



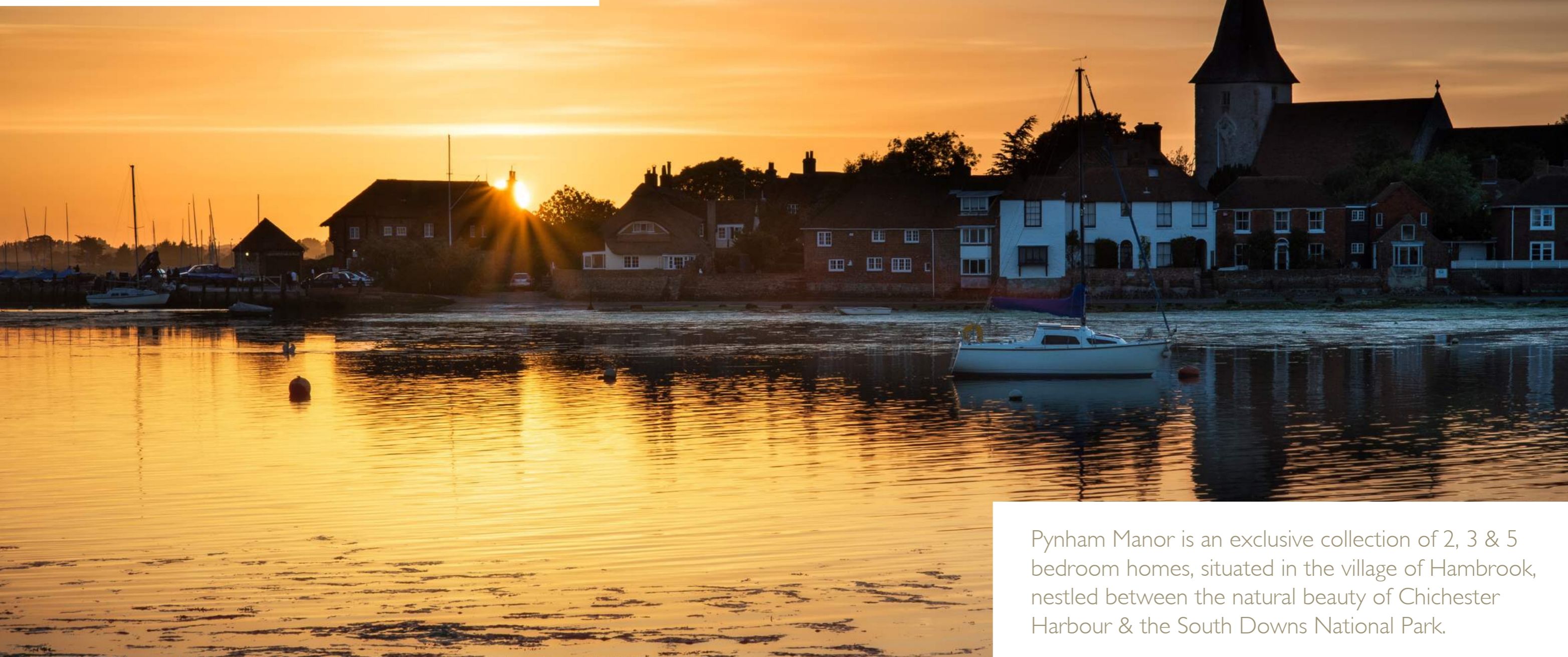
PYNHAM MANOR

BROAD ROAD, HAMBROOK, PO18 8RG

AN EXCLUSIVE COLLECTION OF 2, 3 & 5
BEDROOM HOMES IN A SEMI-RURAL
SETTING NEAR TO THE COAST.




MILDREN
HOMES



Pynham Manor is an exclusive collection of 2, 3 & 5 bedroom homes, situated in the village of Hambrook, nestled between the natural beauty of Chichester Harbour & the South Downs National Park.



LOCAL DELIGHTS

A semi-rural setting between Emsworth and Chichester, Hambrook combines rural charm with all the necessities of modern living within easy reach. The village itself offers a local convenience store, with popular pubs, restaurants and railway station all about half a mile away.

The renowned coastal locations of Bosham and Emsworth, are just a few miles away. Situated on the shores of Chichester Harbour, both feature gorgeous harboursides offering excellent walking, cycling and sailing opportunities. Emsworth boasts a variety of independent shops, regular farmers markets and a good selection of pubs and restaurants.

If you love the idea of peaceful village living, surrounded by beautiful countryside, yet still close to convenient connections to towns and cities, Pynham Manor can offer it all.





BE ENCHANTED BY YOUR SURROUNDINGS

Surrounded by stunning countryside, yet just minutes from the coast, Pynham Manor offers extensive and varied opportunities to connect with the great outdoors.

Located just a few miles North of Pynham Manor, the South Downs National Park boasts some of the country's finest landscapes, dominated by rolling hills and home to quaint villages and bustling market towns.

For a complete change of scenery just South of Hambrook visit Chichester Harbour. A designated Area of Outstanding Natural Beauty, the harbour's wide expanses and intricate creeks are a major wildlife haven and among some of Britain's most popular boating waters.

Situated at the entrance to Chichester Harbour, West Wittering Beach is the closest and most popular of a series of beautiful sand and shingle beaches dotted along the West Sussex coastline. The beach is renowned as being one of the premier blue flag beaches in the country. Good facilities, extensive grasslands and tidal pools make the beach a popular choice for families.



COSMOPOLITAN AND CULTURAL CHICHESTER

With a rich historical and cultural scene, Chichester is famous for its 12th Century Cathedral, art galleries and the world famous Festival Theatre. The city offers excellent shopping from high street names to chic independent boutiques, whilst the best of local produce is on display at the regular farmer's market. Tempting eateries and cool bars are also found here in abundance.

A few miles from Chichester, discover the luxury and grandeur of Goodwood House, home to the renown Racecourse, Motor Circuit, Revival Meeting and Festival of Speed.

Just six miles East of Pynham Manor, and easily accessible by both car and public transport, visit this historic city with all it has to offer time and time again.



THE LAYOUT OF PYNHAM MANOR

LEGEND:

THE WOLSEY

Two Bedroom Semi-Detached,
Terrace & End of Terrace Houses
Plots 3, 17, 19, 25 and 18 & 26 (handed)

THE WOLSEY UNDIQUE

Two Bedroom Semi-Detached House
Plots 4

THE GIFFORD SPLENDOR

Three Bedroom Detached House
Plots 5, 6, 24 & 28

THE GIFFORD PRESTIGE

Three Bedroom Detached House
Plots 11, 29 & 10 (handed)

THE GIFFORD LUXURIA

Three Bedroom Detached House
Plots 12 & 27

THE MONTAGUE

Three Bedroom Detached House
Plot 30

THE FROMOND

Five Bedroom Detached House
Plots 20, 21, 22 & 23

AFFORDABLE HOUSES

Plots 7, 8 & 9

AFFORDABLE APARTMENTS

Plots 13, 14, 15 & 16



This site plan does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.



*Artists' impressions are intended to give only an impression of the house design.

BEAUTIFUL DESIGNS BROUGHT TO LIFE

Pynham Manor is an exclusive collection of just 30 homes, carefully planned in a crescent-shaped layout, adjoining an area of parkland, featuring allotments and a newly planted orchard.

The development has been tastefully designed with materials carefully chosen to ensure perfect harmony between the new homes and the existing surroundings. A traditional design has been incorporated to the outside of the properties, with external features such as feature brickwork, slate roofs, porch canopies and bay windows. Inside, every property benefits from the high quality specification and attention to detail expected from a quality new-build home.*

Pynham Manor is the perfect blend of classic style and modern convenience, and with the choice of properties ranging from two bedroom semi-detached to five bedroom detached family homes, there is something here to suit everyone.

*Please refer to your sales advisor for specific plot details.

DESIGN & SPECIFICATION

All the homes at Pynham Manor are constructed from carefully selected materials, taking account of quality, longevity and sustainability.

We build our homes with traditional construction techniques and detailing, incorporating modern materials and high-quality fixtures and fittings. Our new homes embrace technology and benefit from environmentally friendly features such as energy efficient heating systems, high levels of insulation and well-considered ventilation systems, helping to make your home easier to run and more energy and cost efficient.

Your property will be decorated in neutral colours, giving you a blank canvas on which you can stamp your own style from the day you move in. If you reserve early enough in the build process, you will be able to personalise your new home before you move in, with a range of carpets, tiles and kitchen designs to choose from.

QUALITY SUPPLIERS

We are proud to display a selection of our quality suppliers, offering high-end specification products in our new homes at Pynham Manor:



A Box of Tricks Ltd
Interior ★ Design

ellamodicks



SONOS
THE WIRELESS HiFi SYSTEM



*Photographs typical of Mildren Homes properties, which may include optional upgrades available at additional cost.





NEW HOMES, TRADITIONAL VALUES

Mildren Homes is a forward thinking new home developer with a real commitment to the traditional values of quality, craftsmanship and service.

Our highly experienced team includes award winning professionals – expert in the field of residential property development for National Housebuilding organisations and individuals with many years experience in all types of construction.

Passionate, dedicated and committed, our ethos of creating sustainable communities of desirable new homes sets us apart from other developers; you can trust Mildren Homes to deliver a new home that you will enjoy for many years to come.



*Photographs typical of Mildren Homes properties, which may include optional upgrades available at additional cost.



WHAT'S IN A NAME?...

At Mildren we believe strongly in developing communities that not only enhance their surroundings, but also allude to the history of the area.

Pynham Manor takes its name from the Priory of Pynham, which is mentioned in historical records for Chidham and Hambrook dating back to the 12th century. The Priory had an eventful history and was eventually suppressed by Cardinal Wolsey in 1525, who seized the property which included Priors Leaze. Priors Leaze now survives as a farm and Priors Leaze Lane runs past the development. All the house types at the development are named after prominent figures in the history of the Priory.



DID YOU KNOW?...

The chief claim to fame of the Chidham and Hambrook parish, was the 19th century discovery of a new variety of wheat. The wheat was highly prolific and of such fine quality that it soon became in great demand and known as 'Chidham Wheat'.



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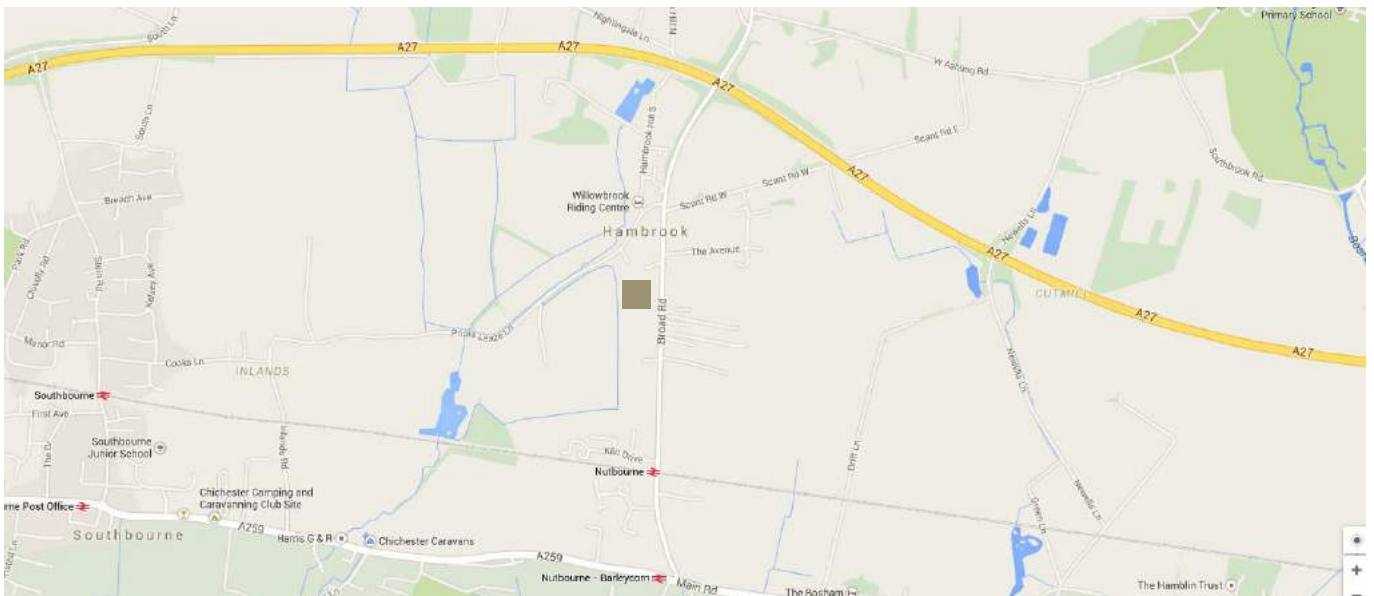
HOW TO FIND US

FROM THE WEST:

Heading Eastbound on the A27 take the A259 exit towards Emsworth. At the roundabout, take the 3rd exit, then at the next roundabout continue straight onto Havant Rd/A259. Continue on the A259 for 3.7 miles, then immediately after the Barleycorn Public House on your right, turn left onto Broad Road and continue on for a further 0.6 miles and the entrance to Pynham Manor will be on your left hand side.

FROM THE EAST:

Heading Westbound on the A27 take the first exit onto Fishbourne Rd W/A259. After 2.4 miles continue straight over the roundabout and continue to follow the A259. After a further 1.5 miles turn right onto Broad Road before the Barleycorn Public House on your left. Continue on Broad Road for a further 0.6 miles and the entrance to Pynham Manor will be on your left hand side.





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