

EARNLEY GROVE

CHICHESTER PO20



BRICS



INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT

The charm of the past,



the comfort of today

SHORTLISTED FOR
THE HOUSING DESIGN
AWARDS 2025,
EARNLEY GROVE IS A
LOVING TRIBUTE TO
THE HERITAGE OF
THE HISTORIC
VILLAGE FROM
WHICH IT TAKES
ITS NAME.

A development of just 30 three, four and five bedroom homes neighbouring the RSPB Medmerry nature reserve, its design pays a distinctly contemporary homage to the area's agricultural roots.

The local palette of coursed pebble walls and brick quoins is complemented perfectly with stylish black windows. The zinc and clay roofs echo the forms of local houses and barns. The interiors, however, are the best of modernity – seamlessly blending traditional quality with comfort and convenience to create spaces that enhance life in every way.



[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

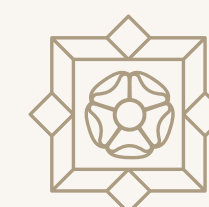
Bringing integrity, beauty and belonging back to modern housebuilding

OPERATING ACROSS THE
SOUTH OF ENGLAND, AT
BRICS, WE TAKE A
DELIBERATELY DIFFERENT
APPROACH TO THE PLACES
WE CREATE.

An approach that combines architectural sensitivity with enduring craftsmanship, to create homes that truly belong to their location, while of course offering the luxury our buyers are looking for.

Having such a design-centric vision touches every aspect of how we work. Every decision, from land selection to materials and interior layout is made with care, balance and a belief that design should serve both place and person.

The end result of which is that instead of being just another housebuilder, we are a maker of individuality. We work with the best architects and designers to craft the best homes in the best locations. Homes that are uniquely BRICS.



BRICS

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

Designed for the now, while respecting the past

BROUGHT TO LIFE BY **JOHN PARDEY ARCHITECTS**, A MULTIPLE AWARD-WINNING PRACTICE WHICH SPECIALISES IN BESPOKE HOMES AND UNIQUE RESIDENTIAL HOUSING SCHEMES, EARNLEY GROVE ITSELF WAS SHORTLISTED AT THE HOUSING DESIGN AWARDS 2025.



Praised for the way that its design acknowledged its setting, while establishing its own character and identity, the development is best described as a modern interpretation of a verdant Sussex village lane.

By taking the time to really analyse and understand the materials and forms of local buildings, traditional pebble and brick cottages and timber barns have been reimagined in ways that make Earnley Grove feel both new and already of the place.

Community is another important aspect of the vision. Every part of the site that is not a private garden has been designed for everyone to use. The green near the Earnley's 13th-century church is a space for the whole of village to relax in, play in and even hold fêtes in.

The bench-lined lane that leads through the development from the green culminates in a woodland park that's a secret oasis for the community and nature - with fallen trees, meadowland, a pond-dipping deck and new friends waiting to be discovered.

jpa



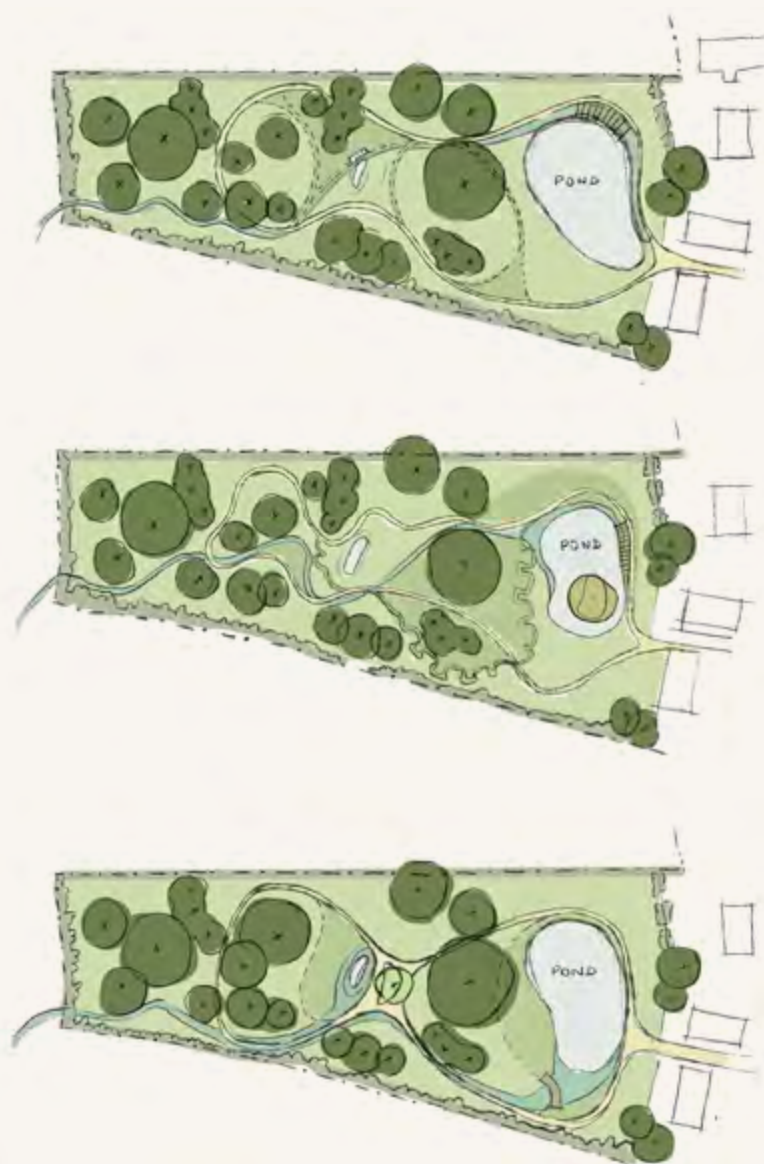
"Historic villages like Earnley weren't designed for cars. So using planting, and designing outbuildings that help to reduce the impact of cars in the shared lane, was key to creating a sense of place that's verdant, layered and modern."

CARL GULLAND
DIRECTOR
JOHN PARDEY ARCHITECTS

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

A natural landscape where people, place and nature come together

AS WELL AS A VILLAGE GREEN AND ORCHARD COPSE, A WOODLAND PARK IS BEING CREATED AT THE REAR OF THE DEVELOPMENT.

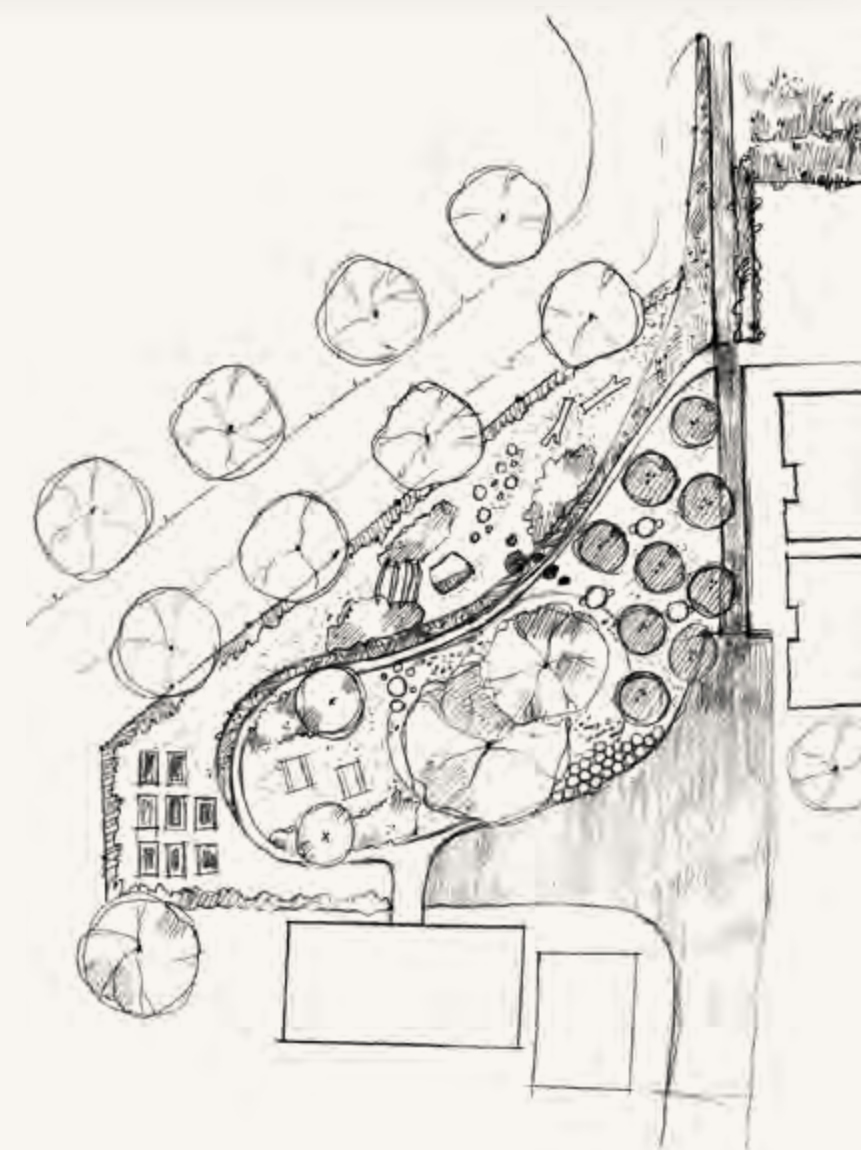


“Earnley Grove clearly shows how thoughtful, landscape-led design can create places that are environmentally resilient, socially connected and deeply rooted in their local character.”

ROB BESWICK
FOUNDER & DIRECTOR
BD LANDSCAPE ARCHITECTS

The vision for the park, and the landscaping as a whole, was created by **BD Landscape**, an award-winning practice whose belief in contemporary sustainable design and creative ecology has played a key role in ensuring that Earnley Grove felt like a natural extension to this historic village, not a new build bolt-on.

To create the feeling of a meandering lane, hard landscape was minimised though generous informal planting and grass-permeable paving. Existing mature trees were retained and complemented with native hedgerows, woodland planting, orchard trees and species-rich meadows, framing views and giving the impression that it's evolved naturally over time.



While the surrounding landscape was a key inspiration, so too was Earnley itself. The new green, orchard copse and enhanced parkland are reinterpretations of traditional village features – created to support the local community by providing spaces for recreation, social interaction and connection with nature.





INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

CONTACT

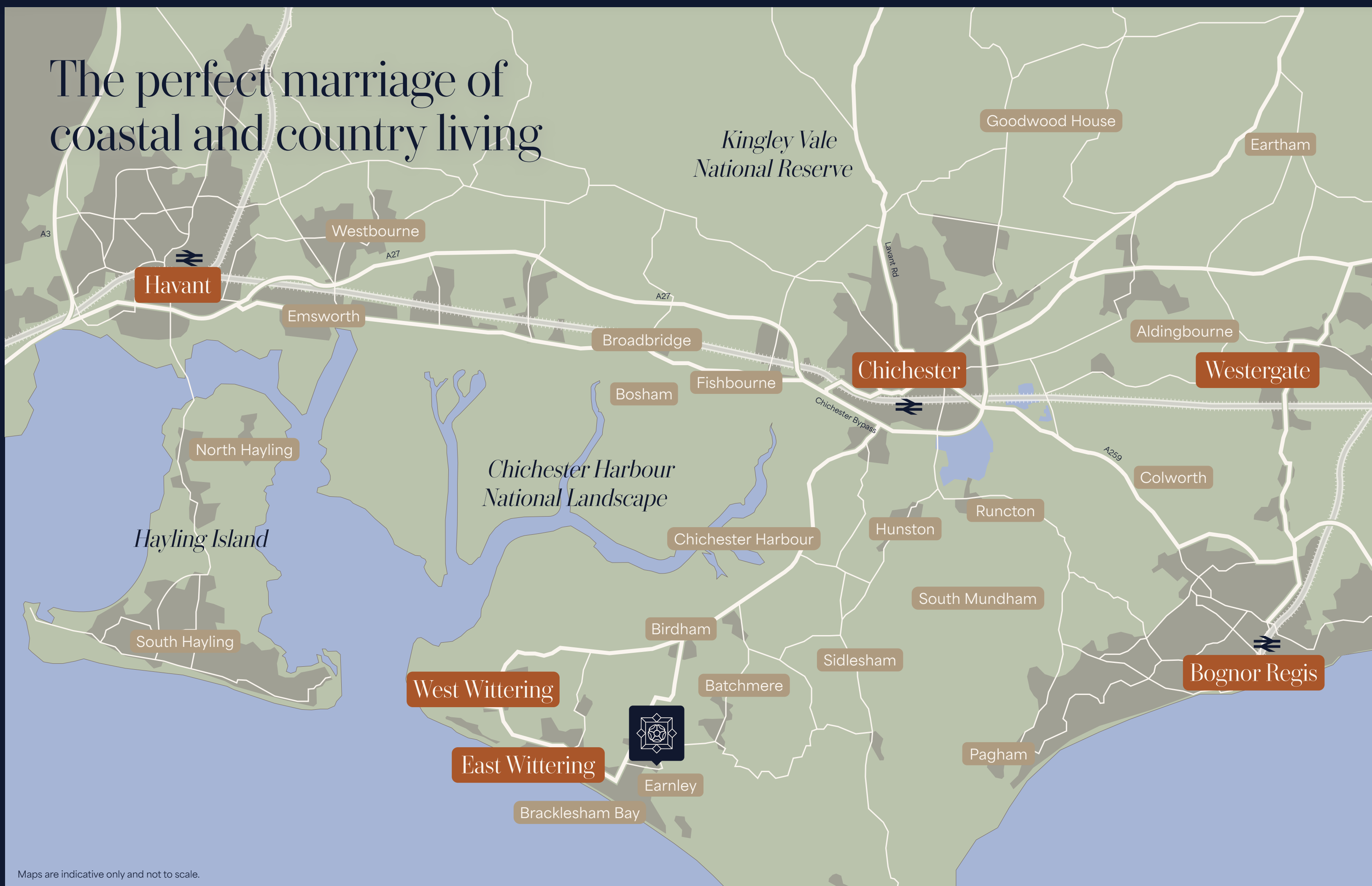
EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

The perfect marriage of coastal and country living



Maps are indicative only and not to scale.

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[CONTACT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)

An idyllic refuge that's surrounded by life

MOMENTS FROM THE
WITTERINGS, ONE OF
EARNLEY GROVE'S
GREATEST ASSETS IS ITS
INLAND LOCATION.

Being set back from the sea, it avoids the coastal throng, maintaining its sense of rural tranquillity. The shops, pubs, restaurants and picturesque beaches of Bracklesham Bay, East Wittering and West Wittering are on your doorstep, but when you enter the development you'd never know.

The cathedral city of Chichester is also easy to reach. As well as rail services to other South Coast towns and cities, and Central London, it puts a great selection of shopping, dining, cultural and educational options a short drive away. Add to this how simple it is to explore the South Downs and Chichester Harbour, rest assured, these are homes that allow you to live life at whatever pace you like.





INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT

SUPERMARKETS & FOOD STORES

- 1 Co-op
- 2 The Grocery
- 3 AS Wallace Butchers
- 4 Knead Bakery
- 5 Something Fishy
- 6 The Fisherman's Hut
- 7 Tessiers Butchers

RESTAURANTS & CAFES CONT.

- 19 Beach Cafe
- 20 Rosario's
- 21 Ground
- 22 GOAT Coffee Co.
- 23 Brownie Bay Cafe
- 24 Drift-In Surf Cafe
- 25 Madhu-Ban Tandoori

ESSENTIALS

- 8 Boots Pharmacy
- 9 Witterings Dental Practice
- 10 The Witterings Medical Centre
- 11 Bracklesham Bay Post Office

HEALTH & FITNESS

- 26 West Wittering Cricket Club
- 27 Birdham Cricket Club
- 28 Nook Yoga Studio
- 29 Wittering Fitness
- 30 Newlove Fitness
- 31 Cakeham Stables

PUBS

- 12 The Lamb Inn
- 13 The Wittering
- 14 The Shore Inn
- 15 The Pond Barn

RESTAURANTS & CAFES

- 16 Drifters
- 17 The Boulevard
- 18 The Beach Club

SAILING & WATERSPORTS

- 32 Chichester Marina
- 33 Birdham Pool Waterside & Marina
- 34 Itchenor Sailing Club
- 35 2XS
- 36 Get Kiteboarding
- 37 Surfs SUP Watersports

All you need to live well



Maps are indicative only and not to scale.

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

Life on the stage



CULTURE

Chichester is the cultural hub of the area, with multiple theatres, galleries and other venues, including the renowned Chichester Festival Theatre. Across them they host an eclectic programme of events, from Olivier Award-winning plays and comedy to classical and jazz concerts. The city is even host to a month-long festival celebrating the arts in all its forms each year.



Chichester Festival Theatre

Itchenor Sailing Club



Birdham Pool Waterside & Marina



West Wittering Beach

Life on the sea

THE COAST

The sea is a huge part of life at Earnley Grove. West Wittering's picturesque Blue Flag beach is perfect for walks, runs and horse riding. Kayaking, paddle boarding, windsurfing and kite surfing are also popular pastimes, with a number of schools and clubs in East and West Wittering. While sailors can take advantage of the proximity of Chichester Marina, Itchenor Sailing Club and Birdham Marina.

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[CONTACT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)

Dine out in style



The Fisherman's Hut

FOOD & DRINK

Seafood is of course something very close to the area's heart, with two fishmongers in East Wittering and an array of mouthwatering dishes featuring on the area's menus. However there is something for all tastes and budgets - from The Wittering and The Lamb Inn's Sunday roasts to the Drift-In Surf Cafe's brunches and the Bracklesham Bay Tea Rooms' afternoon teas.



The Lamb Inn

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[CONTACT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)

A thoroughly modern market town

SHOPPING

While East Wittering and Bracklesham Bay can cater to all your day-to-day needs, for a full retail experience you need to head to Chichester. Lining its pedestrianised city centre and historic lanes, you'll find a blend of high street brands, independent boutiques and characterful arcades offering all you could ask for and plenty you didn't realise you needed.



Chichester Cross



[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

A to B, via the sea

OVERLOOKING RSPB
MEDMERRY, IT'S EASY
TO FORGET HOW WELL
CONNECTED EARNLEY
GROVE IS.

Conveniently set back from the beautiful Witterings coastline, in a semi-rural location, you can avoid the beach crowd while enjoying all the benefits of coastal life.

You're well connected to the surrounding area and further afield, by road and rail. Chichester train station offers regular services to London Victoria, and ample parking. There are also regular bus services to Chichester and other local towns.

By train



By road - local



RSPB Medmerry



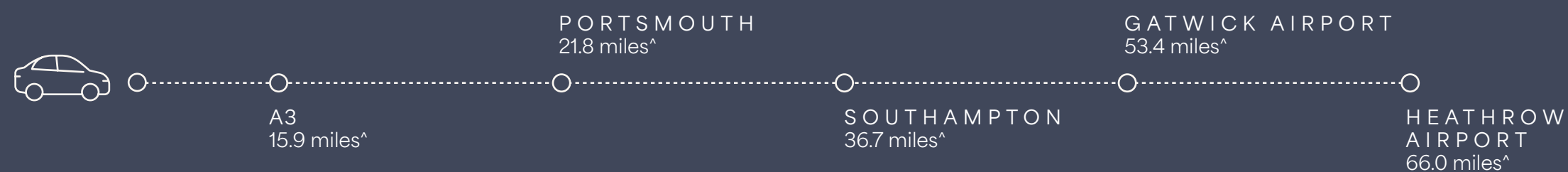
Chichester Marina



Chichester Cathedral



By road - further afield



Distances & times are approximate. Sources: ^google.com/maps *trainline.com

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

The educated choice

For younger children, there are a number of well-regarded nurseries nearby in Bracklesham and East Wittering. Chichester station also has several within easy walking distance, if you need to do the drop-off before heading to the office.

For primary and secondary schools, there are a number of options across the state and independent sectors, with the secondary schools being found in Chichester – a short bus ride from Earnley Grove.



Nurseries

LADYBIRDS NURSERY

0.8 miles[^]

Well-regarded nursery, with a Beach School offering, for three month to five year olds.

Ofsted: Good

LITTLE DIGGERS SIDLESHAM

3.4 miles[^]

Montessori day nursery with a focus on outdoor learning for three month to five year olds.

Ofsted: Good

CHANTRY HOUSE NURSERY

6.9 miles (0.3 miles from Chichester station)[^]

Spacious day nursery with garden and outdoor classroom for three month to five year olds.

Ofsted: Good

THE LITTLE BLUE DOOR

7.1 miles (0.4 miles from Chichester station)[^]

Day nursery focused on learning through play for three month to five year olds.

Ofsted: Good

Primary

EAST WITTERING COMMUNITY SCHOOL

1.5 miles[^]

Co-educational community primary school for four to 11 year olds.

Ofsted: Good

BIRDHAM CE PRIMARY SCHOOL

2.9 miles[^]

Co-educational Church of England primary school for four to 11 year olds.

Ofsted: Good

WEST WITTERING PAROCHIAL CHURCH OF ENGLAND SCHOOL

3.3 miles[^]

Co-educational Church of England primary school for four to 11 year olds.

Ofsted: Good

Secondary

CHICHESTER FREE SCHOOL

6.6 miles[^]

Co-educational all-through academy for four to 16 year olds.

Ofsted: Good

BISHOP LUFFA SCHOOL

7.3 miles[^]

Co-educational Church of England secondary academy for 11 to 18 year olds.

Ofsted: Outstanding

Independents

THE PREBENDAL SCHOOL

7.5 miles[^]

Co-educational independent day and boarding prep school for two to 14 year olds.

OAKWOOD SCHOOL

9.2 miles[^]

Co-educational independent day prep school for two to 11 year olds.

WESTBOURNE HOUSE

9.5 miles[^]

Co-educational independent day and boarding prep school for two to 13 year olds.

Distances are approximate. Source: [^]google.com/maps

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

Computer generated image

Embracing surroundings, enriching lives

Every BRICS home begins with design that listens to its landscape, to its materials, to the rhythm of local life. Taking inspiration from the architecture of Earnley's agricultural past and using traditional materials, such as flint, Earnley Grove elegantly embodies this approach.

[SITE MAP >](#)[3 BEDS >](#)[4 BEDS >](#)[5 BEDS >](#)[SPECIFICATION >](#)



INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT

Site map





INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

CONTACT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION



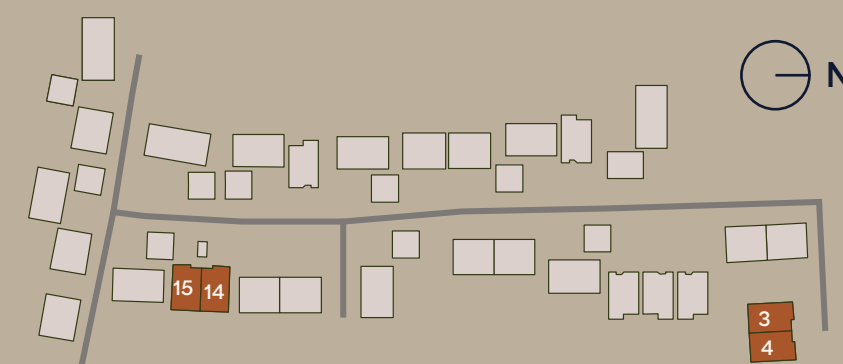
The Goldfinch

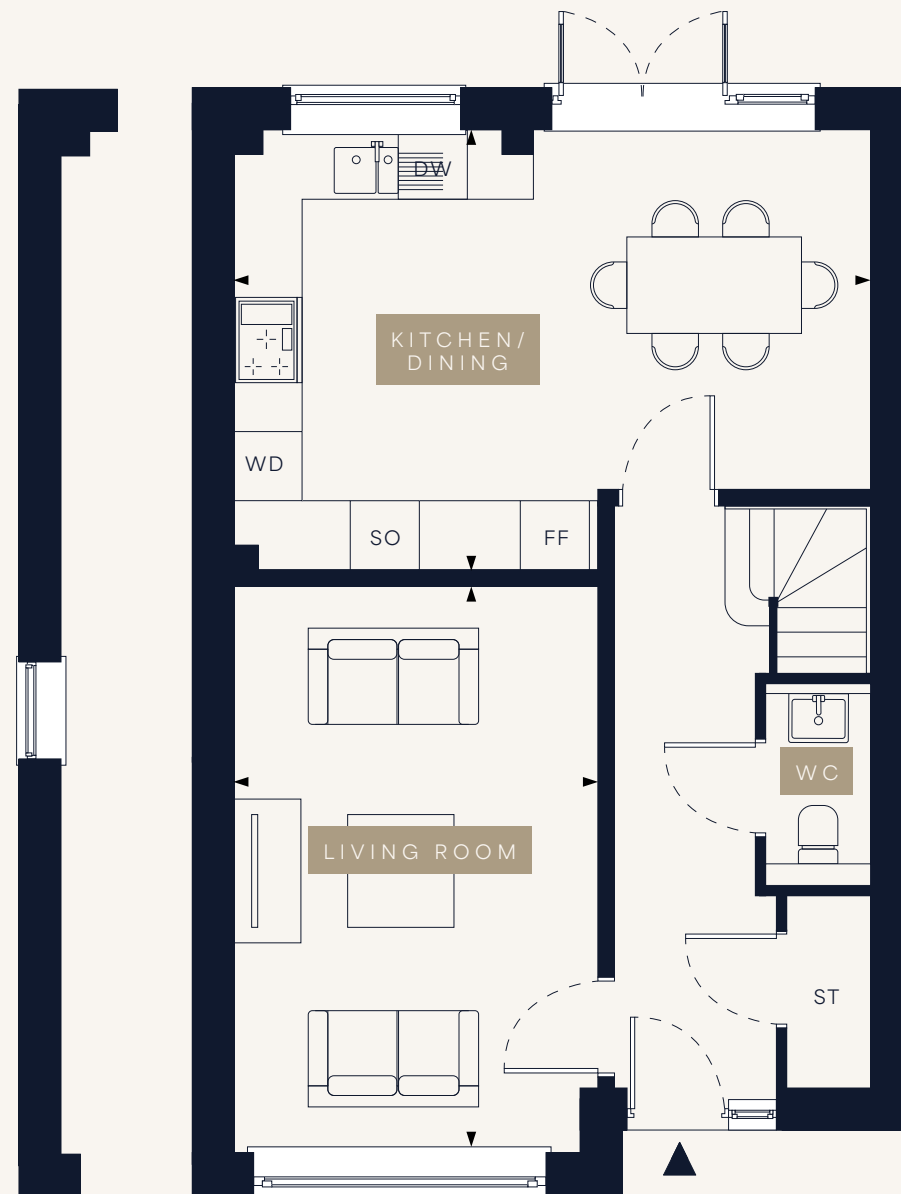
3 BED | 2 BATH

PLOTS 3, 4, 14, 15

Semi-detached

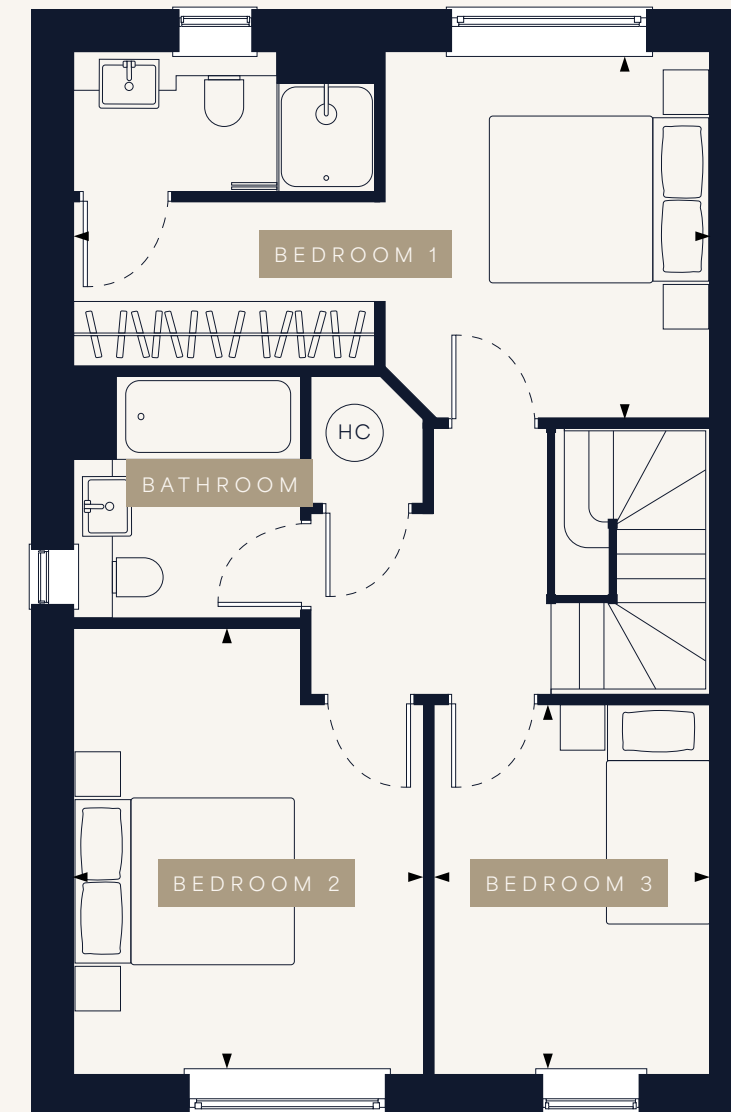
Brick & flint exterior





Window to plot 4

GROUND FLOOR



FIRST FLOOR

DW: DISHWASHER WD: SPACE FOR WASHER/DRYER SO: SINGLE OVEN & COMBI MICROWAVE FF: FRIDGE FREEZER HC: HOT WATER CYLINDER ST: STORAGE

The Goldfinch

3 BED | 2 BATH

PLOTS 3*, 4, 14, 15*

Kitchen / Dining	5.85m x 4.04m	19' 2" x 13' 3"
Living Room	3.34m x 5.20m	10' 11" x 17' 1"
Bedroom 1	5.85m x 3.36m	19' 2" x 11' 0"

Bedroom 2	3.20m x 4.10m	10' 6" x 13' 5"
Bedroom 3	2.54m x 3.39m	8' 4" x 11' 1"
Total Internal Area	108.1 m ²	1,163.6 ft ²



INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT



The Linnet

3 BED | 2 BATH

PLOTS 1, 2, 9, 10, 12, 13

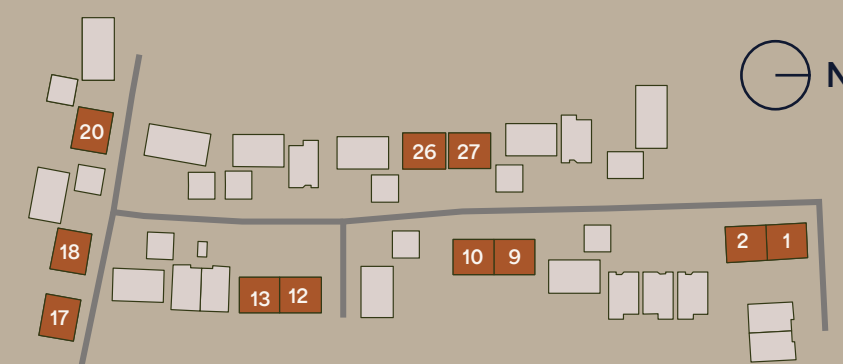
*Semi-detached
Flint & brick exterior*

PLOTS 17, 26

*Detached
Flint & brick exterior*

PLOTS 18, 20, 27

*Detached
Brick exterior*

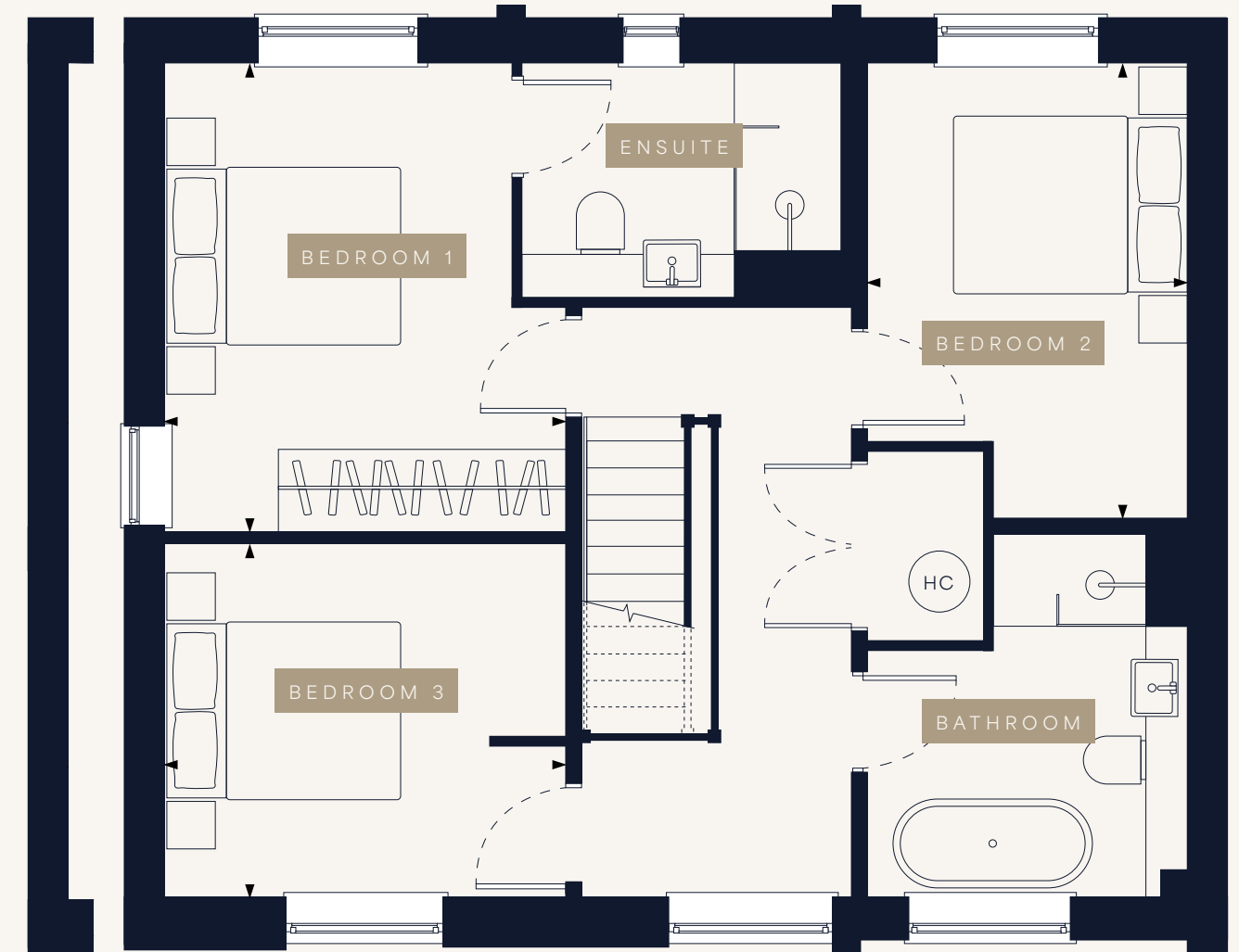


[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

No window to plots
2, 10, 13, 18, 20, 27

GROUND FLOOR

Window to plots
2, 10, 13, 17, 18, 20



No window to plots
2, 10, 13, 18, 20, 27

FIRST FLOOR

DW: DISHWASHER WM: SPACE FOR WASHING MACHINE TD: SPACE FOR TUMBLE DRYER SO: SINGLE OVEN & COMBI MICROWAVE FF: FRIDGE FREEZER HC: HOT WATER CYLINDER ST: STORAGE

The Linnet

3 BED | 2 BATH

PLOTS 1, 2, 9, 10, 12, 13,
17, 18*, 20*, 26, 27*

Kitchen / Dining	5.60m x 3.71m	18' 4" x 12' 2"
Family Room	2.99m x 2.80m	9' 10" x 9' 2"
Living Room	3.35m x 4.10m	11' 0" x 13' 5"

Utility Room	2.70m x 1.23m	8' 10" x 4' 0"
Boot Room	1.58m x 1.87m	5' 2" x 6' 2"
Bedroom 1	3.41m x 3.97m	11' 2" x 13' 0"

Bedroom 2	2.72m x 3.88m	8' 11" x 12' 9"
Bedroom 3	3.41m x 2.97m	11' 2" x 9' 9"
Total Internal Area	121.1 m²	1,303.1 ft²

*Handed. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Furniture layouts are illustrative only and purchasers should refer to final architectural plans for further details.



INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT



The Warbler

3 BED | 3 BATH

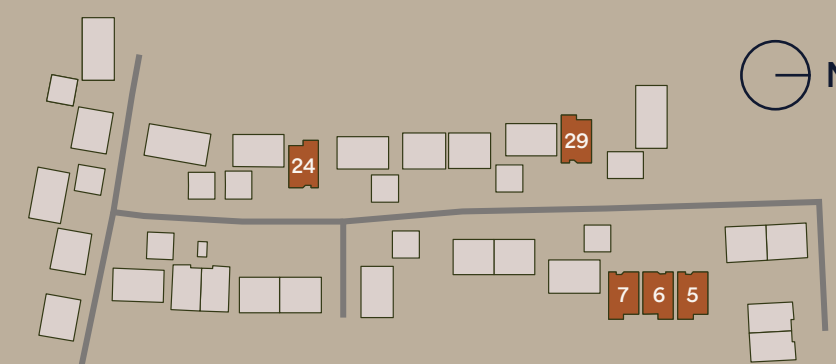
Computer generated image

PLOT 7

*Detached
Flint exterior*

PLOTS 5, 6, 24, 29

*Detached
Brick exterior*





INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DW: DISHWASHER

WD: SPACE FOR
WASHER/DRYER

SO: SINGLE OVEN &
COMBI MICROWAVE

FF: FRIDGE
FREEZER

HC: HOT WATER
CYLINDER

ST: STORAGE

The Warbler

3 BED | 3 BATH

PLOTS 5, 6*, 7, 24, 29*

Kitchen / Dining	5.99m x 4.00m	19' 8" x 13' 1"
Living Room	3.37m x 5.67m	11' 1" x 18' 7"
Bedroom 1	3.20m x 6.48m	10' 6" x 21' 3"

Bedroom 2	4.12m x 7.00m	13' 6" x 22' 11"
Bedroom 3	3.59m x 2.93m	11' 9" x 9' 7"
Total Internal Area	135.4 m ²	1,457.3 ft ²

*Handed. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Furniture layouts are illustrative only and purchasers should refer to final architectural plans for further details.



INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT



The Dunlin

4 BED | 3 BATH

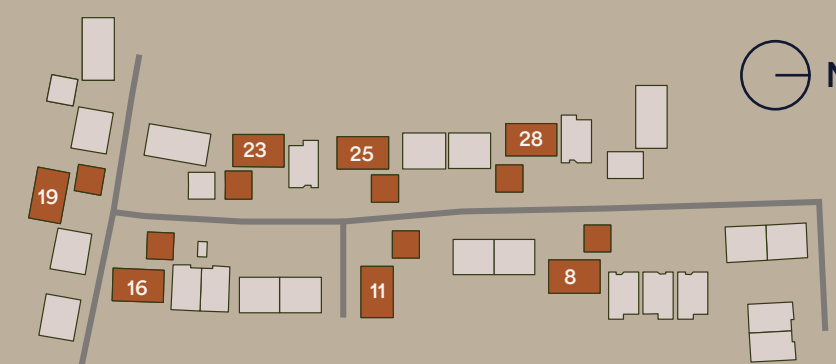
Computer generated image

PLOTS 8, 16, 19, 25

Detached
Brick exterior

PLOTS 11, 23, 28

Detached
Flint & brick exterior





INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

CONTACT

EDUCATION

DEVELOPMENT

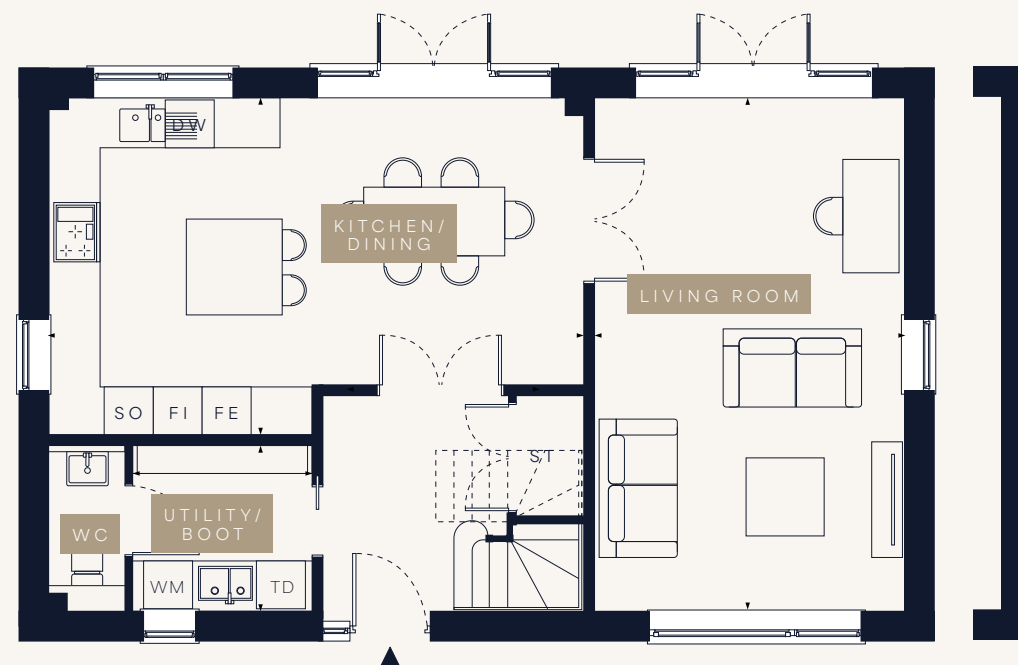
FLOORPLANS

SPECIFICATION



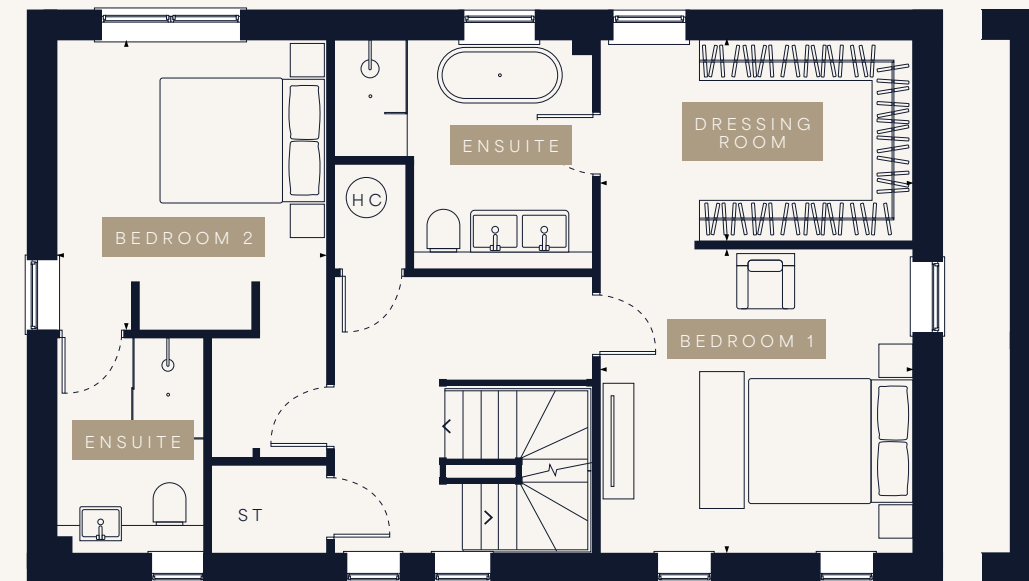
SECOND FLOOR

No window
to plots 23, 28



GROUND FLOOR

No window
to plots 23, 28



FIRST FLOOR

No window
to plots 23, 28

DW: DISHWASHER

WM: SPACE FOR
WASHING MACHINE

TD: SPACE FOR
TUMBLE DRYER

SO: SINGLE OVEN &
COMBI MICROWAVE

FI: FRIDGE

FE: FREEZER

HC: HOT WATER
CYLINDER

ST: STORAGE

The Dunlin

4 BED | 3 BATH

PLOTS 8, 11, 16, 19*,
23, 25*, 28

Kitchen / Dining	6.70m x 4.22m	22' 0" x 13' 10"
Living Room	3.87m x 6.44m	12' 8" x 21' 2"
Utility / Boot	2.26m x 2.08m	7' 5" x 6' 10"

Bedroom 1	3.92m x 3.80m	12' 10" x 12' 5"
Dressing Room	3.92m x 2.56m	12' 10" x 8' 4"
Bedroom 2	3.37m x 3.66m	11' 1" x 12' 0"

Bedroom 3	3.93m x 4.24m	12' 11" x 13' 11"
Bedroom 4	3.39m x 4.24m	11' 1" x 13' 11"
Total Internal Area	183.6 m ²	1,976.6 ft ²

*Handed. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Furniture layouts are illustrative only and purchasers should refer to final architectural plans for further details.



INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

EDUCATION

DEVELOPMENT

FLOORPLANS

SPECIFICATION

CONTACT



The Lapwing

5 BED | 4 BATH

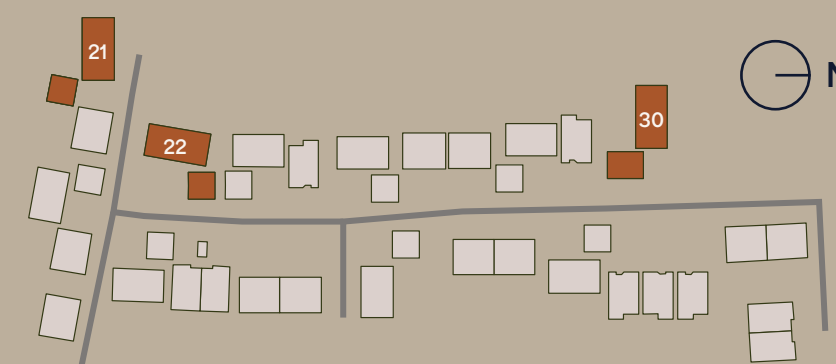
Computer generated image

PLOT 21

*Detached
Flint & brick exterior*

PLOTS 22, 30

*Detached
Brick exterior*





INTRODUCTION

DEVELOPER

VISION

LOCAL AREA

TRANSPORT

CONTACT

EDUCATION

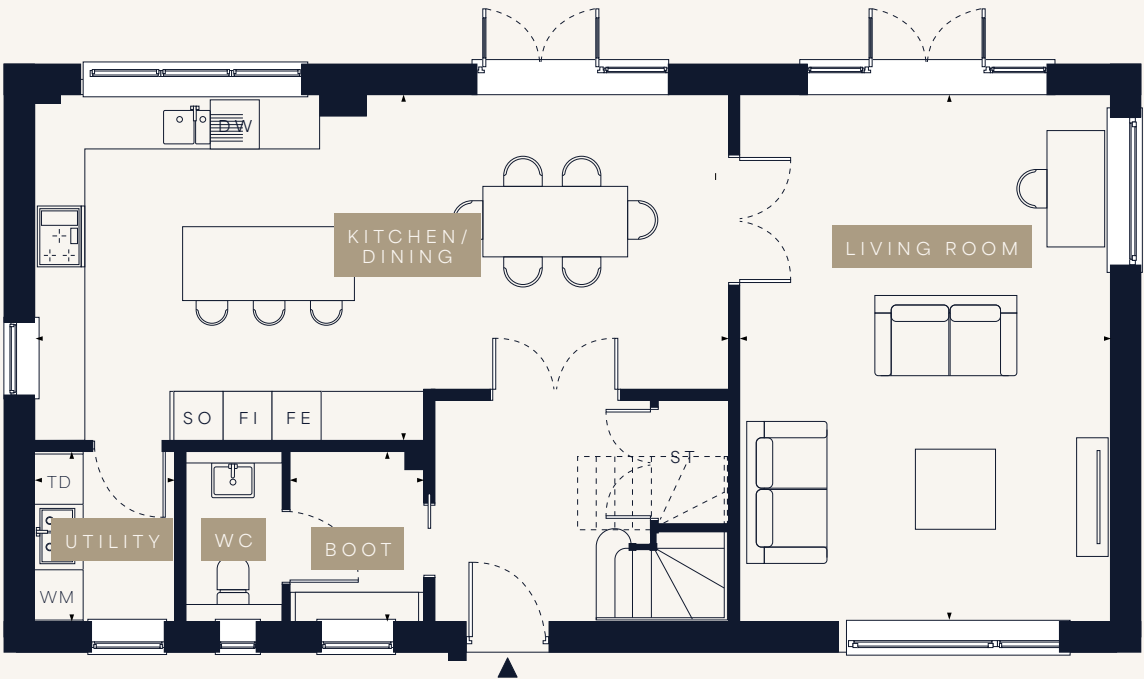
DEVELOPMENT

FLOORPLANS

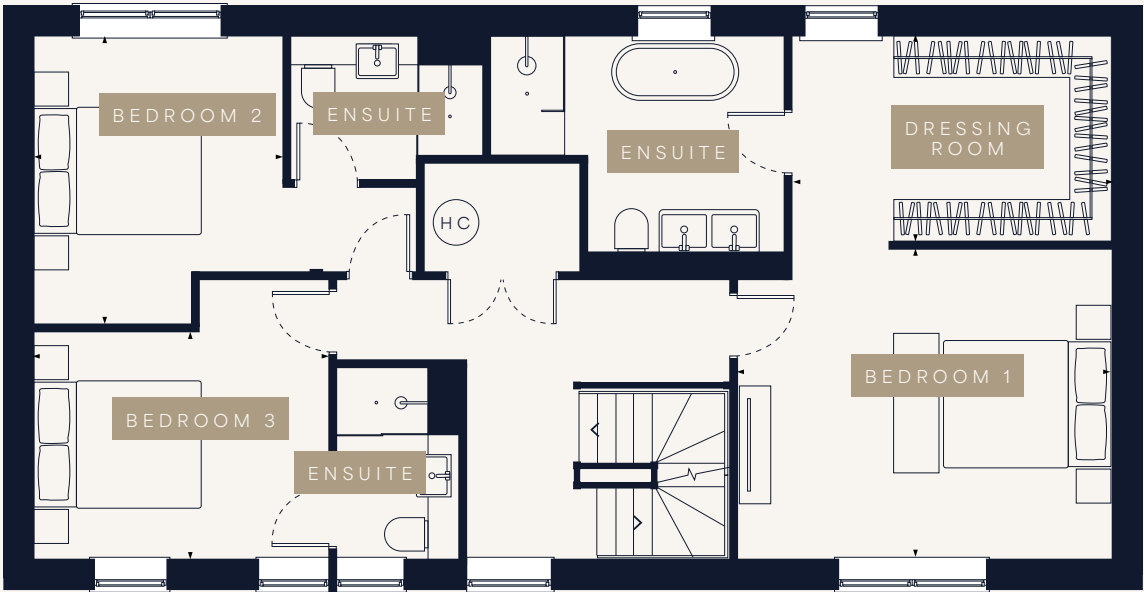
SPECIFICATION



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

DW: DISHWASHER WM: SPACE FOR WASHING MACHINE TD: SPACE FOR TUMBLE DRYER SO: SINGLE OVEN & COMBI MICROWAVE FI: FRIDGE FE: FREEZER HC: HOT WATER CYLINDER ST: STORAGE

The Lapwing

5 BED | 4 BATH

PLOTS 21, 22*, 30

Kitchen / Dining	8.52m x 4.22m	27' 11" x 13' 10"
Living Room	4.52m x 6.44m	14' 10" x 21' 2"
Utility Room	1.75m x 2.08m	5' 9" x 6' 10"
Boot Room	1.64m x 2.08m	5' 4" x 6' 10"

Bedroom 1	4.57m x 3.80m	15' 0" x 12' 5"
Dressing Room	3.91m x 2.56m	12' 10" x 8' 4"
Bedroom 2	3.05m x 3.55m	10' 0" x 11' 8"
Bedroom 3	3.63m x 2.80m	11' 11" x 9' 2"

Bedroom 4	5.24m x 4.24m	17' 2" x 13' 11"
Bedroom 5	4.58m x 4.24m	15' 0" x 13' 11"
Total Internal Area	226.0 m ²	2,433.0 ft ²

*Handed. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Furniture layouts are illustrative only and purchasers should refer to final architectural plans for further details.



Perfectly finished down to the last detail

KITCHEN

- Choice of modern shaker or contemporary kitchen units by ROK with under-cupboard lighting
- Choice of Quartz/Silestone worktops, upstands & splashbacks
- Undermount stainless steel 1.5 bowl sink with Hansgrohe mixer tap
- Integrated Siemens appliances including oven, induction hob, extractor, fridge/freezer & dishwasher
- Space for freestanding or integrated washer/dryer or separate machines
- Space for wine cooler (The Dunlin & The Lapwing)

UTILITY

- Coordinating units with Quartz/Silestone worktop
- Stainless steel 1.5 bowl sink with Hansgrohe mixer tap (single bowl in The Linnet)

BATHROOMS, EN-SUITES & WC

- White sanitaryware by ROCA with chrome fittings
- Shower enclosure to en-suites
- Hansgrohe fixtures & fittings
- Freestanding vanity unit with double basin in The Dunlin & The Lapwing bedroom 1 en-suites
- Wall & floor tiling from Porcelanosa
- Chrome heated towel rails
- Extractor fan
- Shaver socket
- Freestanding bath in The Linnet, The Warbler, The Dunlin & The Lapwing

INTERNAL FINISHES

- Karndean Opus range to kitchen, utility, WC & hallway
- Walls & ceilings finished in white emulsion
- OG skirting & architrave painted in white satinwood

DOORS & IRONMONGERY

- Five-panel internal door with oak finish
- Lever handles on round rose, satin chrome finish
- Matching thumb turns to bathroom, en-suite & WC

LIGHTING, HEATING & ELECTRICAL

- Low energy LED downlights to entrance hall, kitchen & bathroom/en-suite/WC
- Pendant lighting with low energy bulbs to all other areas
- Underfloor heating to ground floor
- Horizontal radiators to first & second floors
- Mains-fed smoke & heat detectors with battery backup
- USB port in kitchen, living room & bedrooms where appropriate
- Slimline screwless electrical fittings
- Panasonic air source heat pumps for the provision of heating & hot water
- Cylinder for provision of hot water

JOINERY & STAIRS

- Hammonds hinged wardrobe with lighting to bedroom 1
- Painted timber staircase with oak handrails and newel caps

EXTERNAL FEATURES

- Black Velfac front doors with silver drip cap
- Black French patio doors
- Black frame triple-glazed windows
- External lighting to front door & rear of house with PIR sensors to front only
- Outside water tap
- Rear garden top soiled & rotovated
- Landscaped front garden
- Light & power to carbarns
- Electric car charging point for each home
- Sheds to rear gardens where no carbarn store available
- External double sockets

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.

[INTRODUCTION](#)[DEVELOPER](#)[VISION](#)[LOCAL AREA](#)[TRANSPORT](#)[EDUCATION](#)[DEVELOPMENT](#)[FLOORPLANS](#)[SPECIFICATION](#)[CONTACT](#)

If you have any questions about Earnley Grove's blend of traditional quality and modern comfort, please contact our sales team.

01420 343271 | sales@brics.co.uk

brics.co.uk



BRICS

Earnley Grove is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from the architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.





BRICS

BRICS.CO.UK