THE
KINGFISHERS
LOXWOOD | WEST SUSSEX | RH14 0SA
A beautiful development of just four exquisite new homes,
of character and distinction in the idyllic Sussex village of Loxwood

THE KINGFISHERS

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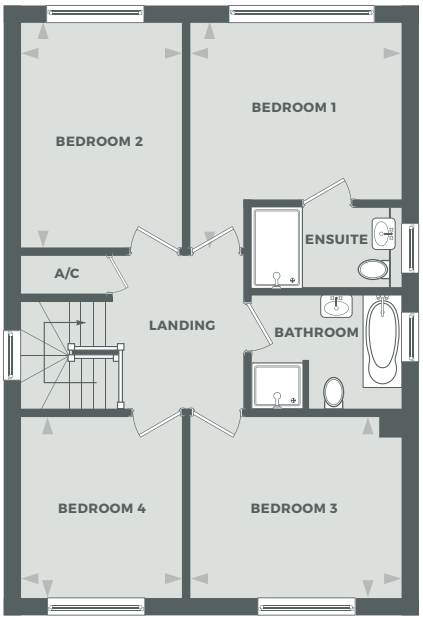
A stylish new development of just four 2 and 4 bedroom homes that blend architectural heritage and tradition with cutting-edge innovation and sumptuous contemporary comforts. Enjoying a tranquil outlook across landscaped grounds towards open farmland, The Kingfishers is conveniently within walking distance to the centre of the small village of Loxwood and just 25 miles from Chichester City.

PLOTS 1 & 2 ▲

Four bedroom - Detached with garage

GROUND



FIRST

LIVING ROOM
5.5m x 3.7m (18'0" x 12'1")

KITCHEN / DINING ROOM
7.0m x 5.0m (22'9" x 16'4")

STUDY
2.2m x 1.9m (7'2" x 6'2")

GARAGE
6.6m x 3.1m (21'6" x 10'1")

BEDROOM 1
4.2m x 3.9m (13'7" x 12'7")

BEDROOM 2
4.2m x 3.0m (13'7" x 9'8")

BEDROOM 3
3.9m x 3.3m (12'7" x 10'8")

BEDROOM 4
3.3m x 3.0m (10'8" x 9'8")

This artist's impressions shows features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

PLOT 3

KITCHEN AREA
3.2m x 3.1m (10'4" x 10'1")

LIVING / DINING ROOM
6.7m x 5.0m (21'9" x 16'4")

BEDROOM 1
3.9m x 3.3m (12'7" x 10'8")

BEDROOM 2
3.9m x 3.3m (12'7" x 10'8")

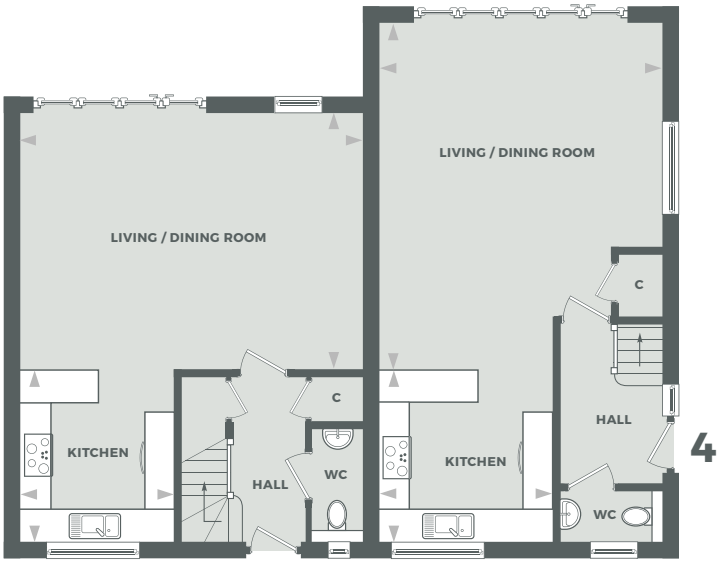
PLOT 4

KITCHEN AREA
3.2m x 3.4m (10'4" x 11'1")

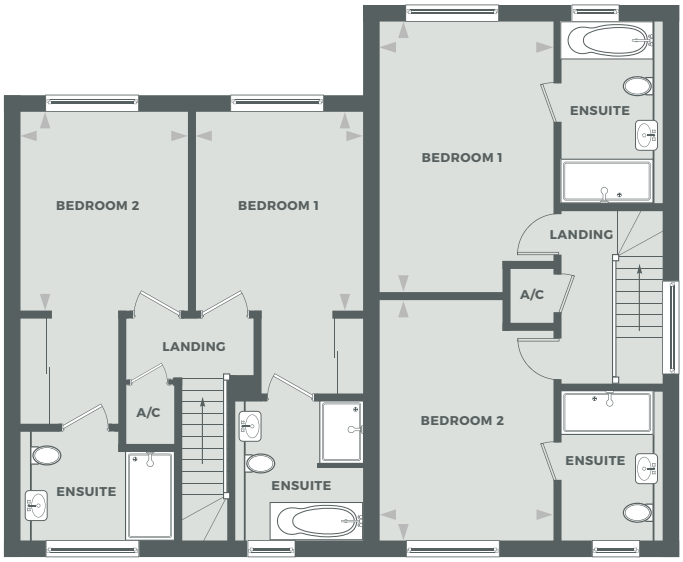
LIVING / DINING ROOM
6.8m x 5.4m (22'3" x 17'7")

BEDROOM 1
5.2m x 3.3m (17'0" x 10'8")

BEDROOM 2
4.7m x 3.3m (15'4" x 10'8")



GROUND



FIRST

PLOTS 3 & 4

Two bedroom - Semi-detached with off-road parking

SPECIFICATION

Kitchen

- Contemporary classic British made kitchens.
- Quartz work surfaces.
- Integrated appliances including Neff eye level single oven, Neff single oven/ microwave, Neff fully integrated dishwasher, Neff 70/30 fridge/freezer, Neff 5 ring induction hob and extractor.
- LED under wall unit lighting.
- Stainless steel sink and taps.

Bathrooms & En-Suites

- White contemporary wall hung sanitaryware.
- Grohe taps and fittings.
- Vanity units below basins.
- Fitted mirrors.
- Fully tiled walls to all bathrooms/ shower rooms.
- Tiled flooring.
- LED downlights and niche lighting in showers and under vanity units.

Heating, Lighting & Electrical

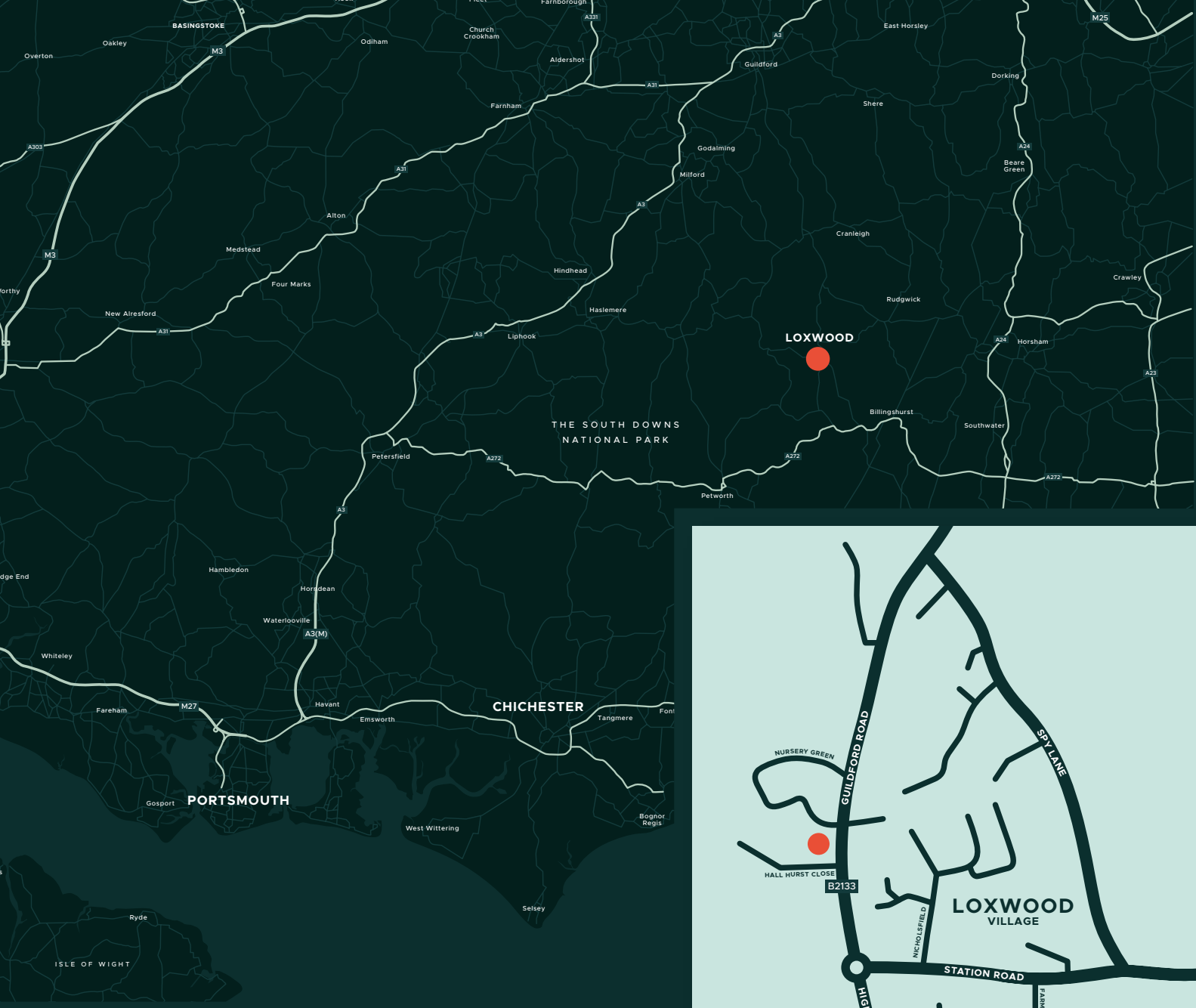
- Air source heat pump which operates the heating and hot water. Underfloor heating to ground floor, radiators to first floor.
- Insulated to latest Building Regulation standards to create an energy efficient home.
- LED downlights to cloakrooms, kitchen areas, bathrooms and en-suite.
- External lighting.
- Electric car charging points.
- TV points to lounges, kitchens and main bedrooms.
- USB power sockets to kitchen, living rooms and bedrooms/studies.
- Fibre Broadband.

Externals

- Double glazed windows with white finish.
- Patios with outside taps.
- Fence boundaries.
- Paved driveways.
- Landscaping to gardens.

Internals

- White solid wood doors with contemporary door furniture.
- Wood flooring to hallways, kitchens and cloakrooms.
- Porcelain tiles to all walls in bathrooms and en-suites.
- Porcelain tiled flooring to bathrooms and En-suites.
- Quality carpet and underlay fitted to lounges and bedrooms.



SATELLITE NAVIGATION REFERENCE: RH14 0SA

TO REGISTER YOUR INTEREST IN THE KINGFISHERS, PLEASE CONTACT US TODAY:

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RANDMERE
NEW BUILD DEVELOPMENTS

Randmere New Build Developments have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the development may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Randmere New Build Developments reserves the right to change any specification of the homes at any time during construction without notice.