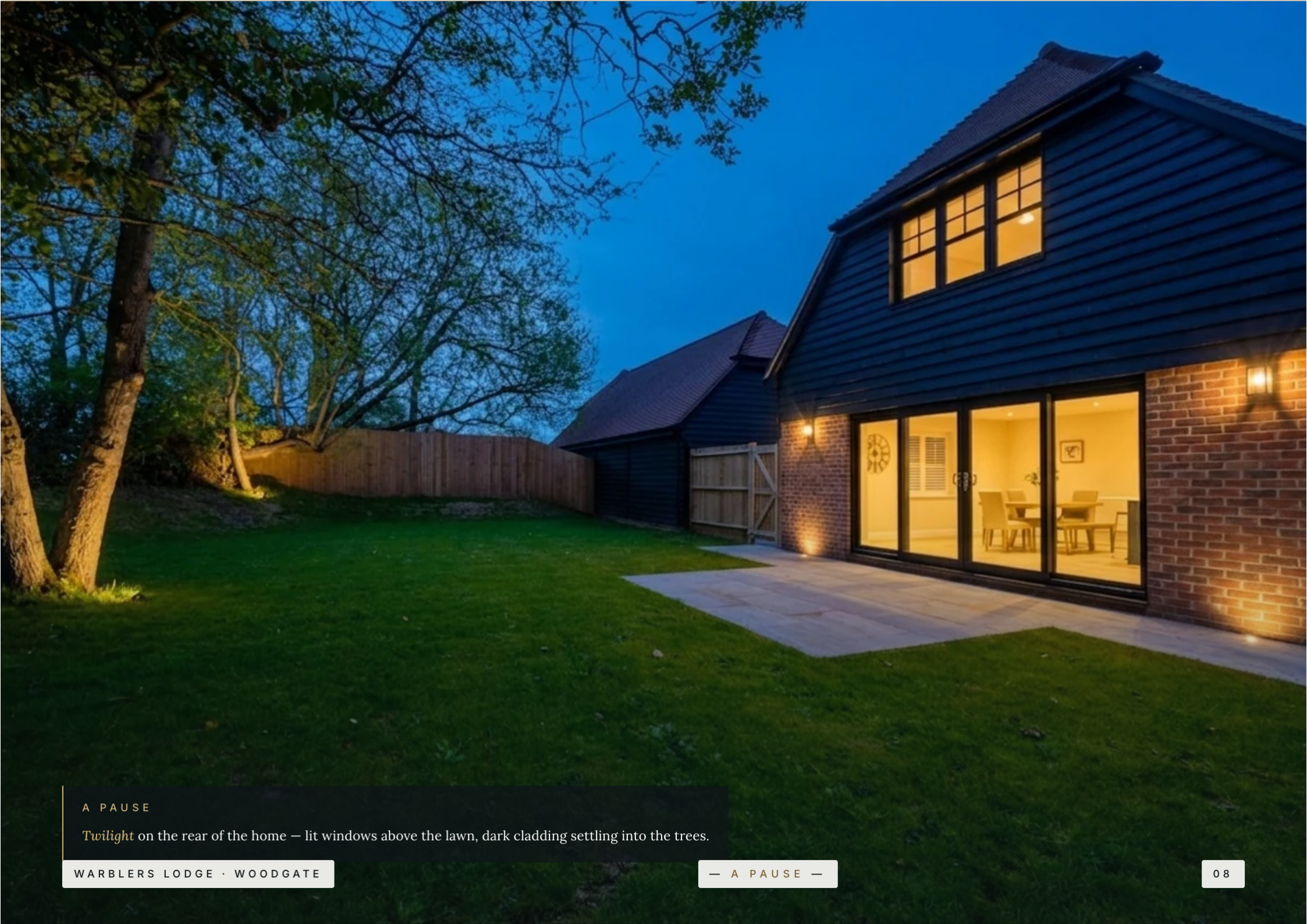
4.5 kW roof-mounted array

WARRANTY

10-year Build-Zone structural
cover

— BUILT TO A STANDARD —

07



A PAUSE

Twilight on the rear of the home — lit windows above the lawn, dark cladding settling into the trees.

Garden, plot & ancillary



The *rear* garden

An enclosed lawn bordered by mature trees, leading directly from the paved terrace off the kitchen-dining sliding doors – private, immediately usable.

The *front* & approach

The garden continues around to a secluded area screened by established laurel – a sense of seclusion from the lane that most new-builds never achieve.

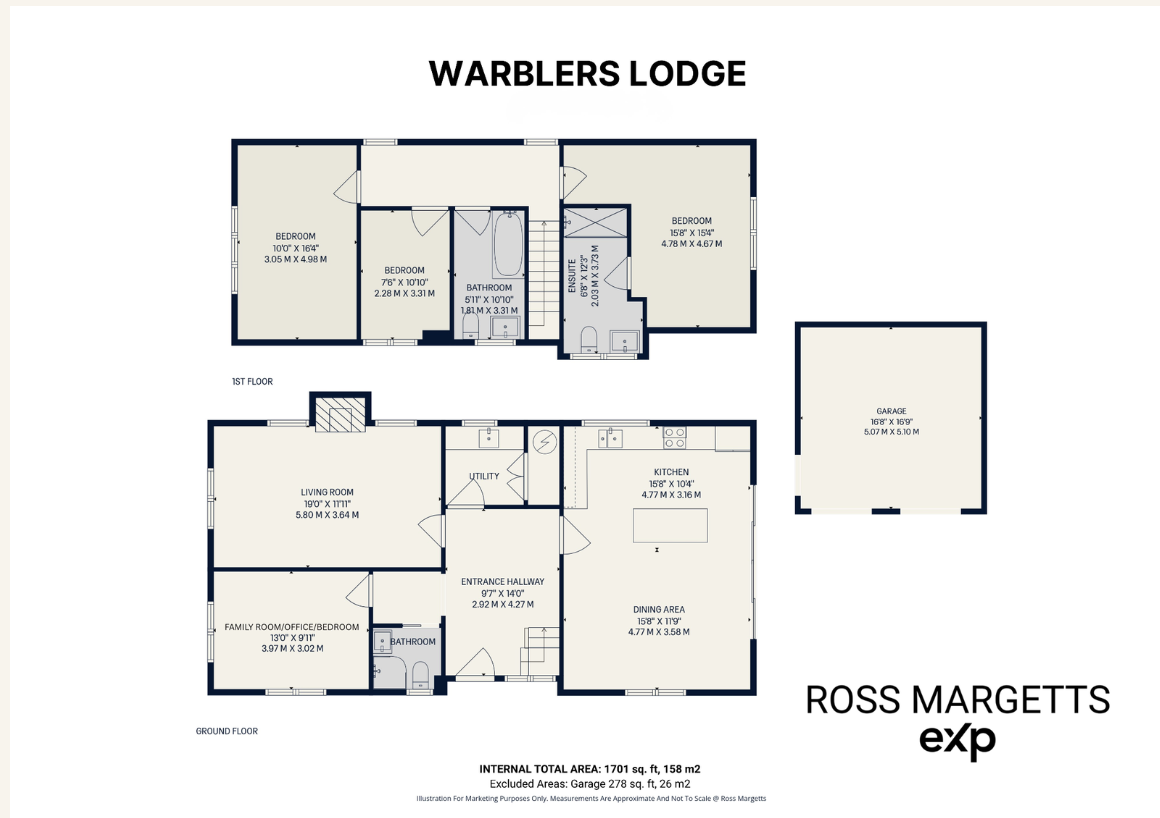
The *double* garage

Useful storage and secure parking. Generous proportions represent further potential – home office, gym, ancillary accommodation – subject to the necessary consents.

Setting & outlook

Woodgate sits between Chichester and Bognor Regis. Barnham station for direct services to London Victoria; the A27 for the coast in both directions. Goodwood and Chichester harbour close by.

All floors *at a glance*

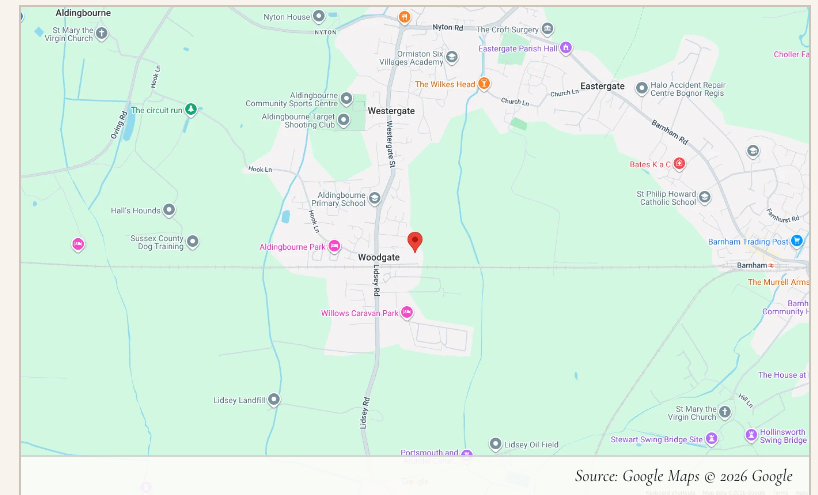


Total internal area · 1,595 sq ft · 148 m²

DETACHED NEW-BUILD · GROUND & FIRST FLOOR · DOUBLE GARAGE

PARTICULARS

- i Brand-new detached home, finished and ready to occupy from day one
- ii 10-year Build-Zone structural warranty in place
- iii EPC rating A — air-source heat pump, underfloor heating, 4.5 kW solar PV
- iv 22-foot kitchen, breakfast and dining room with full Bosch suite and stone worktops
- v Three bathrooms, including a vaulted family bathroom with Velux skylight
- vi Ground-floor flexible reception with adjacent shower room — annexe-style use
- vii Double garage and block-paved driveway with allocated guest parking
- viii Private lane approach with mature screening from the road



Energy & environment · EPC A

Material information

Provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markets, Competition and Consumers Act 2024, and National Trading Standards guidance on material information in property listings.

PART A · MATERIAL TO ALL TRANSACTIONS

Guide Price	Offers in Region Of £700,000
Tenure	Freehold (typical for new-build; confirmed at exchange)
Reference	RM1298
Council Tax Band	TBC — first valuation pending
Local Authority	Arun District Council
Property Type	Detached, brand-new build
Bedrooms	3 (with a 4th flexible reception)
Bathrooms	3
Receptions	2 (sitting room + open-plan kitchen-dining)
Floor Area	1,595 sq ft · 148 m ²
Heating	Air-source heat pump · underfloor throughout
Electricity	Mains, supplemented by 4.5 kW solar PV
Hot Water	Heat-pump unvented cylinder
Broadband	TBC — refer to Ofcom checker for PO20 3SQ
Mobile Signal	TBC — refer to Ofcom checker
Parking	Double garage + block-paved drive · allocated guest space
EPC	A

PART B · WHERE APPLICABLE

Building Safety	10-year Build-Zone structural warranty in place
Restrictive Covenants	TBC — refer to title
Rights of Way	Private lane access — TBC
Easements	TBC
Listed Building	No
Conservation Area	TBC — refer to Arun DC
Tree Preservation	TBC — refer to Arun DC
Accessibility	Ground-floor bedroom + adjacent shower room — single-level living possible
Water Supply	Mains
Sewerage	TBC — mains or private; vendor to confirm
EV Charging	TBC — provision recommended at the double garage
Solar PV	4.5 kW roof-mounted array

PART C · ADDITIONAL MATERIAL FACTS

Flood Risk, Rivers & Seas	TBC — refer to Environment Agency
Flood Risk, Surface Water	TBC — refer to Environment Agency
Coastal Erosion	Inland — not applicable
Planning	Built under planning consent (Arun DC); copies on request
Construction	Brick to ground floor, timber-frame above with feathered timber cladding
Structural	10-year Build-Zone warranty in place; no known concerns
Subsidence	No known concerns
Damp	No known concerns — new build
Asbestos	Not present — new build
Japanese Knotweed	No known concerns
Mining	Not in mining area
Heating	Air-source heat pump operates differently to gas — system note handover briefing on viewing
Build completion	Recently completed; ready to occupy

ROSS MARGETTS **exp**

Arrange a viewing of *Warblers Lodge*

A 1,595 sq ft brand-new detached home of brick, dark feathered timber and clay tile — three bedrooms, three bathrooms, EPC A, set on a private lane between Chichester and the coast. Best understood in person.

THE AGENT

Ross Margetts

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WATCH THE
video tour

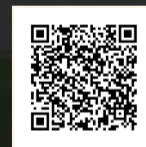
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THE OFFICE

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Pulborough, West Sussex RH20 3QX



VIEW THE
full listing

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