

Avisford Grange

Walburton



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Avisford Grange Walberton

A stunning collection of 2, 3 & 4 bedroom homes.

Ideally located in the heart of the West Sussex village of Walberton, with Chichester to the west and Arundel to the east, Avisford Grange is a brand new development of traditionally designed, high quality homes, complemented by extensive green open spaces and landscaping, children's play areas, tennis courts and allotments.

Offering shops, a village hall, two churches and a village pub, Walberton also benefits from sports facilities and a range of clubs and activities. Avisford Grange is situated close to a primary school and is well placed for the A27. For further shopping and leisure

opportunities, Arundel is just 4 miles away, while the cathedral city of Chichester is also within easy reach.

With the South Downs National Park on your doorstep, Bognor and the south coast around 8 miles away and a host of local visitor attractions, there are plenty of opportunities for family days out.

For commuters, the nearest station is Barnham (2.2 miles) for direct routes to London Victoria (84 mins).

Avisford Grange

Yapton Lane, Walberton BN18 0LS | 01243 928419

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Development layout



4 bedroom home

- The Cottingham
- The Leverton
- The Pembroke
- The Mylne
- The Fairford

3 bedroom home

- The Elmslie
- The Becket

2 bedroom home

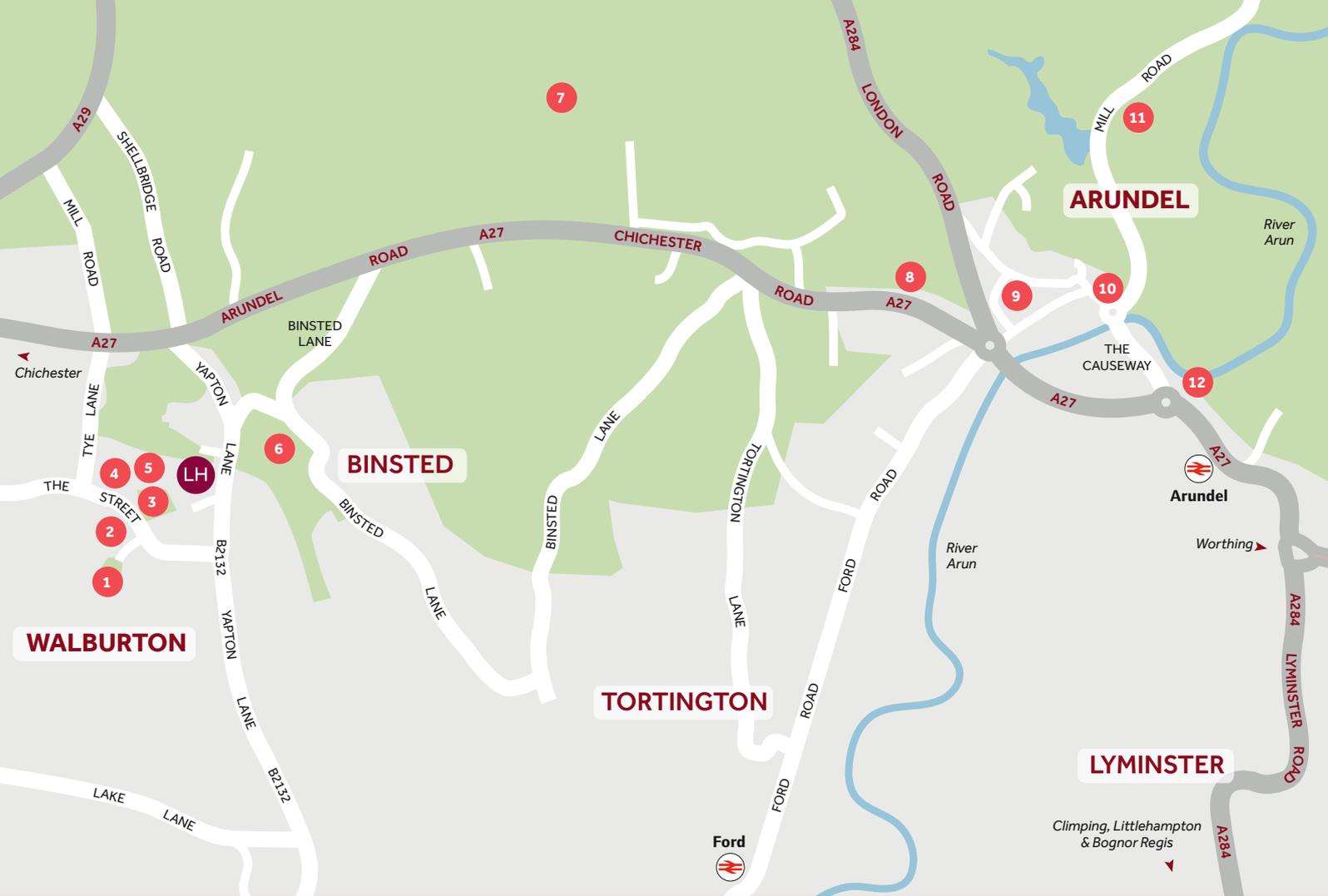
- The Fontwell

Affordable Housing *

- 1 & 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

BCP	Bin Collection Point	RC	Rubbish/Cycle Store
V	Visitor Parking Space	LAP	Local Area of Play
▶	Garage Entrance	LEAP	Local Equipped Area of Play
■	Shed		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



Around the local neighbourhood

- | | | |
|--|---|----------------------------------|
| 1 St Mary's Church | 5 Walburton & Binstead C of E Primary School | 9 Arundel Cathedral |
| 2 Flintcroft Surgery (Doctors) | 6 The Black Horse (Pub/Restaurant) | 10 Arundel Castle |
| 3 Walburton Village Hall | 7 South Downs National Park | 11 Arundel Wetland Centre |
| 4 The Holly Tree (Pub/Restaurant) | 8 Arundel & District Hospital | 12 Arundel Museum |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). June 2023.

A JOINT VENTURE DEVELOPMENT

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The Fairford 4 bedroom home

Avisford Grange

Yapton Lane, Walberton BN18 0LS | 01243 928419

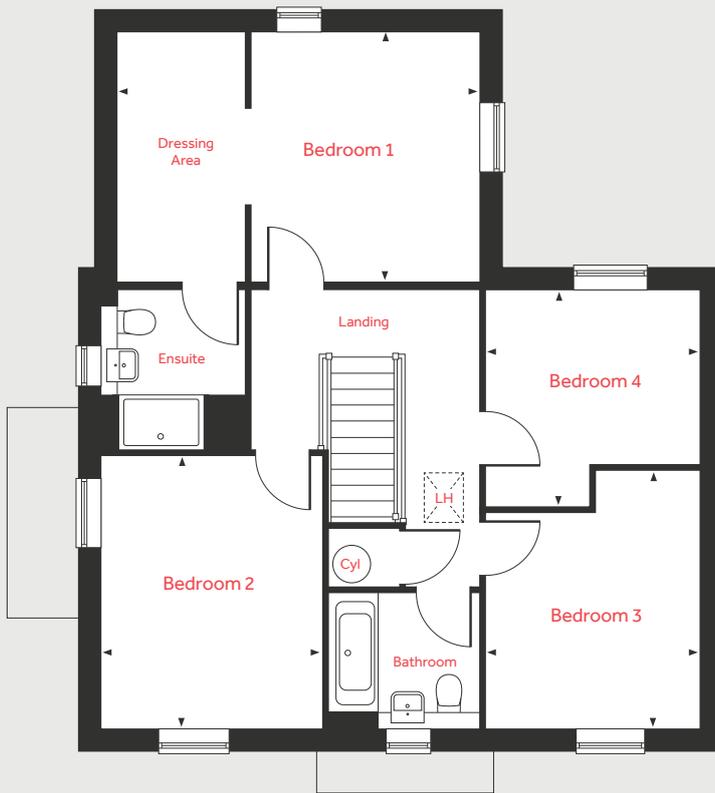
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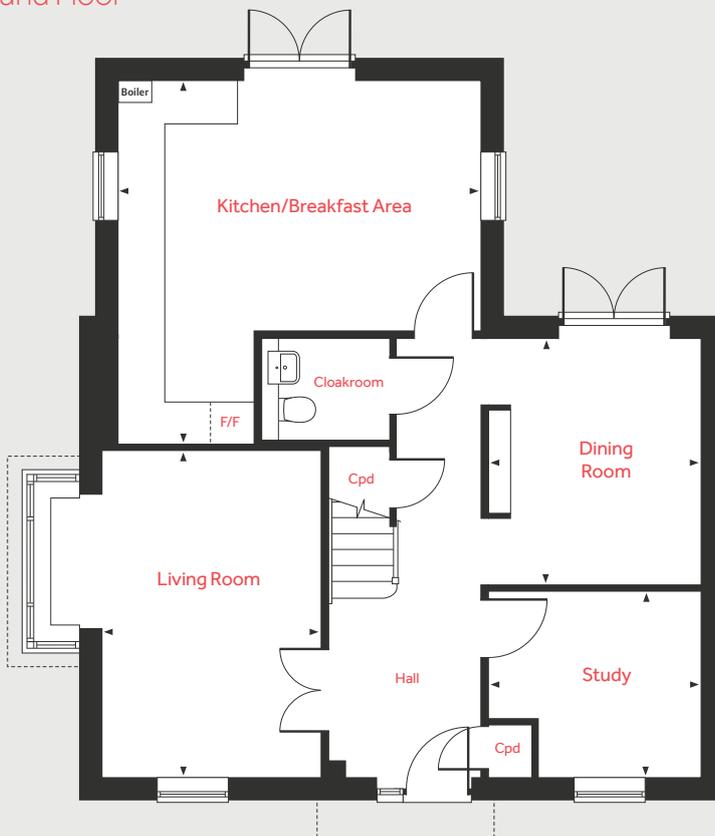
The Fairford

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room

4.66m x 3.07m 15'4" x 10'1"

Dining Room

3.52m x 3.00m 11'6" x 9'10"

Kitchen/Breakfast Area

5.22m x 5.16m 17'1" x 16'11"

Study

3.00m x 2.65m 9'10" x 8'8"

First Floor

Bedroom 1

5.16m x 3.56m 16'11" x 11'8"

Bedroom 2

3.90m x 3.13m 12'9" x 10'3"

Bedroom 3

3.66m x 3.04m 12'0" x 9'11"

Bedroom 4

3.10m x 3.04m 10'2" x 9'11"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. XGAL1042/July 2020.

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A JOINT VENTURE DEVELOPMENT

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The Fontwell 2 bedroom home

Avisford Grange

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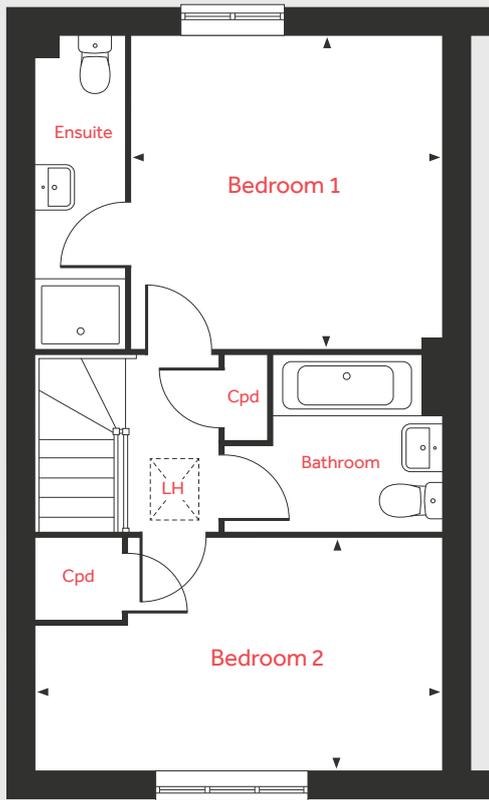
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The Fontwell

2 bedroom home

First Floor



Ground Floor

Living Room

3.70m x 3.68m 12'2" x 12'1"

Kitchen/Dining Area

4.64m x 3.61m 15'3" x 11'9"

First Floor

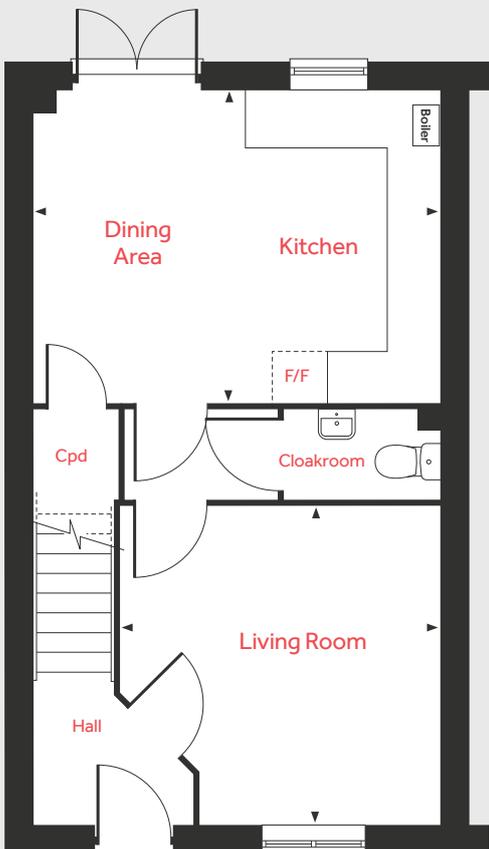
Bedroom 1

3.61m x 3.57m 11'9" x 11'8"

Bedroom 2

4.64m x 2.70m 15'3" x 8'10"

Ground Floor



LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		
F/F	Space for fridge freezer		

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The Becket 3 bedroom home

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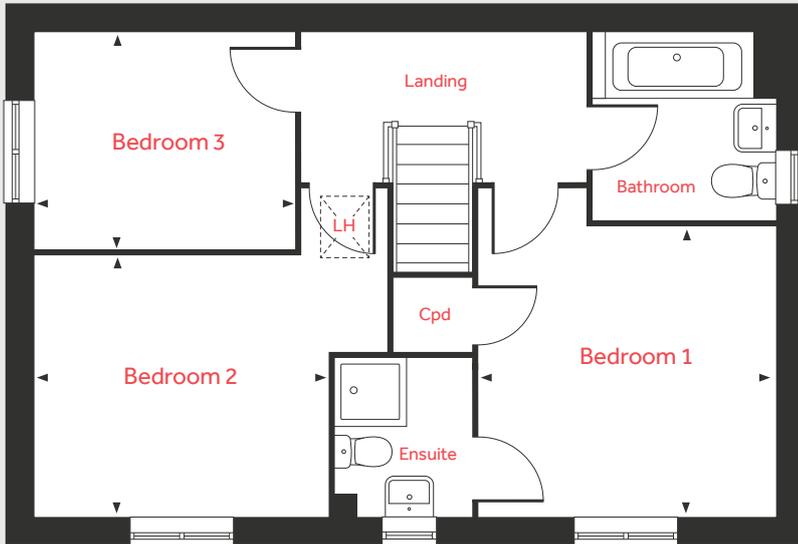
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The Bucket

3 bedroom home

First Floor



Ground Floor

Living Room

5.59m x 3.33m 18'4" x 10'11"

Kitchen/Dining Area

5.59m x 2.93m 18'4" x 9'7"

First Floor

Bedroom 1

3.40m x 3.36m 11'2" x 11'0"

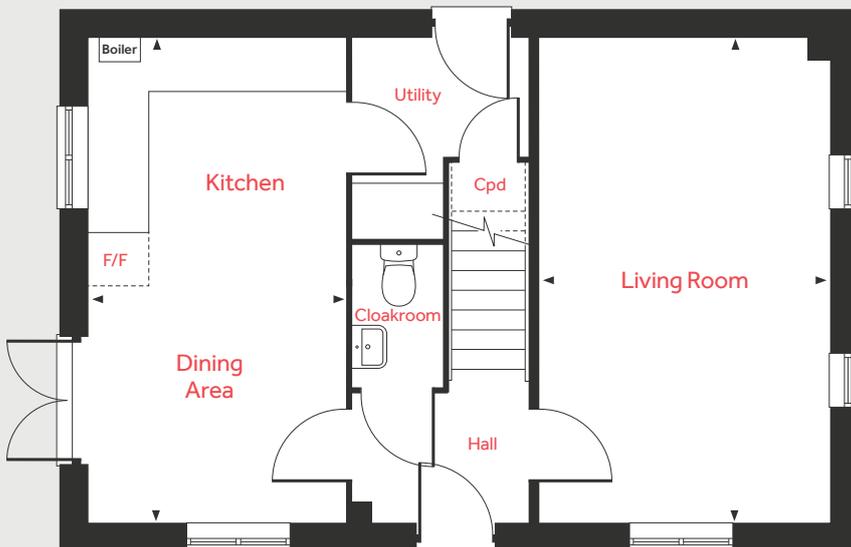
Bedroom 2

3.38m x 3.00m 11'1" x 9'10"

Bedroom 3

2.99m x 2.51m 9'10" x 8'2"

Ground Floor



LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		
F/F	Space for fridge freezer		

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The Mylne 4 bedroom home

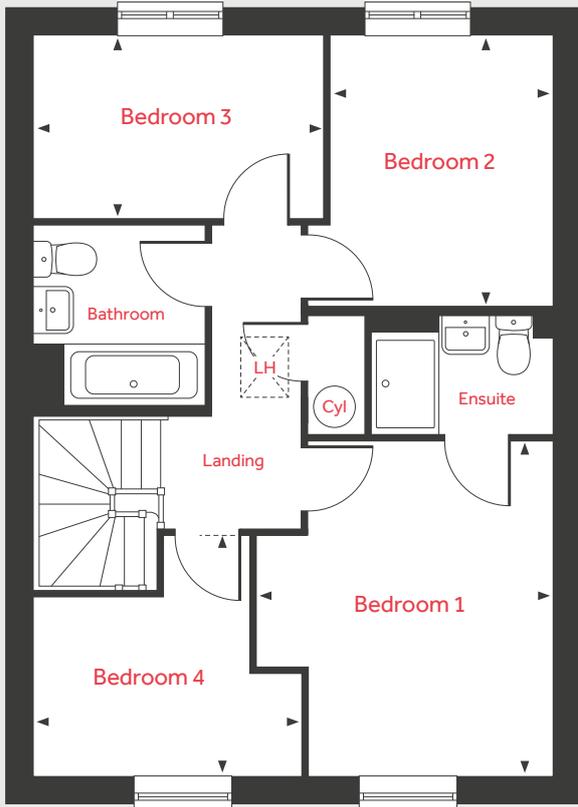
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First Floor



The Mylne

4 bedroom home

Ground Floor

Living Room

4.83m x 3.39m 15'10" x 11'1"

Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

First Floor

Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

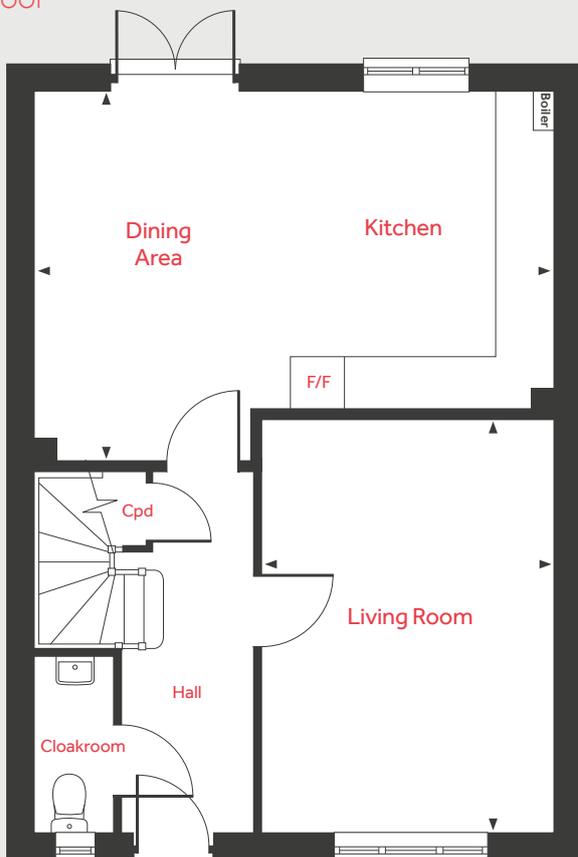
Bedroom 3

3.39m x 2.21m 11'1" x 7'3"

Bedroom 4

3.10m x 2.82m 10'2" x 9'3"

Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Elmslie

3 bedroom home

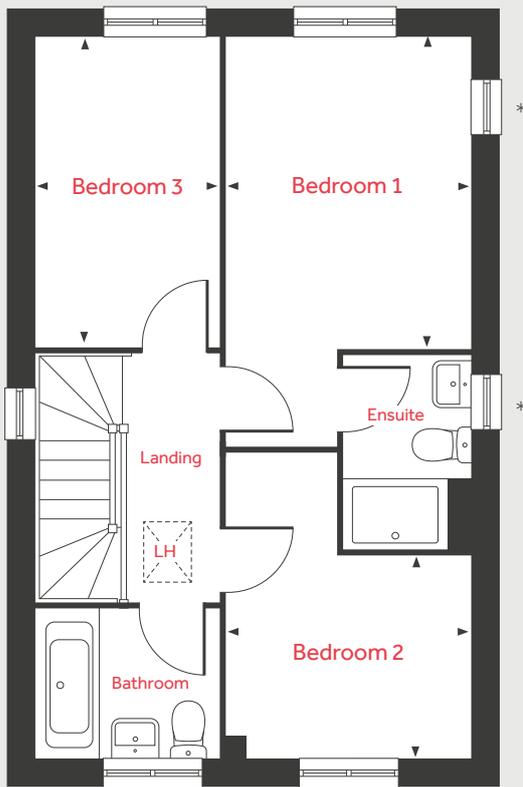
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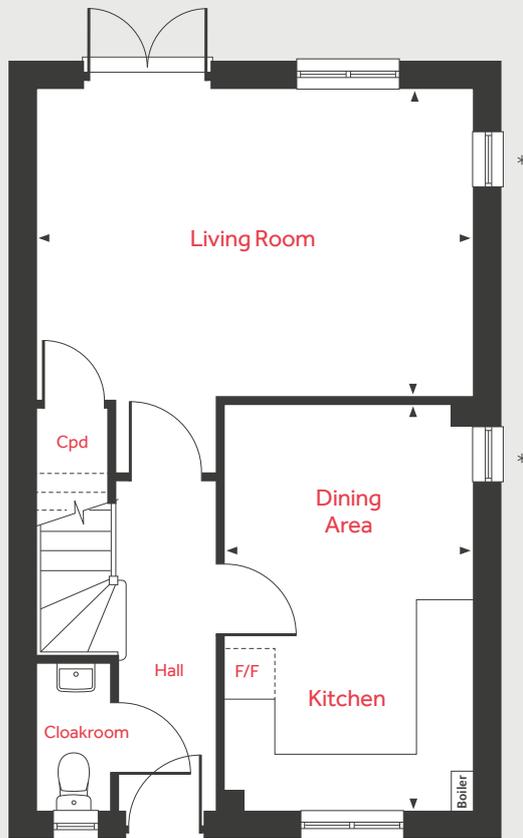
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First Floor



Ground Floor



The Elmslie

3 bedroom home

Ground Floor

Living Room

5.09m x 3.65m 16'8" x 12'0"

Kitchen/Dining Area

4.78m x 2.91m 15'8" x 9'6"

First Floor

Bedroom 1

3.67m x 2.87m 12'0" x 9'5"

Bedroom 2

2.87m x 2.40m 9'5" x 7'10"

Bedroom 3

3.65m x 2.15m 12'0" x 7'0"

LH Loft hatch F/F Space for fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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*Windows to specific homes only.

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The Leverton

4 bedroom home

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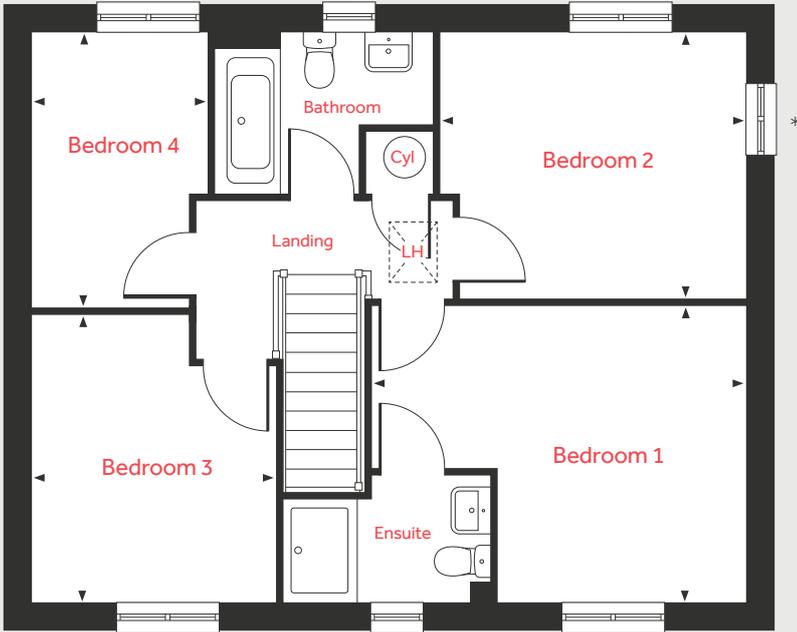
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The Leverton

4 bedroom home

First Floor



Ground Floor

Living Room

4.81m x 3.39m 15'9" x 11'1"

Kitchen

3.24m x 2.80m 10'7" x 9'2"

Dining Area

3.91m x 2.81m 12'10" x 9'2"

Study

3.39m x 1.82m 11'1" x 5'11"

First Floor

Bedroom 1

4.40m x 3.49m 14'5" x 11'5"

Bedroom 2

3.59m x 3.15m 11'9" x 10'4"

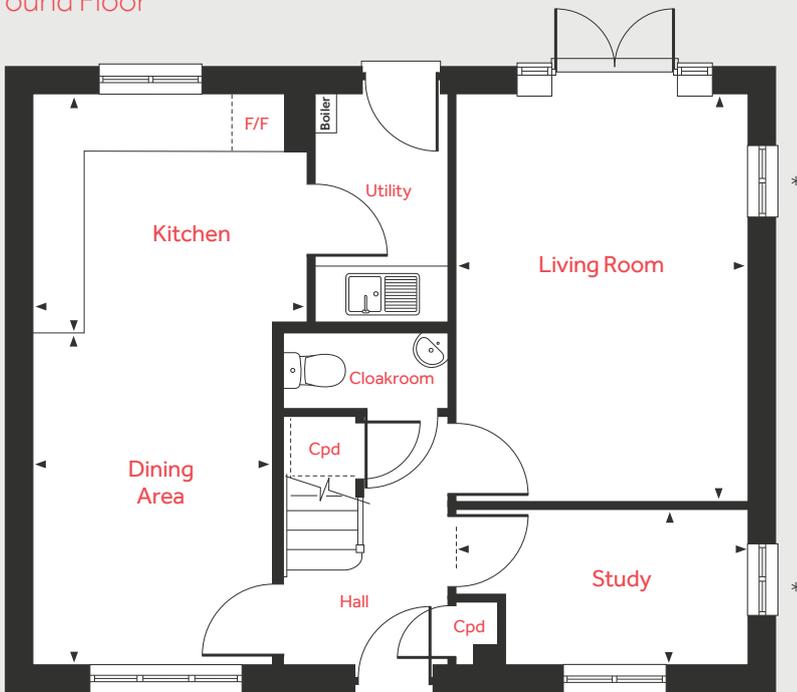
Bedroom 3

3.38m x 2.88m 11'1" x 9'5"

Bedroom 4

3.26m x 2.08m 10'8" x 6'10"

Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Pembroke 4 bedroom home

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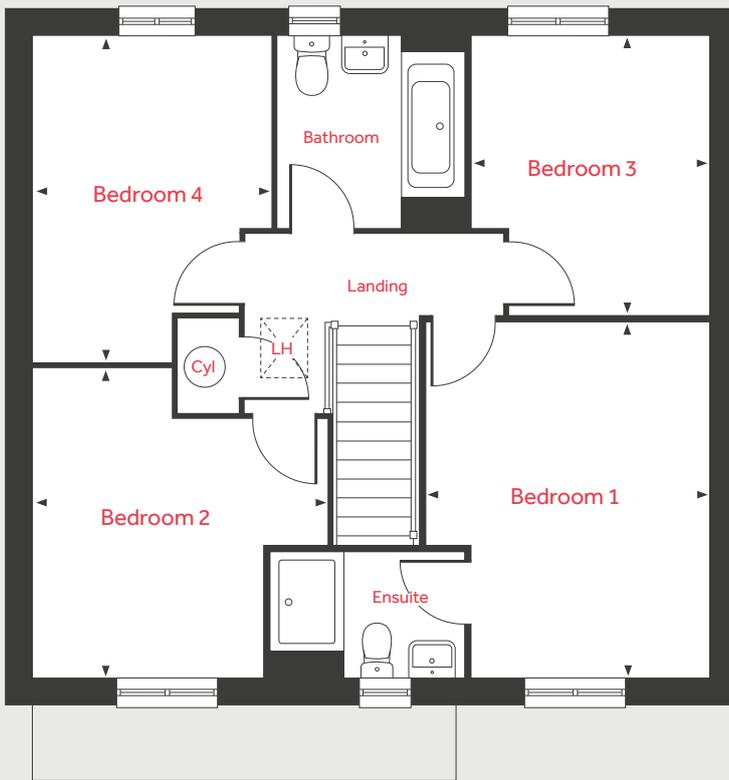
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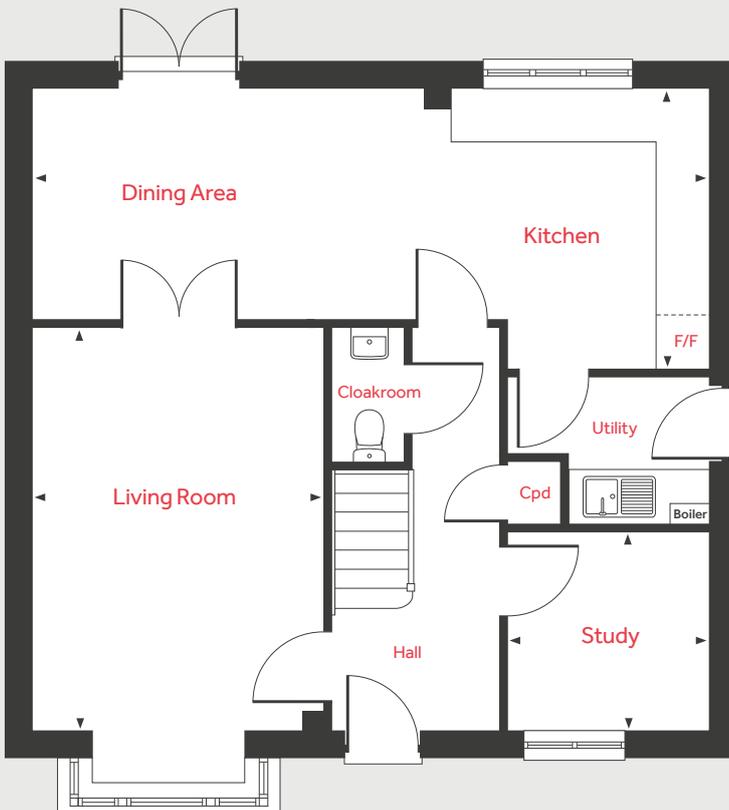
The Pembroke

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room

4.83m x 3.50m 15'10" x 11'5"

Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

Study

2.41m x 2.37m 7'11" x 7'9"

First Floor

Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

Bedroom 2

3.72m x 3.50m 12'2" x 11'5"

Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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A JOINT VENTURE DEVELOPMENT

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The Cottingham

4 bedroom home

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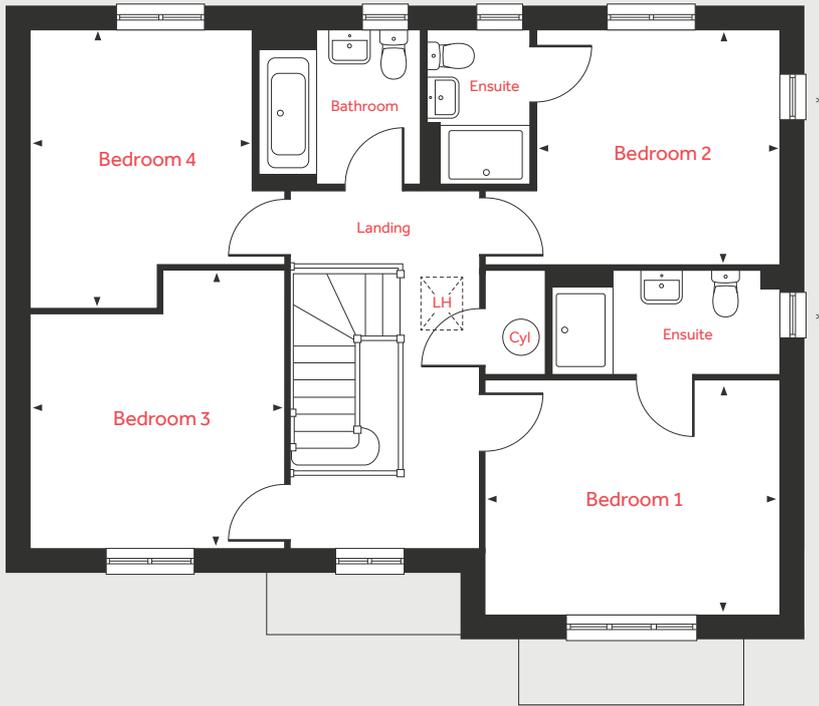
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The Cottingham

4 bedroom home

First Floor



Ground Floor

Living Room

4.60m x 4.20m 15'1" x 13'9"

Kitchen/Dining/Family Area

9.97m x 3.09m 32'8" x 10'1"

Study

2.27m x 1.81m 7'5" x 5'11"

First Floor

Bedroom 1

3.90m x 3.15m 12'9" x 10'4"

Bedroom 2

3.23m x 3.14m 10'7" x 10'4"

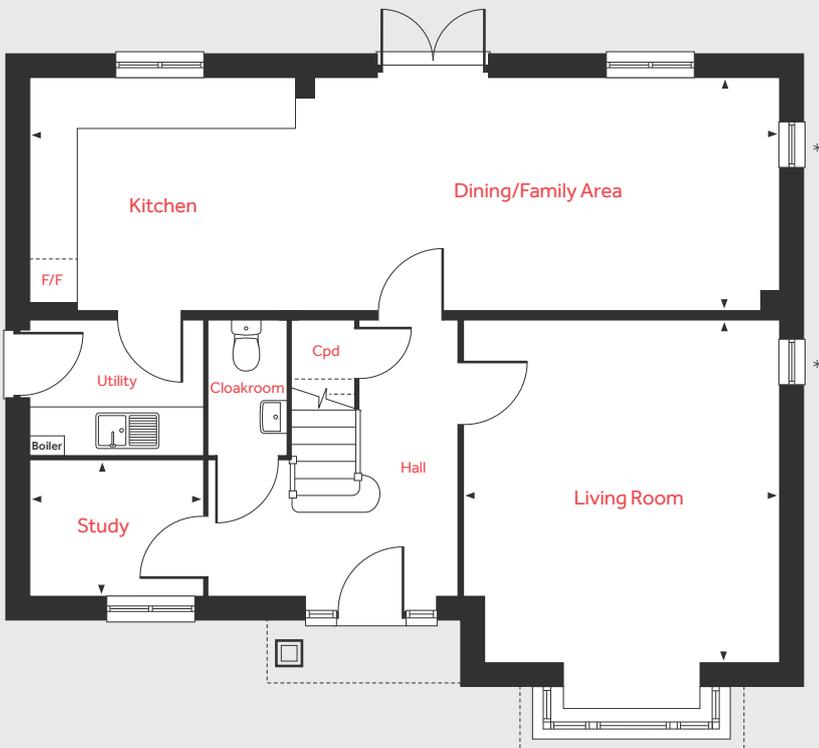
Bedroom 3

3.73m x 3.39m 12'2" x 11'1"

Bedroom 4

3.73m x 2.93m 12'3" x 9'7"

Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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