



**Phase 1**



**Graylingwell  
Park**



## Hello...

Welcome to the world of **Graylingwell Park**, a landmark collection of beautiful homes spread across 85 rambling acres of breathtaking parkland, close to the sensational south coast. Perfectly located less than a mile from the vibrant historic city of Chichester, Graylingwell Park will be the largest carbon neutral development in the UK, embracing an exceptional future of limitless living.

Bursting with wildlife and an endless array of events and facilities, Graylingwell Park offers you much more than just a home. With a welcoming community, sensitively landscaped parkland as far as the eye can see, artists' studios, a café, farmers' market and sports grounds for the children, you can look forward to an inspiring lifestyle for many years to come.



## Limitless living

**Graylingwell Park** is made up of a wide variety of homes to cater for every taste. With a choice of innovative new homes spread amongst sensitively converted period buildings, you can be sure to find the place that suits you.

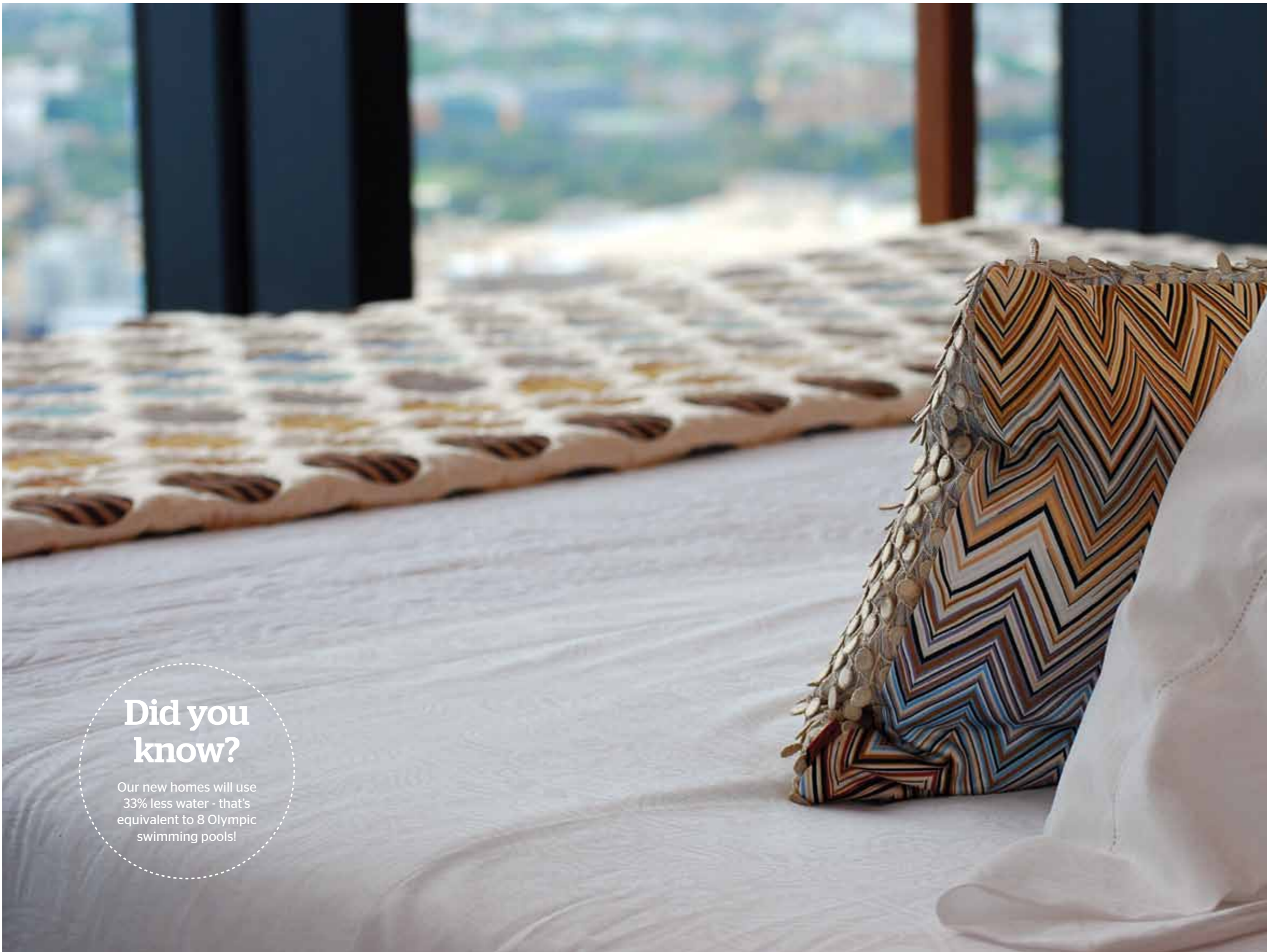
The homes at Graylingwell Park offer an exceptional standard of living, with high quality fittings and energy efficient appliances throughout. Every effort has been made to ensure that the whole development enhances the natural beauty of the surrounding area and leaves the minimum carbon footprint. Considered design ensures the new homes at Graylingwell Park blend seamlessly with the natural environment, while inspired period conversions offer homes with grace and their own unique heritage. The original farmhouse, chapel, well, pavilion and water tower are also being carefully restored as an integral part of this historic site.



## Limitless freedom

**Graylingwell Park** enjoys an **unique location** on the edge of the artistic and historic city of Chichester. Famed for its creative vibrancy, Chichester itself combines everything you could possibly wish for in an active modern lifestyle with a graceful charm and style. In addition to the range of amenities at Graylingwell Park, banks, doctors, schools and leisure facilities are all within a short walk or bike ride away, catering to every need.

For fun-filled days, Graylingwell Park is also perfectly placed to take advantage of all the joys the south coast has to offer. One of the best beaches in the country is less than ten miles away at West Wittering, while the famed Goodwood Estate is also on the doorstep, hosting a thrilling calendar of events throughout the year.



## Did you know?

Our new homes will use 33% less water - that's equivalent to 8 Olympic swimming pools!

## Lovingly designed to the highest quality specification.

### Kitchens

- Choice of fully fitted kitchens by Nobilia\*
- Choice of Nairn Classic vinyl flooring\*
- Stainless steel 1 1/2 bowl sink with drainer
- Stainless steel single integrated electric AEG oven to two and three bedroom homes, double oven to four bedroom homes
- AEG electric 4 ring ceramic hob, chimney hood with stainless steel splash back
- Integrated fridge/freezer and dishwasher
- Integrated washer/dryer

### Bathrooms and en-suites

- White sanitaryware from Ideal Standard including steel bath
- Romans Collage clear glass door with silver trim (en-suites only)
- Choice of Nairn Classic vinyl flooring\*
- Choice of a range of Saloni wall tiling\*

### Heating

- Via the community heating and power plant

### Peace of mind

- Power for Visonic wireless alarm system as customer upgrade
- Sealed, double glazed PVCu windows
- 10 year NHBC warranty
- Secured by Design approved

### Lighting and electrics

- Shaver point to bathrooms and en-suites
- BT points to lounge, master bedroom and home office area
- Digital communal satellite and TV antenna including FM and DAB (satellite TV decoder to be purchased by customer)

### External

- Water butts to all properties
- Turf to all rear gardens
- Sheds to all homes

### Dwelling efficiency

- Minimum of 75% dedicated energy-efficient lighting
- All fitted appliances will achieve a minimum performance A rating with the exception of the drying facility
- All homes designed to meet the Code for Sustainable Homes Level 4

\* Subject to stage of build



## Find your dream home at Graylingwell Park

With 85 beautiful acres to explore, we wouldn't want you to miss out on anything! Graylingwell Park offers five different types of home in the first phase, so there's something to suit every taste. Each enjoys a unique location and provides the perfect base to explore and enjoy all the amenities that Graylingwell Park has to offer.



**The Duchess**  
Homes 50 - 53 and 58 - 61



**The Sewell**  
Homes 12 - 17 and 81 - 86



**The Black Beauty**  
Homes 43 - 49, 57 and 87 - 93



**The Hotspur**  
Homes 2 - 5 and 76 - 80



**The Whispers**  
Homes 100 - 105



# The Duchess

## 2 Bedrooms

Total area: 896 sqft / 83 sqm

### Ground floor

#### Living / Dining Room

5347 mm x 5276 mm / 17'5" x 17'3"

#### Kitchen

2412 mm x 2795 mm / 7'9" x 9'2"

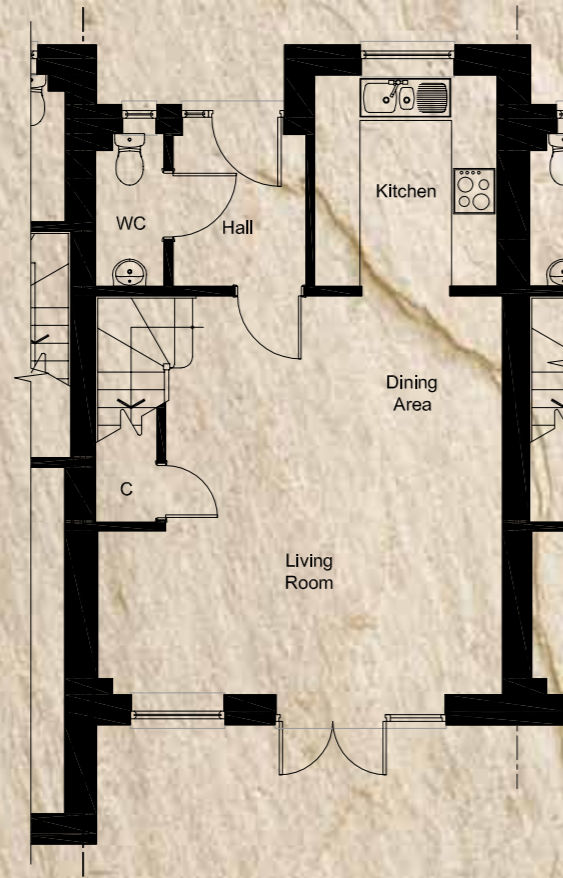
### First floor

#### Master Bedroom

3730 mm x 4162 mm / 12'2" x 13'7"

#### Bedroom 2

2896 mm x 3918 mm / 9'5" x 12'9"



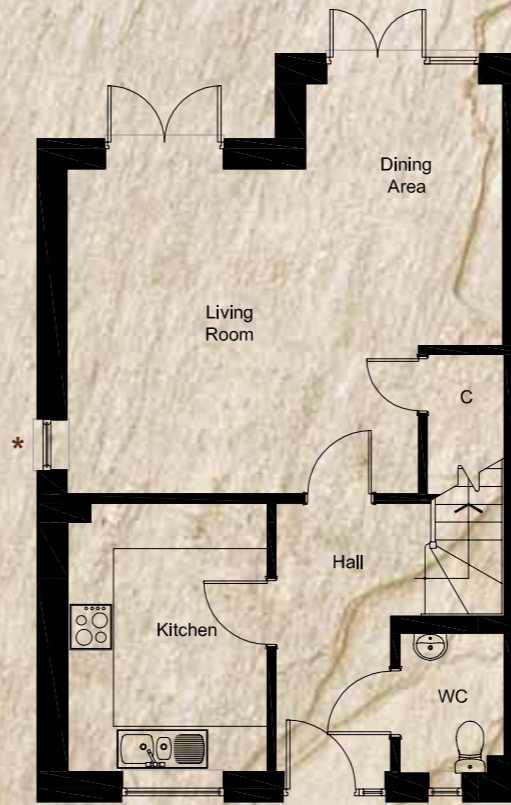
Ground Floor



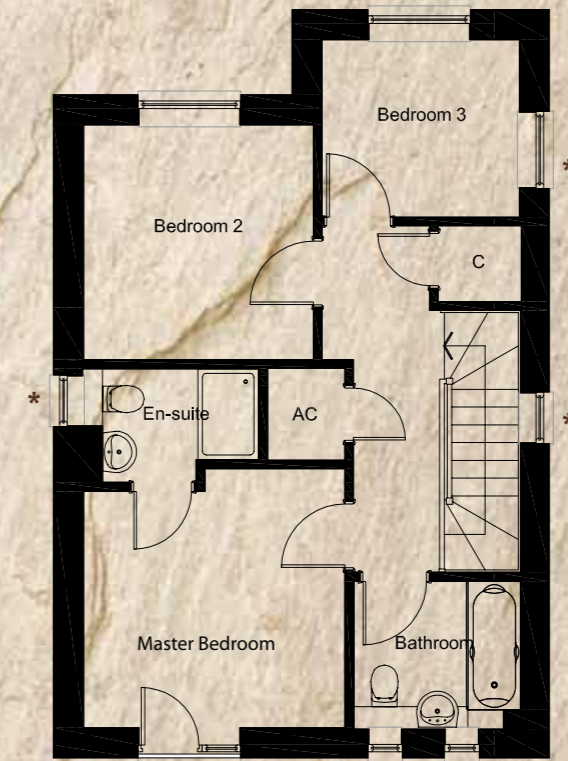
First Floor

## The Duchess

Homes 50 - 53 and 58 - 61



Ground Floor



First Floor

## The Sewell

Homes 12 - 17 and 81 - 86



\*Window omitted on homes 15 & 83 only  
 \*\*Window omitted on homes 14, 17 & 84 only  
 \*\*\*Window omitted on homes 14 & 84 only

# The Sewell

## 3 Bedrooms

Total area: 1056 sqft / 98 sqm

### Ground floor

#### Living / Dining Room

5759 mm x 5421 mm / 18'9" x 17'8"

#### Kitchen

2631 mm x 3550 mm / 8'6" x 11'6"

### First floor

#### Master Bedroom

3452 mm x 3424 mm / 11'3" x 11'2"

#### Bedroom 2

3036 mm x 3100 mm / 10'0" x 10'2"

#### Bedroom 3

2609 mm x 2345 mm / 8'6" x 7'7"



# The Black Beauty

3 Bedrooms

Total area: 1085 sqft / 101 sqm

## Ground floor

Living / Dining Room

5696 mm x 4586 mm / 18'7" x 15'0"

Kitchen

3023 mm x 3260 mm / 9'9" x 10'7"

## First floor

Master Bedroom

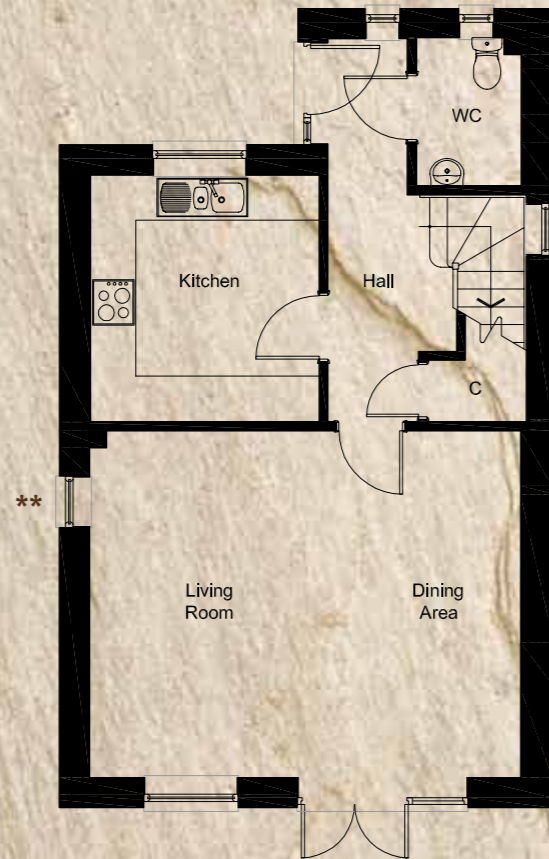
3200 mm x 3147 mm / 10'5" x 10'3"

Bedroom 2

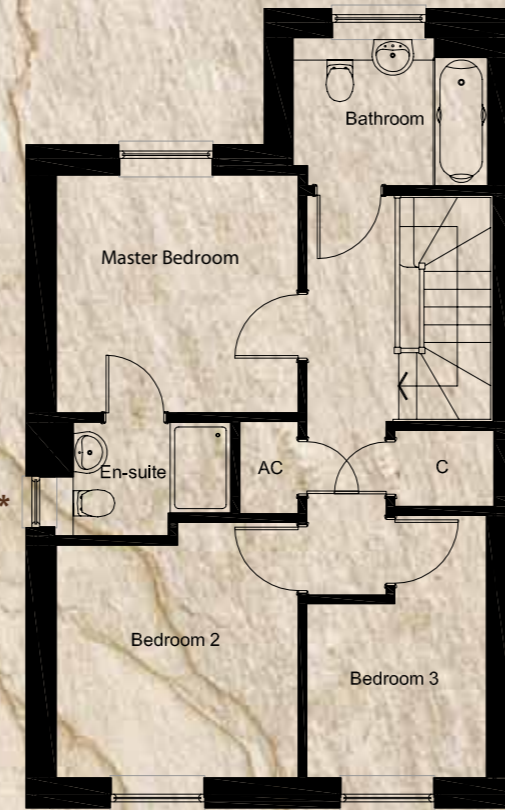
3200 mm x 3376 mm / 10'5" x 11'1"

Bedroom 3

2373 mm x 2300 mm / 7'8" x 7'5"



Ground Floor

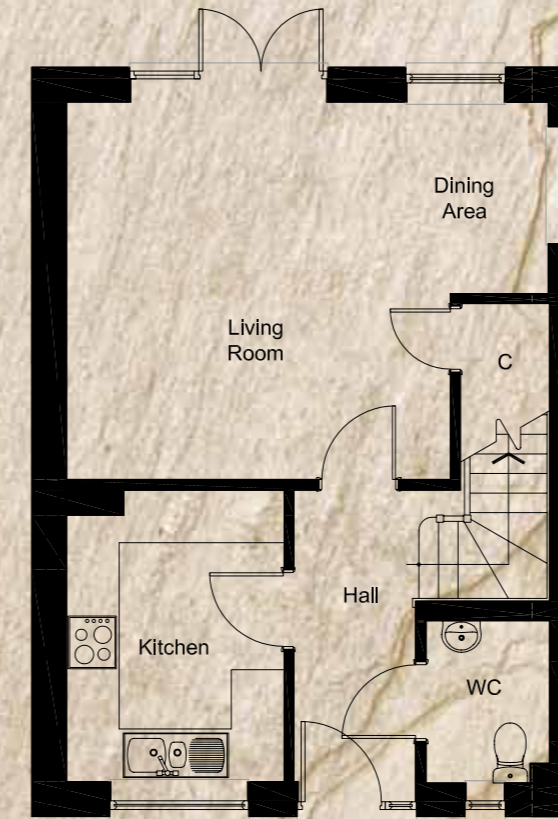


First Floor

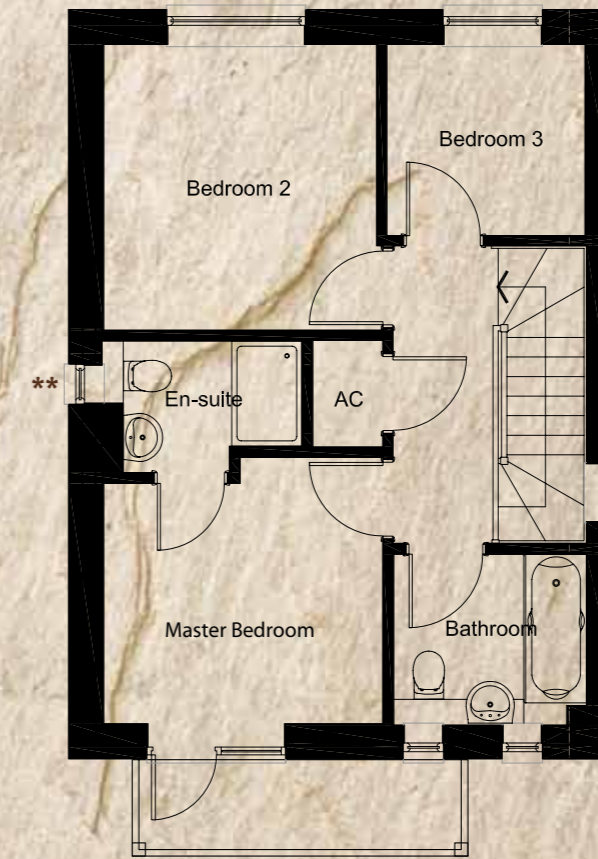
The Black Beauty  
Homes 43 - 49, 57 and 87 - 93



\*Window to homes 45, 48, 90 & 93 only  
\*\*Window to homes 43, 46, 49, 57, 87 & 91 only



Ground Floor



First Floor

The Hotspur  
Homes 2 - 5 and 76 - 80



\*Window to homes 5 & 78 only  
\*\*Window to homes 3, 76 & 79 only

# The Hotspur

3 Bedrooms

Total area: 913 sqft / 85 sqm

## Ground Floor

Living / Dining Room

5478 mm x 4299 mm / 18'0" x 14'1"

Kitchen

2478 mm x 3322 mm / 8'1" x 10'9"

## First Floor

Master Bedroom

3184 mm x 3041 mm / 10'4" x 10'0"

Bedroom 2

3114 mm x 3257 mm / 10'2" x 10'7"

Bedroom 3

2250 mm x 2181 mm / 7'4" x 7'2"



# The Whispers

## 3 Bedrooms

Total area: 1501 sqft / 139 sqm

### Ground floor

#### Living / Dining Room

5759 mm x 4855 mm / 18'9" x 15'9"

#### Kitchen

2690 mm x 3779 mm / 8'8" x 12'4"

### First & second floor

#### Master Bedroom

3356 mm x 3532 mm / 11'0" x 11'6"

#### Bedroom 2

3356 mm x 3424 mm / 11'0" x 11'2"

#### Bedroom 3

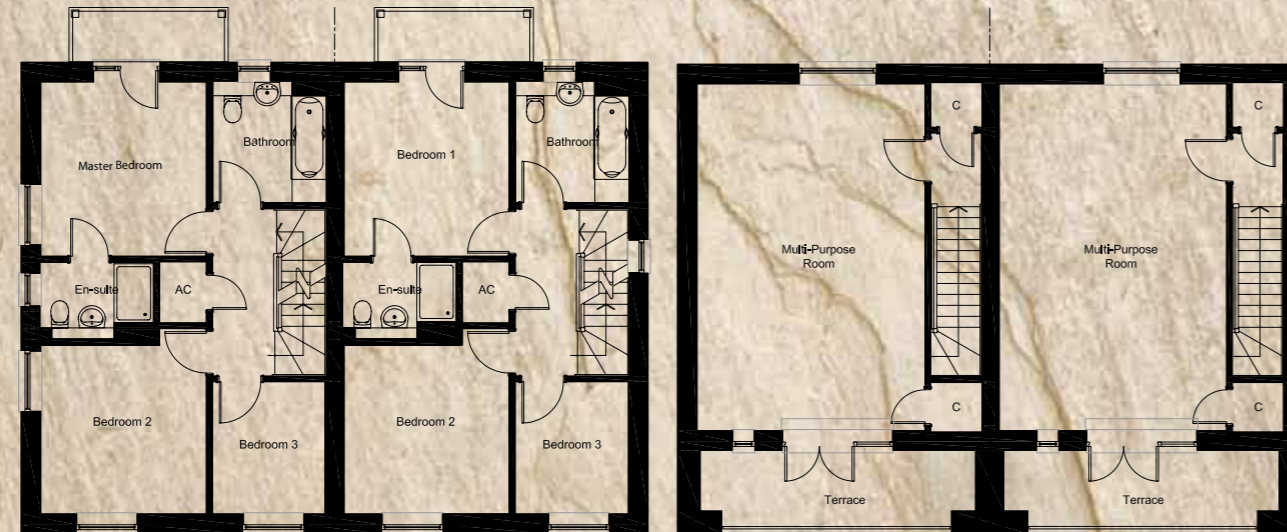
2281 mm x 2681 mm / 7'5" x 8'8"

#### Multipurpose Room

4639 mm x 7059 mm / 15'2" x 23'2"



Ground Floor



First Floor

Second Floor

Finishes and materials on computer generated images may vary from those shown. Render colours are indicative only. Please ask your sales advisor for specific details.

The Whispers  
Homes 100 - 105



## Bespoke interiors

Enhance is an in-house service that Linden Homes offers to all customers, with a dedicated studio and personal style advisor to guide you through the options. Enhance gives you the opportunity to personalise every aspect of your home ready for when you move in.\* Choose from our standard range of fixtures and fittings or enhance to your taste and create your dream home. Your new home can then be ready on completion day exactly as you have chosen to include carpets, curtains, light fittings and even a stylised garden.

The service Enhance provides avoids the added cost and hassle of having work done after completion, allowing our customers to relax and enjoy their new home from the moment they get the keys.

\*All choices and upgrades are subject to build stage

enhance

## Why choose Linden Homes?

### Linden Homes

part of the Galliford Try Group, is a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification. Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space and light.

### Creative Land Solutions

Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space in the form of health clubs.

We also have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs for the customer.

### Customer Experience

Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives.

Our website offers up-to-date information, with a range of virtual tours, downloadable brochures and local area images available for customers to build a full picture of what is on offer.



## Award winning homes

- 2008 Building Awards - House Builder of the year
- 2008 What House? Silver - Best Large Housebuilder
- 2008 Evening Standard - Winner - Best Family Home (4 bed), Water Colour
- 2008 Evening Standard - Winner - Best Family Home (3 bed), Water Colour
- 2008 Evening Standard - Winner - Best Starter Home (2 bed), Water Colour
- 2007 What House? Gold - "Best Brownfield Development", Water Colour
- 2007 Innovation Awards - "Best Customer Satisfaction Initiative"



A typical Linden Home

**graylingwellpark.com**

Connolly Way off College Lane, Chichester, West Sussex PO19 6PQ



In partnership with Affinity Sutton  
and the Homes & Communities Agency

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