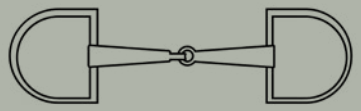


STABLE MEWS

FONTWELL, WEST SUSSEX

Welcome to

STABLE MEWS

Set within the welcoming village of Fontwell, near the historic city of Chichester, this distinctive development presents a collection of just ten thoughtfully designed homes. Blending traditional character with contemporary comfort, these two, three and four bedroom houses offer a carefully considered place to call home.

What to expect when living at Stable Mews

- Attractive architectural elevations incorporating flint detailing and striking black cladding
- Soft green windows and front doors, creating a charming and distinctive appearance
- Oak entrance porches, adding warmth and character to each home
- Spacious open-plan kitchen and dining areas designed for modern living and entertaining
- Separate lounge providing a cosy and relaxing retreat
- Quality flooring included throughout the home
- Integrated kitchen appliances included as standard
- Private, fully turfed rear gardens ready to enjoy from day one
- Carports and off-road parking for convenience and practicality
- Electric vehicle charging points to support modern lifestyles
- Energy-efficient air source heat pumps
- Attractive open green spaces planted with wildflowers and British native trees
- Creation of wildlife habitats and hedgehog highways to support local biodiversity

THE LOCAL AREA

Naturally well connected

Fontwell is perfectly placed to enjoy the best of West Sussex, from historic market towns and picturesque villages to the beaches of the south coast and the rolling countryside of the South Downs.

Barnham Train Station	2 miles from home

Arundel	5 miles
Chichester	7 miles
Gatwick	40 miles
Heathrow	57 miles
London	73 miles

Distances are approximate, sourced from Google Maps and provided for guidance only. Purchasers should verify all information independently.

FONTWELL

Perfectly positioned at the foot of the South Downs, Fontwell offers a peaceful village setting with excellent connections across West Sussex. Surrounded by local pubs, open countryside and scenic walking routes, the area balances rural charm with everyday convenience.

ARUNDEL

Arundel is one of West Sussex's most picturesque market towns. Dominated by the iconic castle and cathedral, its charming streets are lined with independent boutiques, galleries and cafés. Riverside walks, antique shops and seasonal events create a welcoming atmosphere.

THE WITTERINGS

Famous for wide sandy beaches and beautiful coastal scenery, The Witterings offer a relaxed way of life beside the sea. Popular for paddle boarding, sailing and long shoreline walks, the area combines natural beauty with welcoming cafés and eateries.

CHICHESTER

The cathedral city of Chichester is home to stylish restaurants, independent shops, cultural attractions and the renowned Festival Theatre. Chichester offers a refined yet relaxed place to enjoy everyday life.

6
5
4
3
2
1
7
8
9
10
North

1

Plot One
3 Bedroom semi detached
1012 sq ft
2 Parking spaces

2

Plot Two
3 Bedroom semi detached
1012 sq ft
2 Parking spaces

3

Plot Three
4 Bedroom detached
1356 sq ft
Carport and 2 parking spaces

4

Plot Four
3 Bedroom semi detached
1012 sq ft
2 Parking spaces

5

Plot Five
3 Bedroom semi detached
1012 sq ft
2 Parking spaces

6

Plot Six
3 Bedroom detached
1119 sq ft
Carport and parking space

7

Plot Seven
3 Bedroom detached
1119 sq ft
Carport and parking space

8

Plot Eight
2 Bedroom semi detached
883 sq ft
2 Parking spaces

9

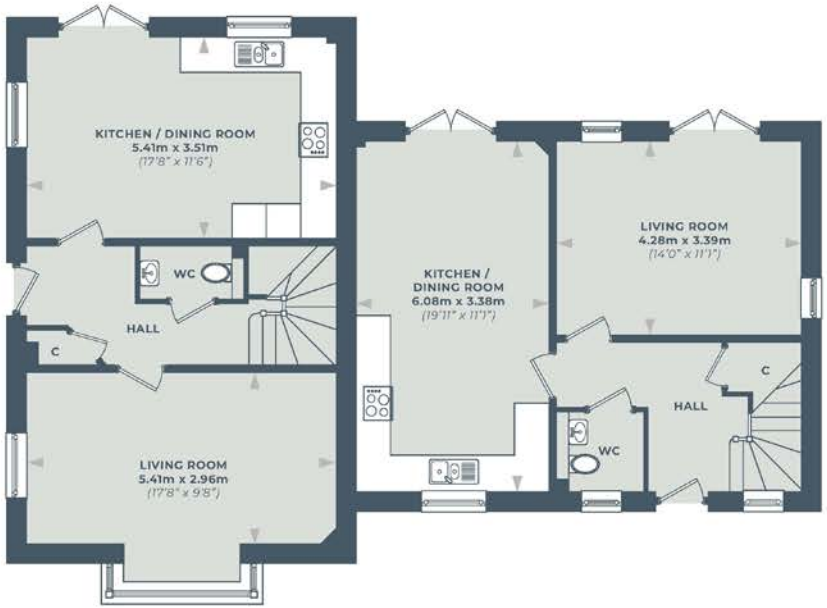
Plot Nine
2 Bedroom semi detached
883 sq ft
2 Parking spaces

10

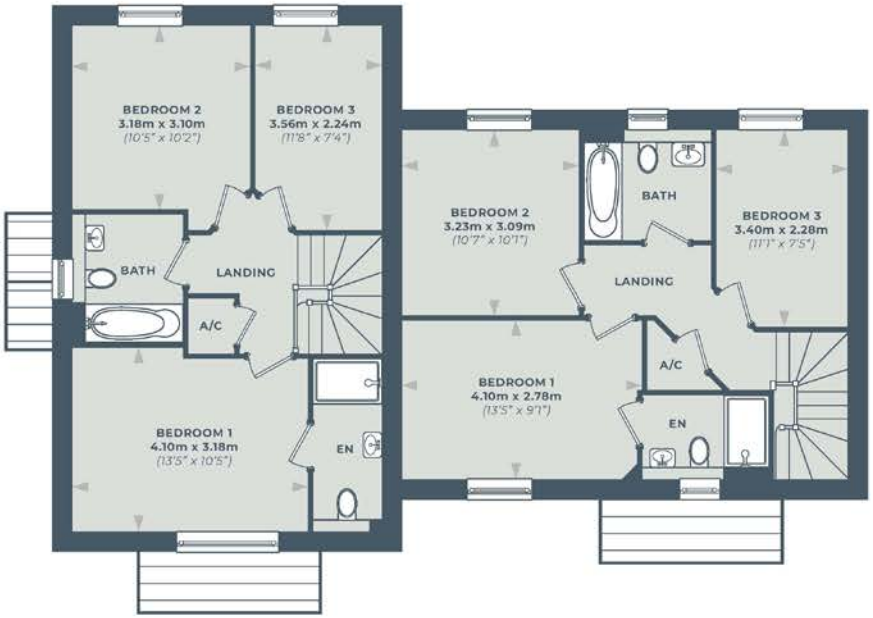
Plot Ten
4 Bedroom detached
1356 sq ft
Garage and 3 Parking spaces

PLOTS ONE & TWO

Three bedroom semi detached | 1012 sq ft



GROUND FLOOR



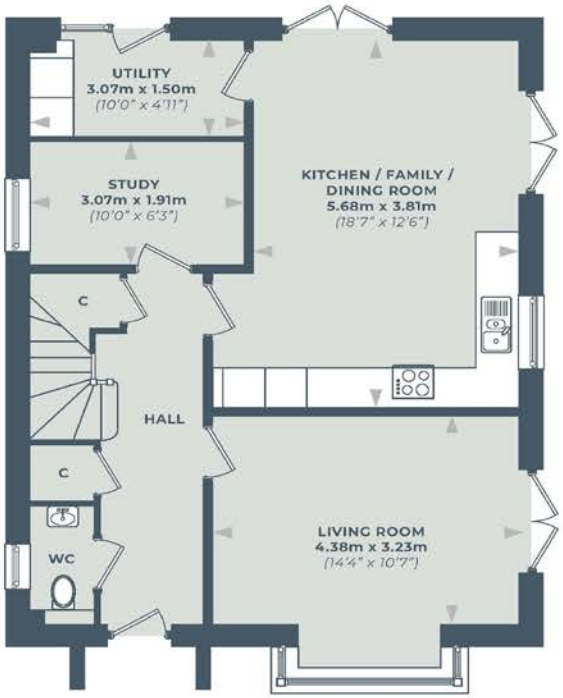
FIRST FLOOR

All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

RANGE ROVER

PLOT THREE

Four bedroom detached | 1356 sq ft



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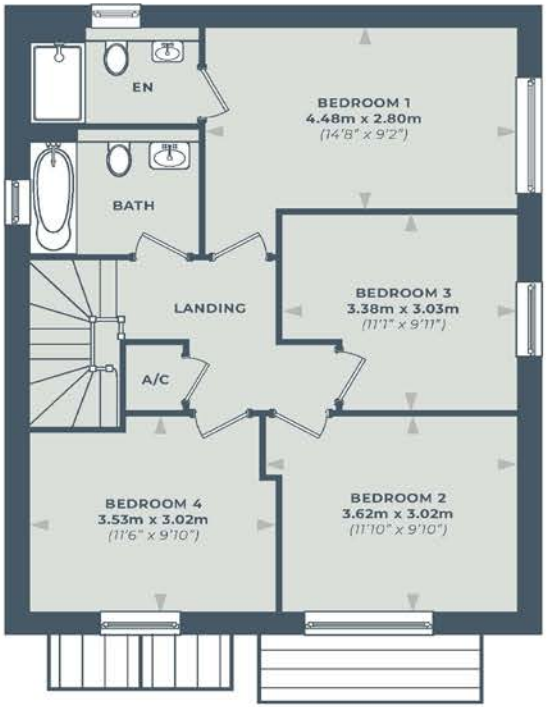

FIRST FLOOR

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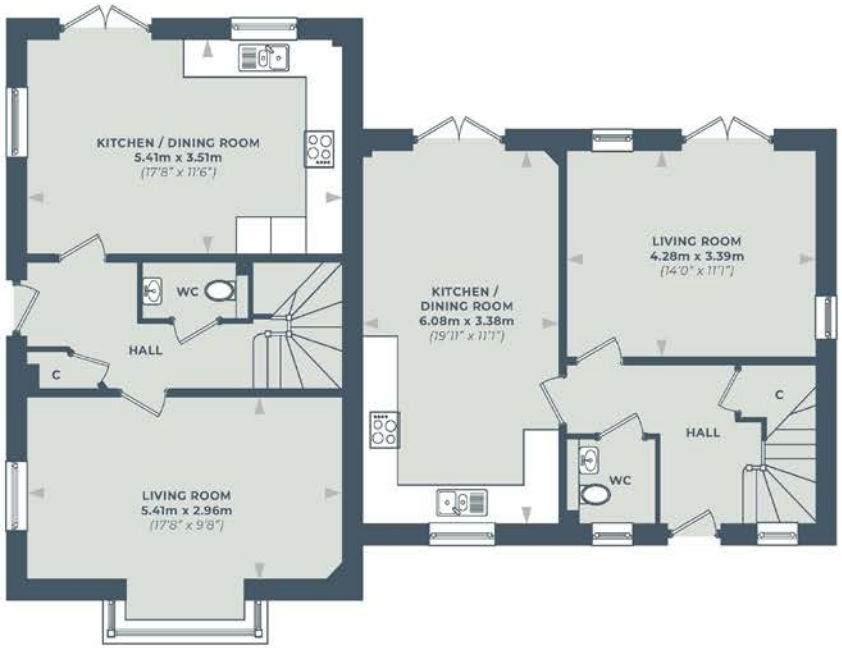
PLOTS FOUR & FIVE

Three bedroom semi detached | 1012 sq ft



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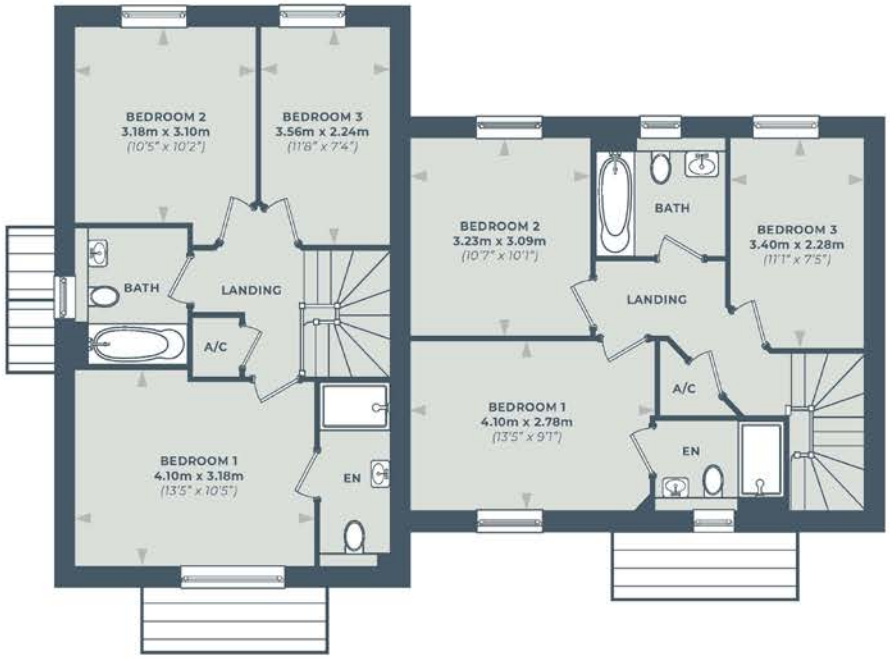

FIRST FLOOR

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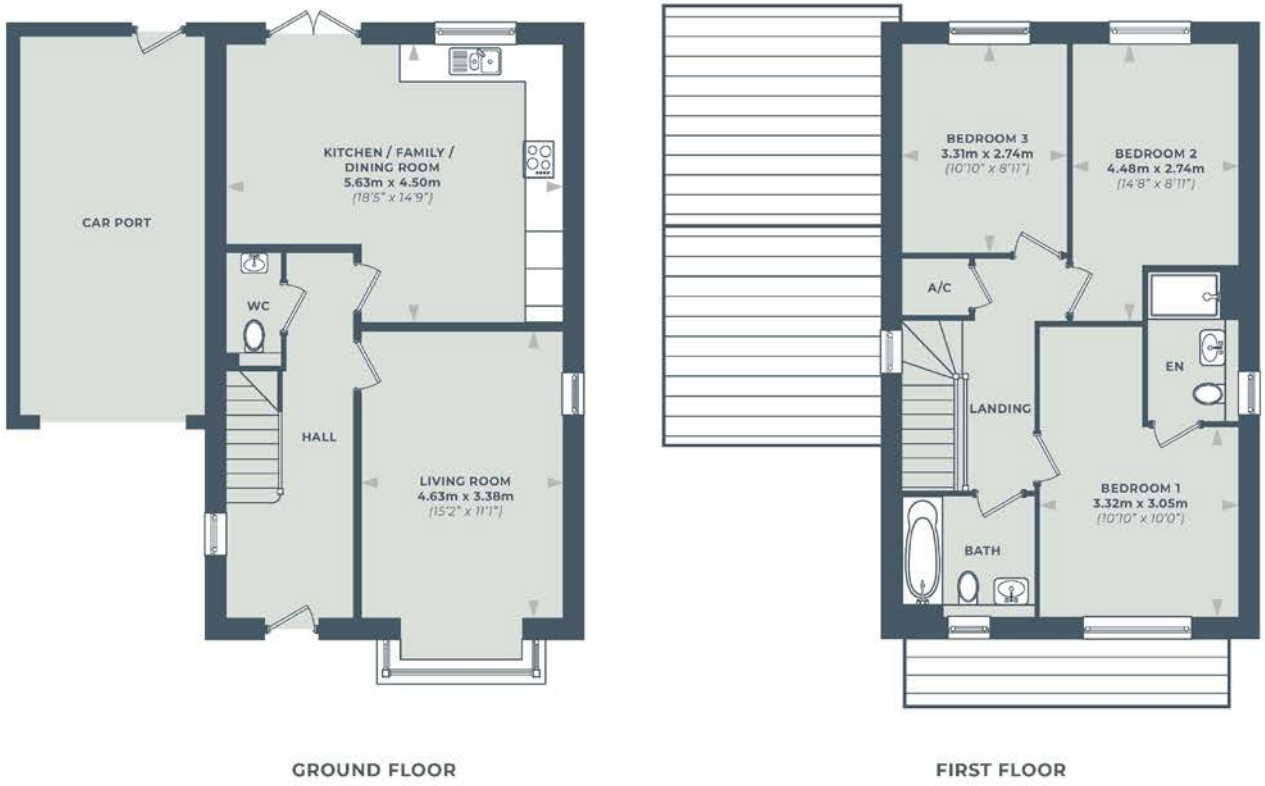
PLOT SIX

Three bedroom detached | 1119 sq ft



GROUND FLOOR

FIRST FLOOR

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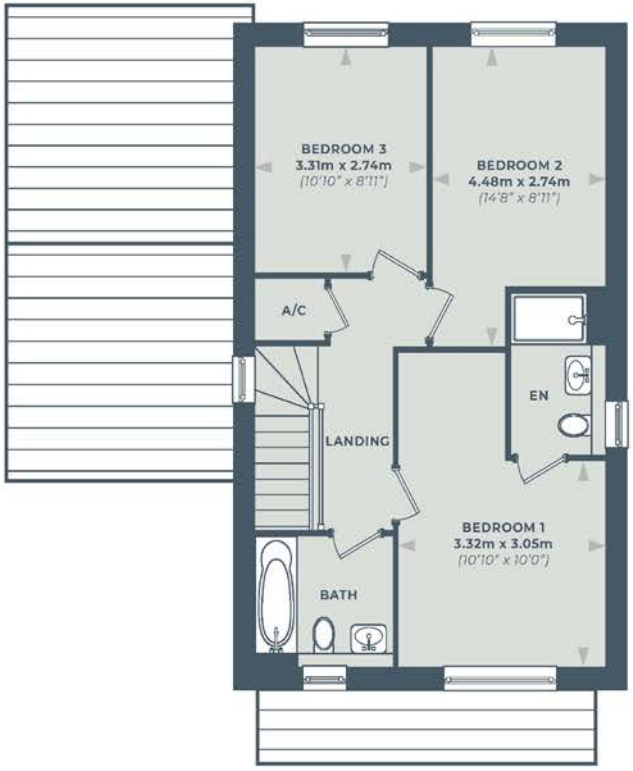
HDSI MNB

PLOT SEVEN

Three bedroom detached | 1119 sq ft

GROUND FLOOR



FIRST FLOOR

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PLOTS EIGHT & NINE

Two bedroom semi detached | 883 sq ft

GROUND FLOOR

FIRST FLOOR

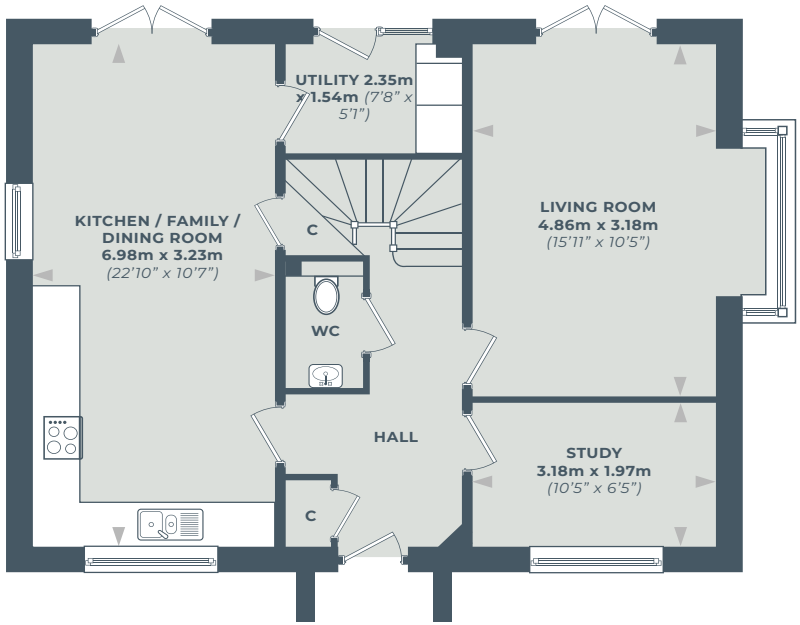
Please note that this property features areas of sloped ceilings, adding character and architectural interest to the home.
Speak with a sales representative for further details.
All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

HD23 SW

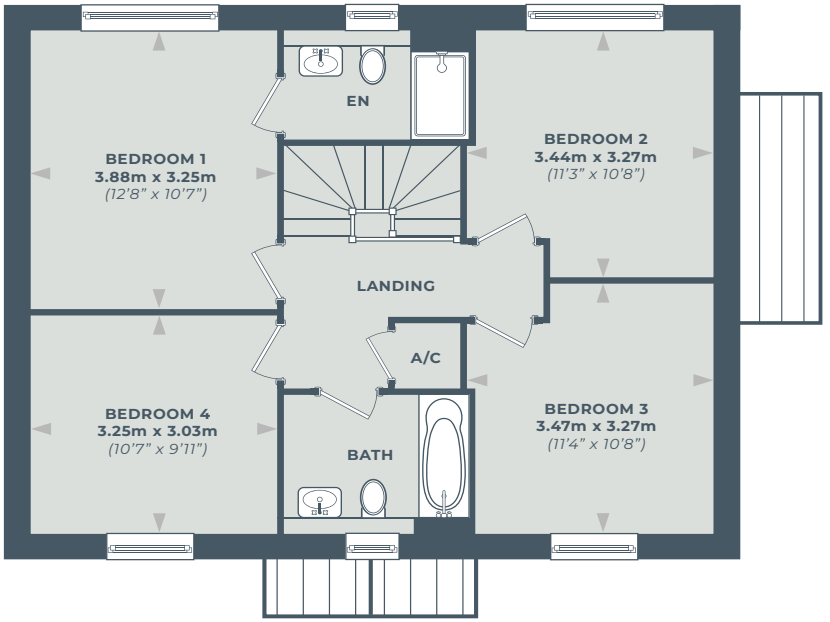
PLOT TEN

Four bedroom detached | 1356 sq ft

Garage included | 205sqft



GROUND FLOOR



FIRST FLOOR

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SPECIFICATION

Every detail chosen to help your house feel like home

Kitchen

Blossom Avenue shaker style kitchen

Premium worktops with matching upstand

Glass splashback to hob

Cutlery tray included to top drawer

Underpelmet lighting to wall units

One and half bowl sink with monobloc tap

Appliances

Neff single oven and combination microwave

Neff induction hob

Neff extractor hood

Integrated 70/30 frost free fridge-freezer

Integrated dishwasher

Integrated washer dryer
(included in homes without a utility room)

Utility

Coordinating cabinetry to kitchen

22mm laminate worktops and upstand

Space and plumbing for washing machine and/or tumble dryer

Flooring

Karndean included in hallway, kitchen diner and cloakroom

Carpets included to lounge, study, stairs, landing and bedrooms

Floor tiles to first floor bathroom and ensuite

Door matting to entrance hall

Bathrooms

WC with chrome dual flush plate, concealed cistern and soft closing seat to all bathrooms

Vanity unit with white sink and chrome tap to cloakroom, bathroom and ensuite

Thermostatic shower over bath with shower screen

Waterfall thermostatic shower to ensuite cubicle

Shaver sockets provided to bathroom and ensuite

Half height tiling to sanitary wall in cloakroom, bathroom and ensuite. Full height tiling to shower areas

Chrome towel rails to bathroom and ensuite

Electrical

White sockets and switches throughout

White USB socket to kitchen

Downlighters to kitchen, utility and bathrooms

Pendant lights to all other rooms

TV points to lounge, family room and principal bedroom

Electric supply to garage

Front and rear external lighting

Heating

Daikin air-source heat pumps provide heating and hot water

Radiators throughout

Dual zoned digital thermostats

Internal

5 panel cottage style white doors and satin rose handles

Ogee skirting and architrave

Matt white Dulux emulsion to walls and ceiling

Woodwork finished in Dulux white satin

White staircase supplied with oak handrail and newel caps

External

Agate Grey windows and doors, a soft green toned grey

Decorative flint brickwork (plot 1 & 4)

Black cement board cladding (plots 3 & 10)

Landscaped front garden

Turfed rear garden with patio area

Outside tap to rear

Sustainability and Environmental

Deta eDock 7.4kW EV car charger

Argon filled double glazing

Cavity wall insulation

Bat bricks and eco home swift boxes to each house

Bat friendly lighting

Hedgehog holes to fencing

Bike store to rear gardens

BNG open space to be created with wildflower and British native trees

MINI
MD12 FOT

Every care has been taken to ensure accuracy

These particulars are intended to provide a general guide to Stable Mews and the homes available. They do not form part of any contract or warranty. For the latest information, please speak with a member of our sales team.

These particulars, including all descriptions, images and specifications, are provided for guidance purposes only. Imperial Homes reserves the right to amend layouts, specifications, materials and designs at any time during the course of construction without prior notice.

Purchasers or prospective purchasers should not rely on any statement, representation or information contained within this brochure, or provided verbally by any employee or agent, as being a representation of fact or forming part of any contract for sale. All dimensions and floor areas have been taken from architectural plans and are approximate only. Whilst every effort has been made to ensure accuracy, measurements should not be relied upon as exact.

Computer generated images, artist's impressions, floor plans, site layouts and landscaping are indicative only and may be subject to change. External finishes, landscaping and surrounding areas may vary from those shown. Landscaping illustrations are intended to demonstrate how the development may appear once mature.

In accordance with Money Laundering Regulations, intending purchasers will be required to provide identification documentation at the point of reservation. Your cooperation will help avoid delays in the sales process.

Garden sizes, gradients and levels may vary between plots, with some gardens incorporating sloped or split-level areas. Please speak with our sales team for further information relating to individual plots.

Travel distances and journey times are approximate and have been sourced from publicly available mapping services, including Google Maps.

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HOMES

Wandleys Lane, Fontwell, West Sussex, PO20 3SE

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