

SUMMER  
MEADOWS  
ALDINGBOURNE

**METIS HOMES**

Modern Homes. Traditional Values.





"Welcome to your new home, crafted especially for you. Designed to suit your lifestyle, now and always. We try to do so much more than just build houses. We provide you with a bespoke space to grow, to live comfortably, to expand your family or take up that hobby you've always dreamed of!

Your home should always bring you joy, from the minute you pull into the driveway to the moment you close your eyes at night. That's why all of our homes are finished to a superior standard with all of your needs taken care of, plus a few extra! We're dedicated to you, our customer, to providing you with the very best experience throughout every stage of your Metis Homes journey."

**Adam O'Brien, Managing Director, Metis Homes**

## HOMES TO BE PROUD OF



"Our home is truly spectacular. It was great to experience how much Metis Homes really values exceeding expectations of their customers with their service, design and finish."

**Mr B – Queenswood**



"The quality is obvious from the moment you walk in. Everything is finished off to perfection. It's like this little bubble in the middle of everywhere, we have so many things on our doorstep, and the community is lovely."

**Mrs B – King Edward VII Estate**



"Having a new build is peace of mind. Now I don't have to worry about anything. It's so nice to be maintenance free."

**Mrs S – Old Station Park**



"The first impression is quality; you can see a lot of care has been taken in the build."

**Mr C – Grovelands**



"They have a great product, they pick great locations, are trustworthy and they're very easy to deal with."

**Mr A – Kents Orchard**



"I'd definitely recommend Metis Homes because their build quality is so good and their communication throughout the whole process was excellent."

**Mr F – Forest Walk**

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"The whole buying process was easy because Metis Homes were clear and helpful with what we were able to do. They gave us a lot of information and kept us up to date. The quality and style of the homes are very good. The plot sizes are brilliant, it was ideal for us and we wouldn't change a thing."

Mr R – The Mulberries



## MORE THAN JUST A NEW HOME



At Metis Homes we pride ourselves on creating homes that offer more than just 'standard' living. We listen to what our discerning buyers want and with carefully selected specifications, our homes include many features and enhancements that other developers charge for as extras, ensuring that your new home is nothing short of superior in terms of quality and practicality.

Our living spaces are designed with generosity in mind, giving you and your family space to grow, combining thoughtful attention to detail with high quality materials to withstand the rigours of life. Kitchens perfectly blend form and function to create a workspace that is the hub of the home, while bathrooms and en suites are elegant havens of luxury in which to wash away the cares of the world.

In short, a Metis home is so much more than just a house, it is your new home, designed from the ground up to be everything you want it to be.

# WELCOME TO SUMMER MEADOWS

Surrounded by attractive countryside in the picturesque West Sussex village of Aldingbourne, Summer Meadows is a charming collection of 3, 4 and 5 bedroom detached homes, including 3 bedroom bungalows, from award-winning developer Metis Homes.

Just five miles east of Chichester, this idyllic village location, near to Ofsted rated 'Good' schools, offers peace and tranquillity with homes specifically designed for modern living. Perfectly positioned around a central green populated with trees, each home occupies a unique vantage point, maximising the feeling of space and offering the best of countryside living.



# IN THE HEART OF THE COUNTRYSIDE



Surrounded by glorious British countryside, Aldingbourne is an outdoor lover's paradise. At the foot of the South Downs National Park, there are miles of unspoiled footpaths just waiting to be explored.

With local village amenities right on the doorstep including a whole host of sports clubs such as cricket, football and tennis, alongside traditional rural sports like horse riding, fishing and shooting, you won't have far to go to try something new.

Rural though it might be, Aldingbourne is deceptive in its location. Just minutes from the A27 and the popular commuter network, Barnham railway station is also just over two miles away, providing you with easy connections to London Victoria, Bognor Regis, Chichester and Portsmouth amongst others.



The Witterings, perfect for days away from the office and renowned for their sandy dunes that stretch for miles at low tide, are just under half an hour away. Popular with watersports' enthusiasts and dog walkers, this salty stretch is a little slice of south coast heaven.

# NEARBY CHICHESTER WELCOMES YOU WITH OPEN ARMS



Seamlessly co-existing with staples of modern-day life, independent retailers and restaurants rub shoulders with high street favourites, whilst lovers of art and culture are well catered for at Chichester's Festival Theatre.

Also home to the Chichester International Film Festival, a celebration of cinema old and new, the festival champions new talent and independent world cinema, enlightening audiences annually.

This cathedral city has a wealth of heritage, its cobbled streets are lined with hidden gems, gateways to secret gardens and winding waterways.



Chichester's canal leads to the popular harbour, regarded as an Area of Outstanding Natural Beauty. This wildlife haven has wide expanses and intricate creeks making it a favourite with the boating community. You'll find sailing clubs offering coaching and courses for all abilities, as well as miles of footpaths to enjoy with plenty to sit back and take in.

# WHERE COUNTRYSIDE AND CITY MEET



- 1 Fontwell Park
- 2 Goodwood
- 3 Aldingbourne Community Sports Centre
- 4 Barnham Train Station
- 5 Chichester Cathedral
- 6 Chichester Marina
- 7 Chichester Harbour AONB
- 8 Chichester Festival Theatre
- 9 South Downs Planetarium
- 10 Tangmere Aviation Museum
- 11 Aldingbourne Primary School

## BY CAR

- 2.0 miles - A27 Junction
- 2.6 miles - Barnham Railway Station
- 4.4 miles - Bognor Regis
- 5 miles - Chichester

## BY TRAIN

- (from Barnham)
- 6 mins - Bognor Regis
- 7 mins - Chichester
- 36 mins - Portsmouth
- 1 h 25 mins - London Victoria

Please note travel times are estimates only.

# A WARM WELCOME HOME



**THE DAISY**  
HOME 1  
3 bedrooms  
1100 sqft



**THE BLUEBELL**  
HOME 2  
3 bedrooms  
1100 sqft



**THE POPPY**  
HOMES 5, 10 & 14  
3 bedrooms  
1077 sqft



**THE FOXGLOVE**  
HOMES 6, 7, 8 & 9  
4 bedrooms  
1670 sqft



**THE PRIMROSE**  
HOMES 11, 12 & 13  
5 bedrooms  
1922 sqft



**HOMES FOR OTHERS**  
HOMES 3 & 4



This site plan is for guidance only and should not be relied on. Please check with a Sales Advisor for the latest, most up-to-date layout and materials, including (but not limited to) parking spaces, landscaping, paving and pathways.



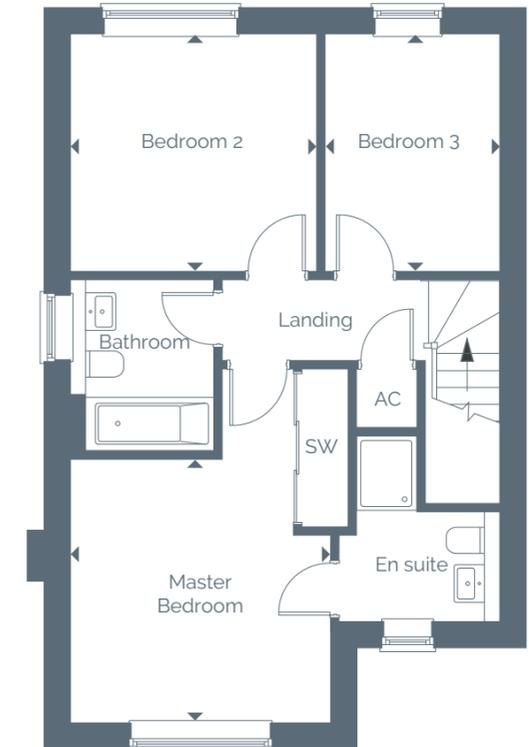
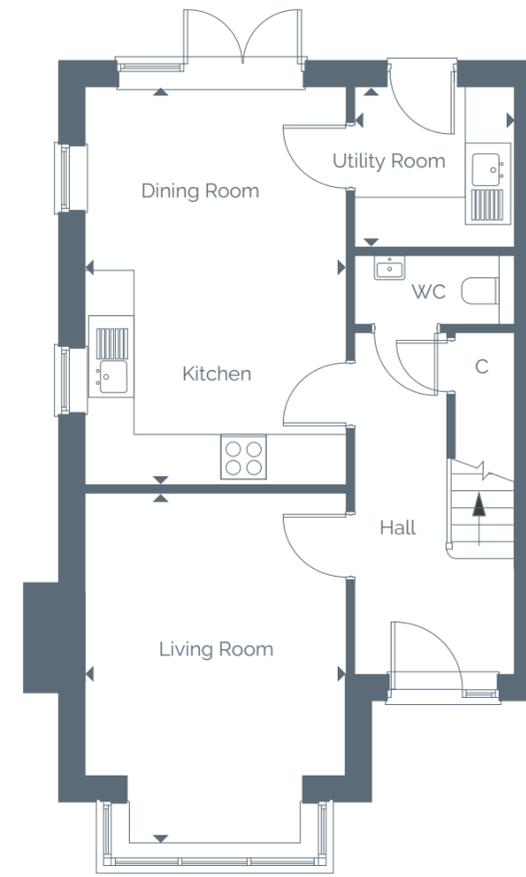
# THE DAISY

## HOME 1



This attractive three bedroom detached home offers generous living accommodation with a large open plan kitchen / dining room to the rear with a useful utility room, and double doors leading out to the garden.

A separate spacious living room offers an alternative private retreat on the ground floor. Upstairs are three bedrooms and the large master bedroom is complemented by a luxury en suite. A garage and driveway to the rear also feature.



### GROUND FLOOR

Kitchen / Dining Room	5285mm x 3448mm	17' 4" x 11' 4"
Living Room	4650mm x 3448mm	15' 3" x 11' 4"
Utility Room	2120mm x 2100mm	6' 11" x 6' 11"

### FIRST FLOOR

Master Bedroom	3515mm x 3435mm	11' 6" x 11' 3"
Bedroom 2	3268mm x 3160mm	10' 9" x 10' 4"
Bedroom 3	3160mm x 2310mm	10' 4" x 7' 7"

All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



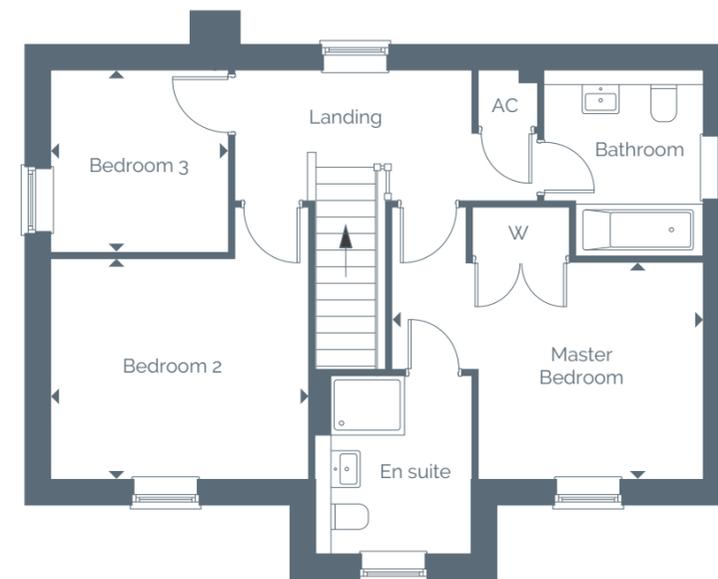
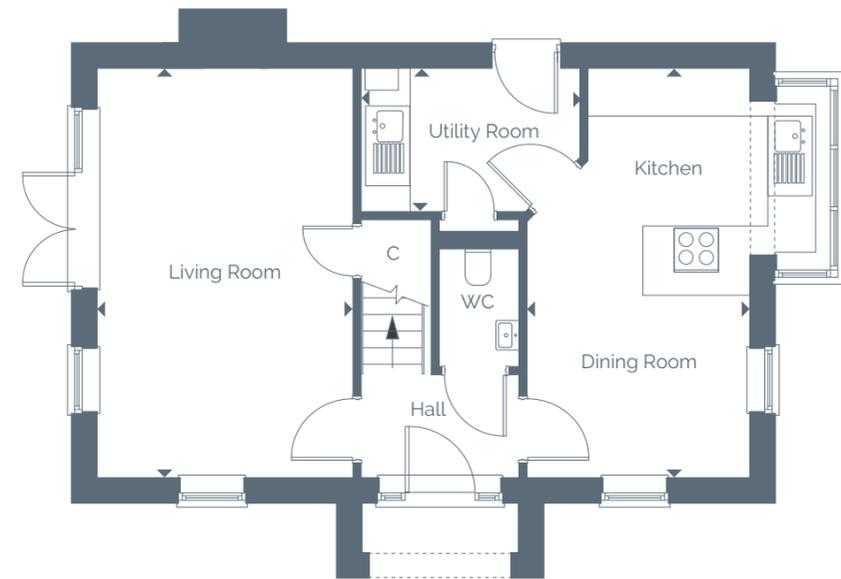
# THE BLUEBELL

## HOME 2



This large, dual aspect detached home features substantial living space with the living room stretching the full depth of the property, offering direct access to the garden via double doors, perfect for the summer months.

The open plan kitchen / dining room provides for a sociable dining experience, with a separate utility room designed to maximise space. The three large bedrooms on the first floor, the master with a generous en suite, are accessed by a central landing. A garage and driveway to the rear also feature.



### GROUND FLOOR

Kitchen / Dining Room	5585mm x 3000mm	18' 4" x 9' 10"
Living Room	5585mm x 3450mm	18' 4" x 11' 4"
Utility Room	2925mm x 1925mm	9' 7" x 6' 4"

### FIRST FLOOR

Master Bedroom	3020mm x 2995mm	9' 11" x 9' 10"
Bedroom 2	3480mm x 2995mm	11' 5" x 9' 10"
Bedroom 3	2470mm x 2393mm	8' 1" x 7' 10"

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# THE POPPY

HOMES 5, 10 & 14



3 to home 10, 2 to homes 5 & 14



This generous detached bungalow offers versatility of space with three large bedrooms that can adapt to ever changing needs.

The master bedroom has a luxury en suite as well as direct access and views to the rear garden, making that morning coffee in bed so much more attractive.

The high specification kitchen with integrated appliances is to the front of the property with the spacious living room to the rear, also with double doors leading out to the garden. A garage and driveway also feature. The driveway to Homes 10 & 14 is private.



Kitchen	4830mm x 3563mm	15' 10" x 11' 8"
Living Room	4798mm x 4025mm	15' 9" x 13' 2"
Utility Room	2513mm x 1972mm	8' 3" x 6' 6"
Master Bedroom	4013mm x 3475mm	13' 2" x 11' 5"
Bedroom 2	3200mm x 3200mm	10' 6" x 10' 6"
Bedroom 3	3200mm x 2558mm	10' 6" x 8' 5"

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# THE FOXGLOVE

HOMES 6, 7, 8 & 9



The entrance hall with impressive central staircase welcomes you to this substantial four bedroom detached home.

The open plan kitchen / dining room with wrap around family room is the main hub of the home with double doors leading out to the rear garden. This thoughtfully designed layout provides for a sociable atmosphere all year round, perfect for entertaining or a growing family.

An additional living room is located at the front of the property as well as a versatile study. Upstairs are four bedrooms, two with en suite bathrooms. A private driveway and garage also feature.



## GROUND FLOOR

Kitchen / Dining Room	5698mm x 3550mm	18' 8" x 11' 8"
Utility Room	2600mm x 1735mm	8' 6" x 5' 8"
Family Room	4173mm x 3110mm	13' 8" x 10' 2"
Living Room	4025mm x 3785mm	13' 2" x 12' 5"
Study	2800mm x 2275mm	9' 2" x 7' 6"

## FIRST FLOOR

Master Bedroom (Home 6)	3660mm x 3648mm	12' 0" x 12' 0"
Master Bedroom (Homes 7, 8 & 9)	3660mm x 3840mm	12' 0" x 12' 7"
Dressing Area	2610mm x 1484mm	8' 7" x 4' 10"
Bedroom 2	3950mm x 3785mm	12' 11" x 12' 5"
Bedroom 3	3390mm x 2110mm	11' 1" x 6' 11"
Bedroom 4 (Home 6)	2795mm x 2110mm	9' 2" x 6' 11"
Bedroom 4 (Homes 7, 8 & 9)	2995mm x 2110mm	9' 10" x 6' 11"

The floor plan shown is of homes 7, 8 & 9

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# THE PRIMROSE

HOMES 11, 12 & 13



This home has a generous central entrance hall which opens up onto numerous living areas.

The living room and versatile study to the front of the property have views over the main green, whilst the impressive open plan kitchen / dining / family room enjoys direct access to the garden, at the rear, through bespoke bi-folding doors that allow the outside in, creating a unique social hub of the home.

Each of the five generous bedrooms, two with luxury en suites, branch from the upstairs landing. A private driveway and garage also feature.



## GROUND FLOOR

Kitchen / Dining Room	6373mm x 4723mm	20' 11" x 15' 6"
Family Room	5310mm x 2926mm	17' 5" x 9' 7"
Living Room	4800mm x 3785mm	15' 9" x 12' 5"
Study	2925mm x 2150mm	9' 7" x 7' 1"
Utility Room	2575mm x 1900mm	8' 5" x 6' 3"

## FIRST FLOOR

Master Bedroom	4772mm x 3448mm	15' 8" x 11' 4"
Bedroom 2	4350mm x 3795mm	14' 3" x 12' 5"
Bedroom 3	3310mm x 2340mm	10' 10" x 7' 8"
Bedroom 4	3023mm x 2990mm	9' 11" x 9' 10"
Bedroom 5	3300mm x 2150mm	10' 10" x 7' 1"

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# WHERE EXCELLENCE COMES AS STANDARD

Metis Homes always provides a comprehensive specification, as standard. We are dedicated to exceeding expectations for contemporary living that's as comfortable as it is practical.



## INTERNAL FINISHES

- Painted white cottage style doors with chrome furniture and door hinges
- Smooth painted ceilings
- Wardrobes to master bedroom and bedroom 2 in The Foxglove, The Bluebell and The Poppy

## EXTERNAL FINISHES

- Paved paths and patios
- Outside water tap and power point
- External front and rear lighting
- Garage to all homes prewired for car charging point

## ELECTRICAL & HEATING

- Gas fired central heating with radiators
- Recessed chrome downlighters to kitchen, bathroom, en suites and cloakrooms
- Prewired to TV/FM aerial
- Prewired to accept Sky to lounge
- TV and BT points to lounge and all bedrooms
- USB charging points in bedrooms and kitchens

## SECURITY

- Smoke alarms hardwired to mains supply with battery back up
- 10 year NHBC new home warranty

## KITCHEN

- Fully fitted designer kitchen with Quartz work surfaces
- Built in Neff stainless steel slide and hide single oven, plus built in Neff microwave combination oven
- Neff 5 zone gas hob with glass splash back
- Neff 4 zone induction hob to The Bluebell
- Integrated fridge freezer (separate fridge and freezer in The Primrose)
- Integrated dishwasher
- Utility room with a range of designer floor units with laminated worktop and upstand, stainless steel single bowl with chrome mixer tap
- Karndean designer flooring to kitchen / dining / family areas and utility room

## BATHROOM & EN SUITE & WC

- White sanitaryware with chrome taps and fittings
- Luxury Porcelanosa tiled walls and floors to all bathrooms and en suites
- Chrome towel rail
- Shaver point
- Vanity units to all bathrooms, en suites and WCs
- Luxury Porcelanosa wall tiles and Karndean design flooring to the WC



Please note: Images depict previous Metis Homes developments. The items within this specification are for guidance only and may be substituted at any time. Please check with a member of the Metis Homes team for the latest information.

# MODERN HOMES. TRADITIONAL VALUES.



Catherine's Walk, Guildford



Queenswood, Hedge End



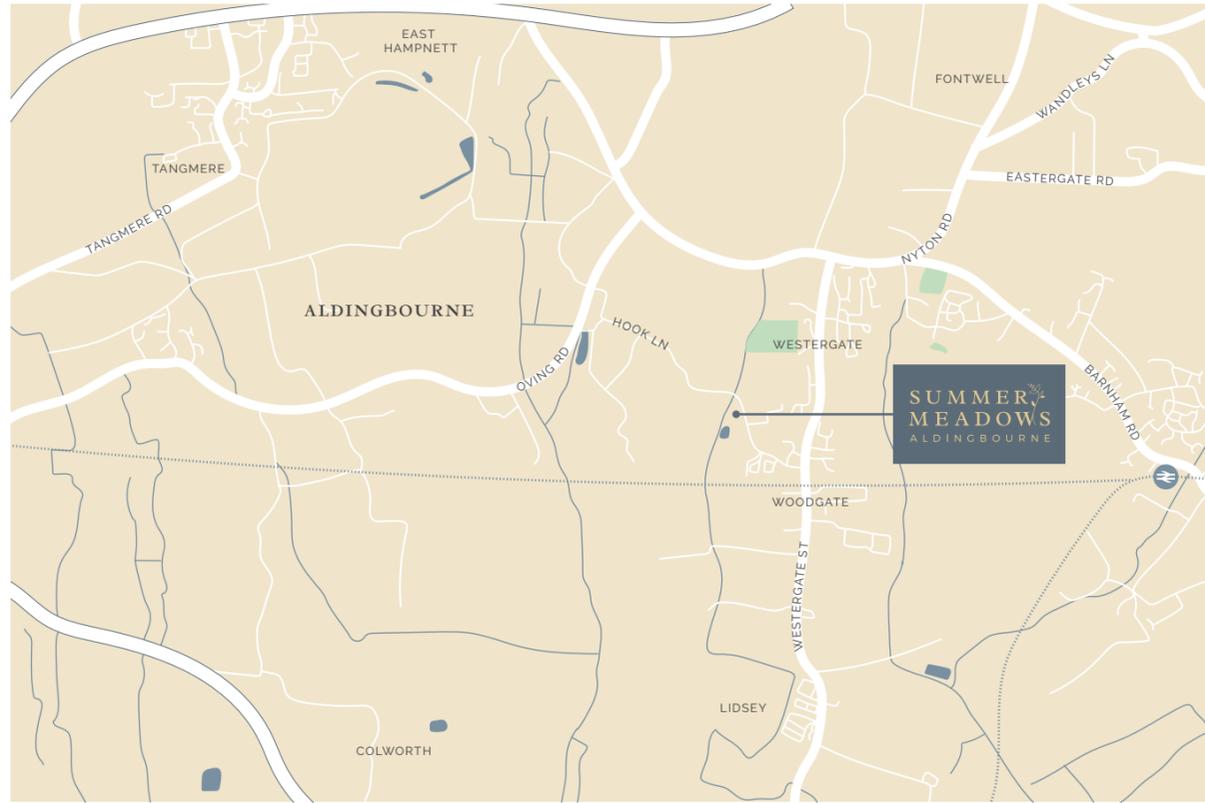
King Edward VII Estate, Midhurst

Metis Homes is an award-winning, experienced and respected new homes builder, providing high quality new homes across Surrey, Sussex, Hampshire and Dorset. We choose prime locations where people want to live and offer bespoke homes designed with great care to enhance the local area and exceed our customers' expectations.

Our developments range from traditional homes in the countryside to exciting city centre schemes, and from small apartments to luxury houses. The name 'Metis Homes' was inspired by the Titan goddess Metis, who is associated with good planning, skill and craft – values that are at the heart of everything we do.



Forest Walk, near Farnham



HOOK LANE, ALDINGBOURNE,  
CHICHESTER PO20 3TE

## METIS HOMES

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Metis Homes proudly supports



Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only.

Designed by Antler.



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