



# Shopwyke Lakes

CHICHESTER, WEST SUSSEX

Here you'll find a choice of 2, 3 & 4 bedroom homes waiting for you on the outskirts of the spectacular city of Chichester.

**Taylor**  
**Wimpey**

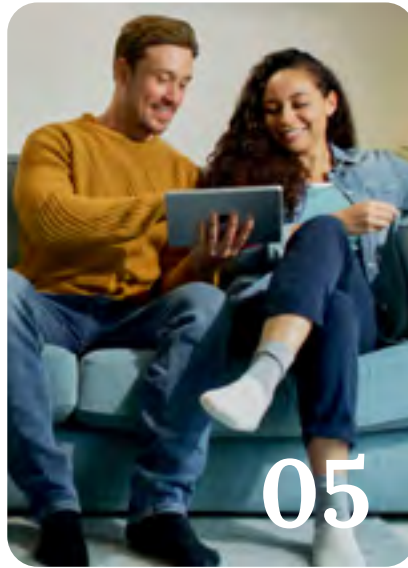
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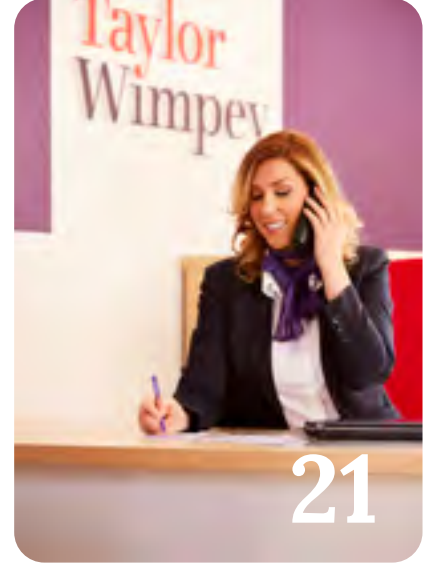
→ **Our homes**



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# Welcome to Shopwyke Lakes

This convenient location is close to the city centre and enjoys excellent road and rail links to Portsmouth, Brighton and London.

Featuring bright, open rooms, finished to the highest possible standard and thoughtfully laid out.



[View the site plan](#)

# Love city life

Historic Chichester is a city that oozes character. There are countless independent boutiques, cafés, restaurants and bars lining its picturesque cobbled streets.

There is also no shortage of arts and culture to inspire you, with the stunning cathedral and countless ancient sites, along with museums, art galleries and the famous Chichester Festival Theatre.

Those who love the outdoors can enjoy the beautiful coast and countryside, while nearby Goodwood provides anything from a quiet round of golf to the thrills of horse racing and motorsport.

Chichester Harbour



Goodwood House



Chichester cathedral



[Watch development video](#)



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

If your home has a utility room units will be fitted to match your chosen kitchen style.



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose\* from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable.

# Specification of our houses

| General  |   |
|--|---|
| Double-glazed PVCu windows with multi-point locking  | ✓ |
| Double-glazed PVCu multi-point locking double doors†   | ✓ |
| Multi-Locking GRP external door  | ✓ |
| PVCu fascia and soffit (to suit External Materials schedule)   | ✓ |
| White emulsion to walls  | ✓ |
| Doorbell   | ✓ |
| Front outdoor light  | ✓ |
| Double electric sockets throughout   | ✓ |
| Chrome door furniture  | ✓ |
| White internal doors   | ✓ |
| Ground floor concrete finish (no latex or screed)  | ✓ |
| Combination / condensing gas boiler and heating system to radiators  | ✓ |
| Kitchen  |   |
| 'Symphony' kitchen with a selection of doors and worktop choices from our 'Standard Range'                                   | ✓ |
| 1.5 bowl composite inset sink (finish to be confirmed by Sales Executive)  | ✓ |
| Zanussi "A Rated" built-in double oven   | ✓ |
| Integrated cooker hood   | ✓ |
| Zanussi 4-burner stainless steel gas hob   | ✓ |
| Stainless steel splashback   | ✓ |
| Under cupboard lights to kitchen   | ✓ |
| Utility† with "Symphony" base unit and worktop choices from our "Standard Range" and plumbing for appliances (plot specific) | ✓ |
| Living room  |   |
| TV socket and telecom point  | ✓ |

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

| Family room/study†   |   |
|--|---|
| Telecom point†   | ✓ |
| Bedroom  |   |
| TV socket to bedroom 1   | ✓ |
| Bathroom   |   |
| Roca white bathroom suite  | ✓ |
| Ideal Standard Brassware   | ✓ |
| Splashback tiles to bath and half-height tiling to sanitaryware walls                                | ✓ |
| En suite and shower room†  |   |
| Roca white bathroom suite  | ✓ |
| Ideal Standard Brassware   | ✓ |
| Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls                  | ✓ |
| Shower tray & "Roman" chrome finish glass shower cubicle   | ✓ |
| Thermostatic shower  | ✓ |
| Gardens, paths and drives  |   |
| Riven buff slabs (for area refer to Landscaping/External Works layout)                               | ✓ |
| Turf to rear   | ✓ |
| Power to garage within the curtilage of the property   | ✓ |
| Outside tap to the rear of the property†   | ✓ |
| Fencing to garden (refer to Landscaping/External Works layout)                                       | ✓ |
| Other features   |   |
| NHBC warranty against structural defects for a 10-year period following the date of build completion | ✓ |
| A range of optional upgrades are available subject to build stage                                    | ✓ |
| Taylor Wimpey warranty for 2 years from date of legal completion                                     | ✓ |

[→ Find out more](#)

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All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.



# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ [View the site plan](#)



# The Canford

2 BEDROOM HOME, TOTAL 676 sq ft / 62.80m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.02m × 1.85m

9'11" × 6'1"

### Living/Dining Area

4.73m max × 3.98m max

15'6" max × 13'1" max



## FIRST FLOOR

### Bedroom 1

3.08m × 2.97m

10'1" × 9'9"

### Bedroom 2

3.98m max × 2.56m

13'1" max × 8'5"



[Discover more about this home](#)



[View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our sales executives regarding the tenure of our new homes. 53120 / October 2022.



# The Edale

2 BEDROOM HOME, TOTAL 707 sq ft / 65.68m<sup>2</sup>



**GROUND FLOOR**



**FIRST FLOOR**

**Kitchen/Living/Dining Area**

5.35m × 3.80m      17'7" × 12'6"

**Bedroom 1**

3.84m × 3.15m      12'7" × 10'4"

**Bedroom 2**

3.01m × 2.45m      9'11" × 8'1"

[→ Discover more about this development](#)

[→ View our current availability](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft / 79.15m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.72m × 2.87m                      15'6" × 9'5"

### Living Room

4.26m max × 3.69m max            14'0" max × 12'1" max



## FIRST FLOOR

### Bedroom 1

2.96m min × 2.83m min            9'9" min × 9'4" min

### Bedroom 2

3.30m × 2.63m                      10'10" × 8'8"

### Bedroom 3

3.55m max × 2.00m                11'8" max × 6'7"



[Discover more about this home](#)



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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.19m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.78m × 3.08m      12'5" × 10'1"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

[→ Discover more about this home](#)

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# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.19m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.78m × 3.08m      12'5" × 10'1"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

[→ Discover more about this home](#)

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# The Monkford

4 BEDROOM HOME, TOTAL 1,153 sq ft / 107.11m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.29m × 3.62m      14'1" × 11'11"

### Living Room

5.71m × 3.68m      18'9" × 12'1"



## FIRST FLOOR

### Bedroom 1

3.61m × 3.27m      11'10" × 10'9"

### Bedroom 2

3.53m × 2.81m      11'7" × 9'3"

### Bedroom 3

2.81m × 2.52m min      9'3" × 8'3" min

### Bedroom 4

2.35m × 2.23m      7'9" × 7'4"

[→ Discover more about this home](#)

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# The Eskdale

4 BEDROOM HOME, TOTAL 1,205 sq ft / 111.94m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.58m × 2.86m      11'9" × 9'5"

### Living Room

6.02m × 3.45m      19'9" × 11'4"

### Dining Room

3.14m × 2.77m      10'4" × 9'1"



## FIRST FLOOR

### Bedroom 1

3.51m max × 3.40m max      11'7" max × 11'2" max

### Bedroom 2

3.64m × 2.98m      11'11" × 9'10"

### Bedroom 3

3.05m max × 2.95m max      10'0" max × 9'8" max

### Bedroom 4

3.09m max × 2.53m max      10'2" max × 8'4" max

[→ Discover more about this development](#)

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# The Kentdale

4 BEDROOM HOME, TOTAL 1,205 sq ft / 111.94m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.58m × 2.86m      11'9" × 9'5"

### Living Room

6.02m × 3.45m      19'9" × 11'4"

### Dining Room

3.16m × 2.77m      10'4" × 9'1"



## FIRST FLOOR

### Bedroom 1

3.51m max × 3.40m max      11'7" max × 11'2" max

### Bedroom 2

3.64m × 2.98m      11'11" × 9'10"

### Bedroom 3

3.05m max × 2.95m max      10'0" max × 9'8" max

### Bedroom 4

3.09m max × 2.53m max      10'2" max × 8'4" max



[Discover more about this home](#)



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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.89m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.09m × 3.58m max      20'0" × 11'9" max

### Living Room

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

### Bedroom 1

3.52m × 3.03m      11'7" × 9'11"

### Bedroom 2

3.64m × 2.95m max      11'11" × 9'8" max

### Bedroom 3

3.05m × 2.51m      10'0" × 8'3"

### Bedroom 4

3.54m × 2.25m max      11'7" × 7'5" max

[→ Discover more about this home](#)

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# The Shelford

4 BEDROOM HOME, TOTAL 1,360 sq ft / 126.34m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.10m × 3.24m max      26'7" × 10'8" max

### Living Room

4.74m × 3.88m      15'7" × 12'9"

### Study

2.64m × 2.10m      8'8" × 6'11"



## FIRST FLOOR

### Bedroom 1

3.88m max × 3.76m max      12'9" max × 12'4" max

### Bedroom 2

4.22m max × 3.07m max      13'10" max × 10'1" max

### Bedroom 3

3.43m max × 3.09m max      11'3" max × 10'2" max

### Bedroom 4

3.89m max × 2.75m max      12'9" max × 9'0" max

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01243 969 178**.



Find out how we can get you moving with our buying schemes.



**Book an appointment**



**How to buy a home**



**SHOPWYKE LAKES** Eider Drive, Off Shopwhyke Road, Chichester, West Sussex, PO20 2LS

**CONTACT US ON 01243 969 178**

# Taylor Wimpey