



# HAWTHORN GROVE

NORTH MUNDHAM

 dandara

# ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

# WELCOME TO HAWTHORN GROVE

Surrounded by the scenic West Sussex countryside and in close proximity to Chichester, Hawthorn Grove is the perfect location for a country lifestyle with easy access to the city. This superb collection of contemporary new homes is designed to deliver the style, comfort and quality that you deserve - now and in the future.



# HAWTHORN GROVE

## NORTH MUNDHAM, WEST SUSSEX

Nestled in the West Sussex countryside, only 3 miles from Chichester's city and harbour lies the quaint village of North Mundham.

The village is the perfect location for a relaxing rural lifestyle, offering plenty of opportunities for outdoor activities, including walking, cycling, fishing and horse riding. Nearby Chichester Harbour is also popular for watersports.

Hawthorn Grove itself is set within approximately 12 acres of green open space, giving residents room to breathe and a real sense of connection to the surrounding landscape. Local cycle routes provide a great way to explore the area, making it easy to enjoy the countryside on two wheels.

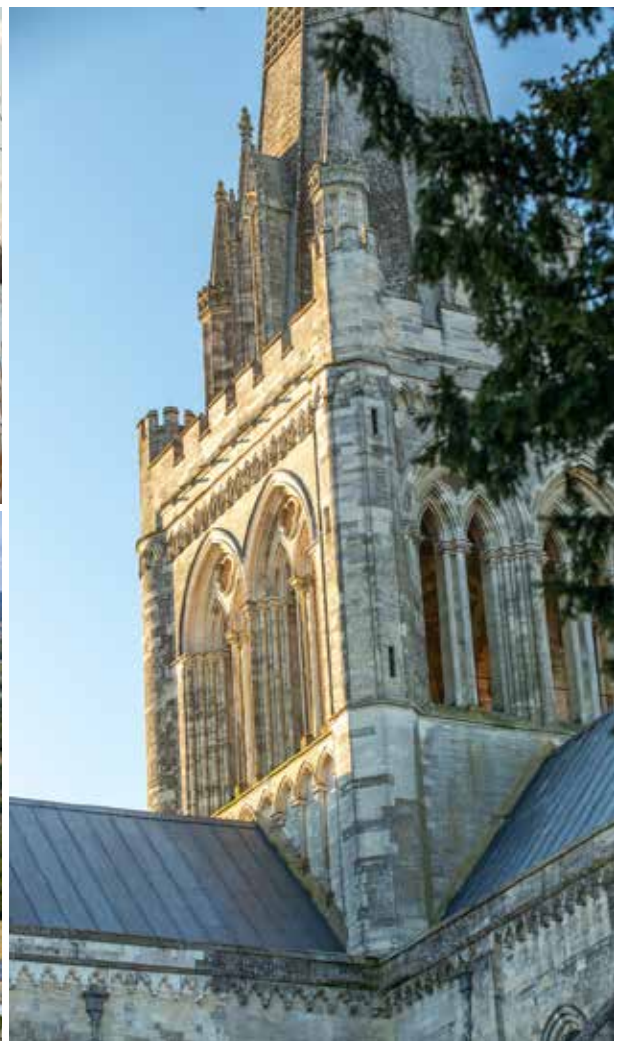
The charming villages of North Mundham and nearby Hunston offer all the amenities you might need, including a convenience store, post office, local pub, village hall and sports and recreation clubs, including cricket, football and bowls.

For families, there's a pre-school and primary school in the village, with further primary and secondary education available in Chichester. And when it comes to getting around, the location is ideal. There are convenient bus and rail links nearby, and Chichester is just an 8-minute drive away. Portsmouth and Southampton are also within easy reach at 24 and 47 minutes respectively.

North Mundham offers the perfect balance of a countryside lifestyle, with coast and city close by.











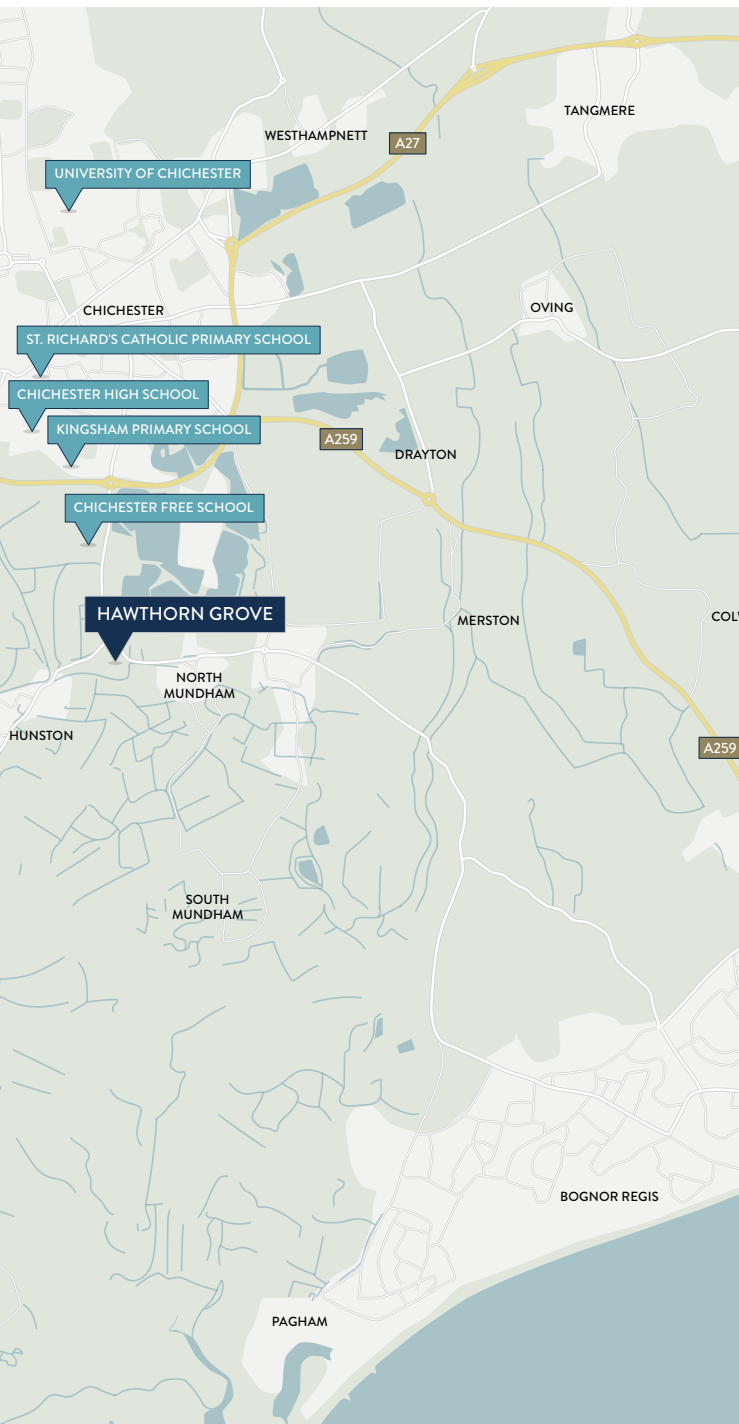


This Computer Generated Image of Hawthorn Grove is indicative only.









# PERFECTLY POSITIONED

## EDUCATION

North Mundham Primary School .....	0.4 miles
Chichester Free School .....	0.7 miles
Kingsham Primary School .....	1.5 miles
Chichester High School .....	1.7 miles
St Richards Catholic Primary School .....	2.3 miles
Chichester College .....	2.4 miles
University of Chichester .....	2.8 miles
Bishop Luffa CofE school .....	3.1 miles

## LOCAL AMENITIES

Londis .....	0.6 miles
The Spotted Cow .....	0.7 miles
The Walnut Tree Bar & Restaurant .....	0.7 miles
Co-op .....	1.9 miles
Cineworld .....	2.1 miles
Cathedral Medical Group .....	2.3 miles
Tesco extra .....	2.7 miles
Chichester high street .....	2.7 miles
West Wittering beach .....	7.7 miles

## TRAVEL

Chichester train station .....	2 miles
A27 .....	1.7 miles
M27 .....	16 miles
A3 .....	16 miles
Southampton Airport .....	33.1 miles
Gatwick airport .....	47.5 miles

# WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

## EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



## INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



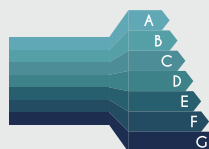
## THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.\*



## THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.\* The average new home generates 65% less carbon emissions than older properties of their type.\*



## IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



## IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



\*According to HBF figures published January 2025.

## HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



### MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home.  
We could even pay your estate agent fees up to £5,000.\*



### REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.\*

\*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

# SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future — for you, your neighbourhood, and the environment. That's why we're working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK's Future Homes Standard, and may include:



High-Performance  
Wall Insulation



LED  
Lighting



Solar panels  
(photovoltaics)



Energy-Efficient  
Kitchen Appliances



Water-saving kitchen  
& bathroom fittings



Mechanical Ventilation  
Systems



Wastewater Heat  
Recovery Systems\*



Electric Vehicle (EV)  
Charging Points\*



Double-Glazed  
Windows



Access to Cycle Lanes  
& Local Amenities\*



Air Source  
Heat Pump\*

\* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.



# SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community — from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



## SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



## WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



## CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



## GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



## FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit [dandara.com/about-us/sustainability](https://dandara.com/about-us/sustainability)

# CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



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# HAWTHORN GROVE

NORTH MUNDHAM



Future Phase



The Chawton  
4 bed + study



The Penshurst V2  
4 bed



The Wheller  
3 bed



Affordable  
Housing



The Chawton V1  
4 bed



The Wotton  
3 bed



The Charleston  
3 bed



Shared  
Ownership



The Penshurst V1  
4 bed



The Frogmore  
3 bed



The Grainger  
2 bed bungalow



Amenity  
Buildings

VP

Visitor Parking





# HAWTHORN GROVE

NORTH MUNDHAM

## SPECIFICATION

### KITCHENS

Choice of high quality fully-fitted contemporary kitchens, with LED under cabinet lighting, soft closing drawers and cupboards, finished with stylish laminate worktops.\* Equipped with appliances including: stainless steel extractor hood, integrated single or double oven,\*\* ceramic hob with glass splashback, integrated fridge freezer, dishwasher\*\* and a stainless steel 1 1/2 bowl sink with chrome tap.

### BATHROOMS

Quality white suite comprising of bath complete with bath screen, \*\* thermostatically controlled shower,\*\* basin, chrome tap and WC. Porcelanosa floor and wall tiles.

### ENSUITES\*\*

The stylish ensuites feature high quality contemporary white basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, and WC. Porcelanosa floor and wall tiles.

### CLOAKROOM

All feature high quality white sanitaryware comprising WC, basin with tiled splash back and polished chrome taps.

### INTERNAL JOINERY

High quality white panelled internal doors with contemporary chrome door handles.

### INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish, except the stair handrails, which will have a natural wood finish.

### WARDROBES

Four bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

### RENEWABLE TECHNOLOGIES

Photovoltaic panels installed to selected homes.\*\*

### HEATING & HOT WATER

Provided by air source heat pump (ASHP) and domestic hot water storage cylinder. Steel panel radiators with thermostatic radiator valves.

### ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge and provision in study (where applicable). TV/Satellite outlets to lounge and bedroom one.

### LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable).

### WINDOWS AND DOORS

Pre-finished front and back door, complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows.

### EXTERNAL

Block pavior to driveway, paved slabs and gravel to paths and patios. External tap. Front gardens are turfed/ landscaped. Rear gardens are fenced, rotavated and turfed. Electric vehicle charging points to selected homes.\*\*

\* Subject to build stage. \*\* Subject to house type and plot.



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# The Chawton

FOUR BEDROOM DETACHED HOME WITH AN INTEGRAL GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

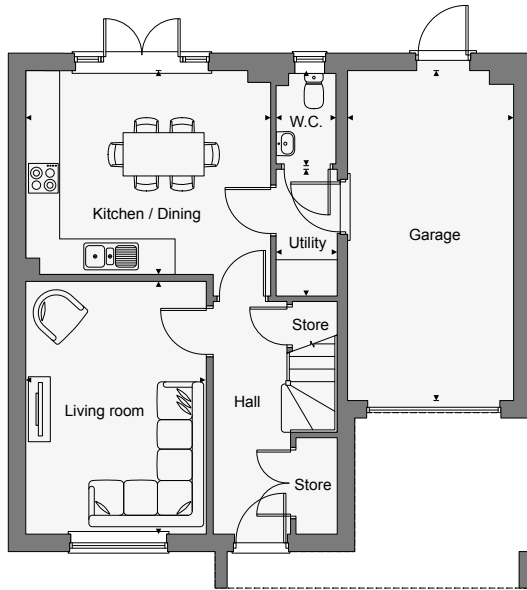
This four bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility and a W.C. with access to the garage and a large storage provision off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom, a study and a family bathroom.



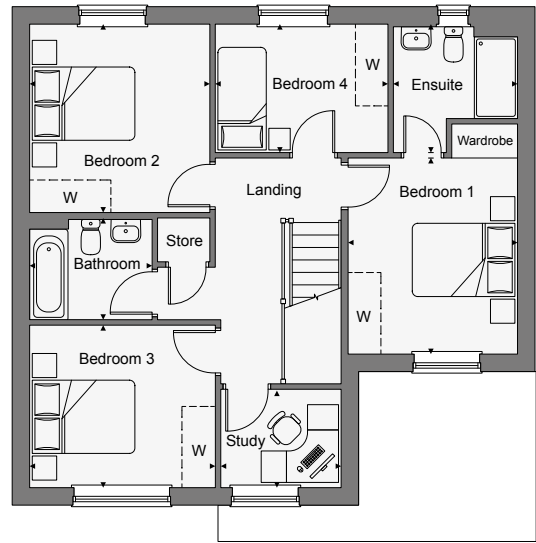
# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen/Dining	4.53m x 3.75m	14'10" x 12'4"
Living Room	4.66m x 3.31m	15'4" x 10'10"
Utility	2.35m x 1.13m	7'9" x 3'8"
W.C.	1.68m x 1.13m	5'6" x 3'8"
Garage	6.14m x 3.10m	20'2" x 10'2"



## FIRST FLOOR

Bedroom 1	3.63m x 3.17m	11'11" x 10'5"
Ensuite	2.33m x 2.27m	7'8" x 7'5"
Bedroom 2	3.48m x 3.35m	11'5" x 11'0"
Bedroom 3	3.43m x 3.00m	11'3" x 9'10"
Bedroom 4	3.22m x 2.38m	10'7" x 7'10"
Study	2.23m x 1.82m	7'4" x 6'0"
Bathroom	2.33m x 1.91m	7'7" x 6'3"



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# The Chawton v1

FOUR BEDROOM DETACHED HOME WITH AN INTEGRAL GARAGE



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This four bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility and a W.C. with access to the garage and a large storage provision off the hall.

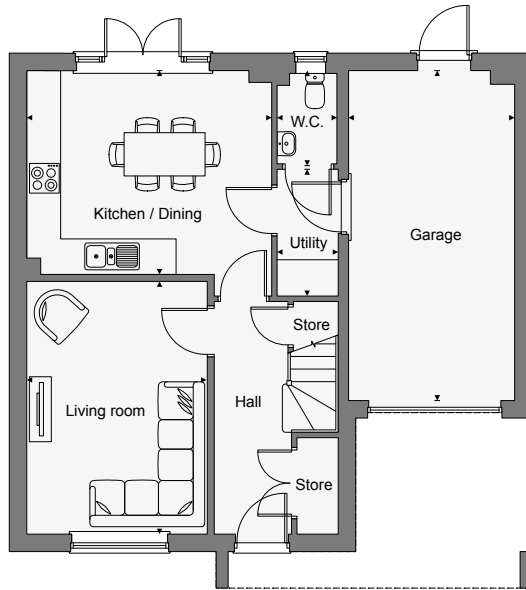
Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom, and a family bathroom.





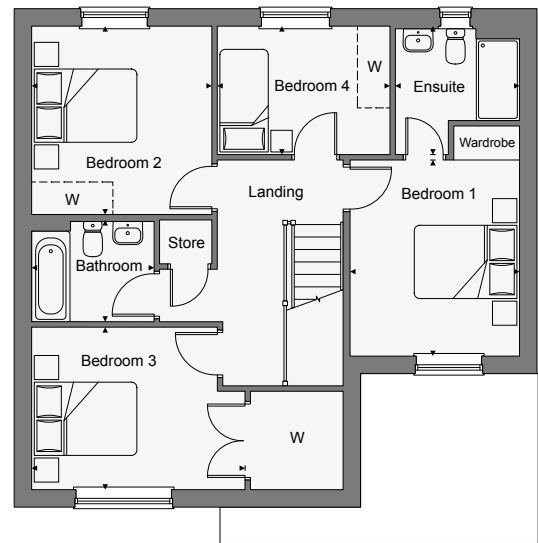
# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen/Dining	4.53m x 3.75m	14'10" x 12'4"
Living Room	4.66m x 3.31m	15'4" x 10'10"
Utility	2.35m x 1.13m	7'9" x 3'8"
W.C.	1.68m x 1.13m	5'6" x 3'8"
Garage	6.14m x 3.10m	20'2" x 10'2"



## FIRST FLOOR

Bedroom 1	3.63m x 3.13m	11'11" x 10'3"
Ensuite	2.33m x 2.27m	7'8" x 7'5"
Bedroom 2	3.48m x 3.35m	11'5" x 11'0"
Bedroom 3	3.96m x 3.00m	13'0" x 9'11"
Bedroom 4	3.22m x 2.38m	10'7" x 7'10"
Bathroom	2.30m x 1.91m	7'8" x 6'4"



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# The Penshurst v1

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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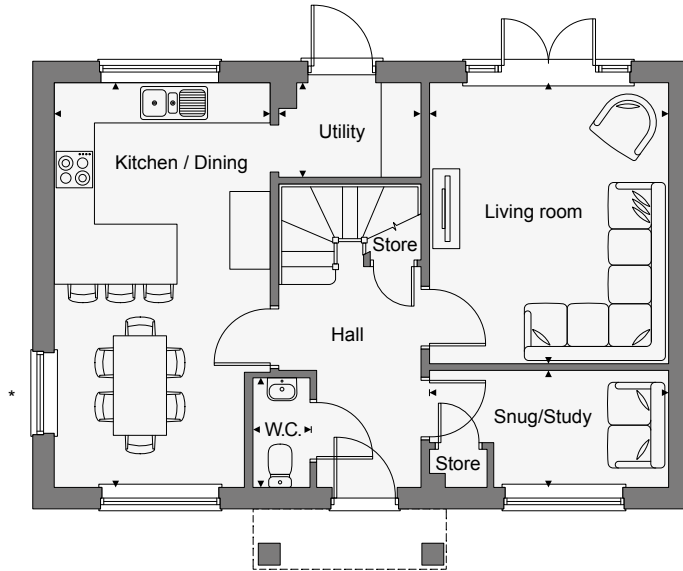
This spacious four bedroom detached home features a living room at the rear of the property from which French doors provide access to the garden. The modern dual aspect kitchen-dining room runs along the width of the home, with a separate utility. There is also a snug/study, W.C. and under stairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are a further two double bedrooms, a single bedroom or study, and a stylish family bathroom.



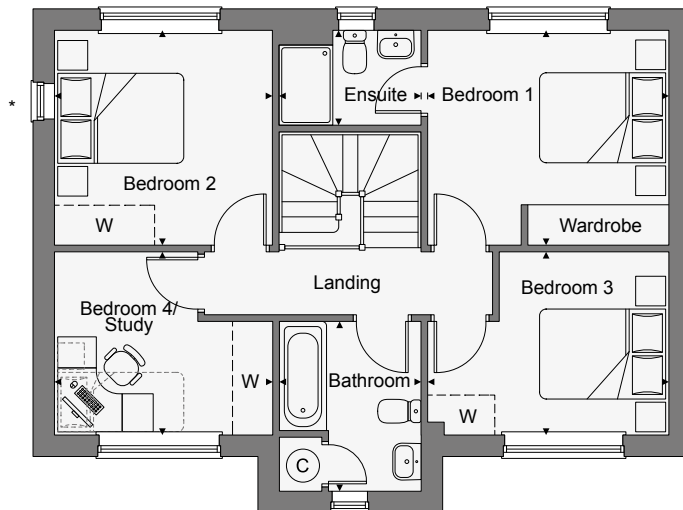
# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen/Dining	6.09m x 3.24m	20'0" x 10'8"
Living Room	4.22m x 3.58m	13'10" x 11'9"
Snug/Study	3.58m x 1.77m	11'9" x 5'10"
Utility	2.12m x 1.44m	6'11" x 4'8"
W.C.	1.60m x 0.90m	5'3" x 2'11"



## FIRST FLOOR

Bedroom 1	3.64m x 3.25m	11'11" x 10'8"
Ensuite	2.12m x 1.39m	6'11" x 4'7"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.62m x 2.75m	11'11" x 9'0"
Bedroom 4/study	3.28m x 2.75m	10'9" x 9'0"
Bathroom	2.59m x 2.14m	8'6" x 7'0"

Floorplans shown for plots 5 & 10. Plots 22 is handed. \*Windows to plots 5 & 22 only. Please ask your sales consultant for full details.



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# The Penshurst v2

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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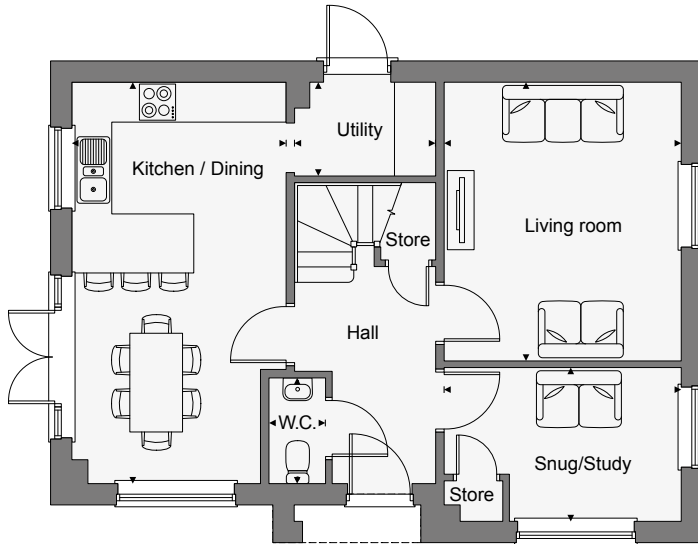
This spacious four bedroom detached home features a living room at the rear of the property. The modern dual aspect kitchen-dining room runs along the width of the home, from which French doors provide access to the garden. There is also a snug/study, W.C. and under stairs cupboard and separate utility.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom or study, and a stylish family bathroom.



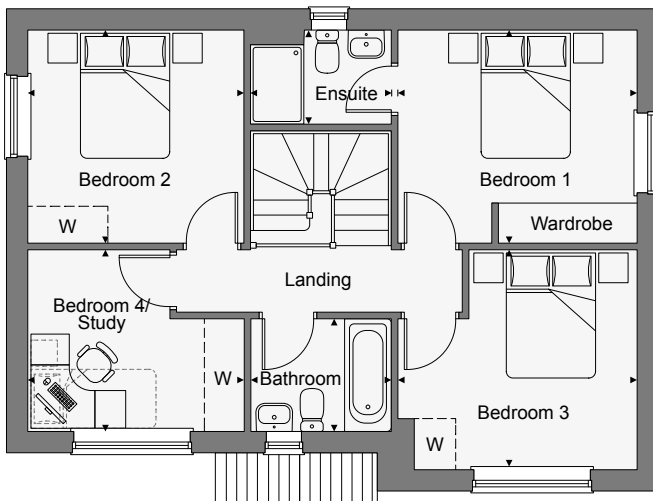
# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen/Dining	6.09m x 3.24m	20'0" x 10'8"
Living Room	4.23m x 3.58m	13'10" x 11'9"
Snug/Study	3.58m x 2.33m	11'9" x 7'8"
Utility	2.12m x 1.44m	6'11" x 4'8"
W.C.	1.60m x 0.90m	5'3" x 2'11"



## FIRST FLOOR

Bedroom 1	3.64m x 3.25m	11'11" x 10'8"
Ensuite	2.12m x 1.39m	6'11" x 4'7"
Bedroom 2	3.27m x 3.25m	10'9" x 10'8"
Bedroom 3	3.64m x 3.31m	11'11" x 10'10"
Bedroom 4/study	3.24m x 2.75m	10'8" x 9'0"
Bathroom	2.15m x 1.70m	7'1" x 5'7"

Floorplans shown for plots 21 & 23. Plot 26 is handed.





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# The Wotton

THREE BEDROOM DETACHED HOME WITH A GARAGE



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This three bedroom detached home features a generous living room at the front of the property, with a superb open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility room and a W.C.

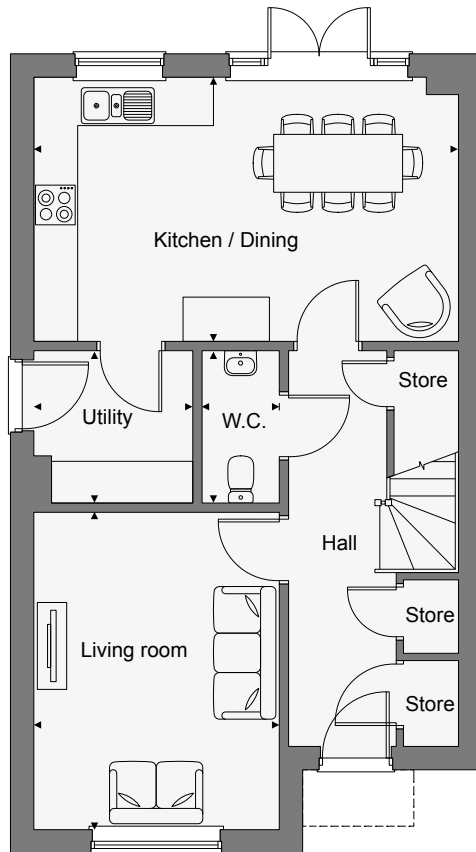
Upstairs, bedroom one includes walk in wardrobes and benefits from its own ensuite shower room. There is a further two double bedrooms, a stylish family bathroom and additional storage in bedroom 1.





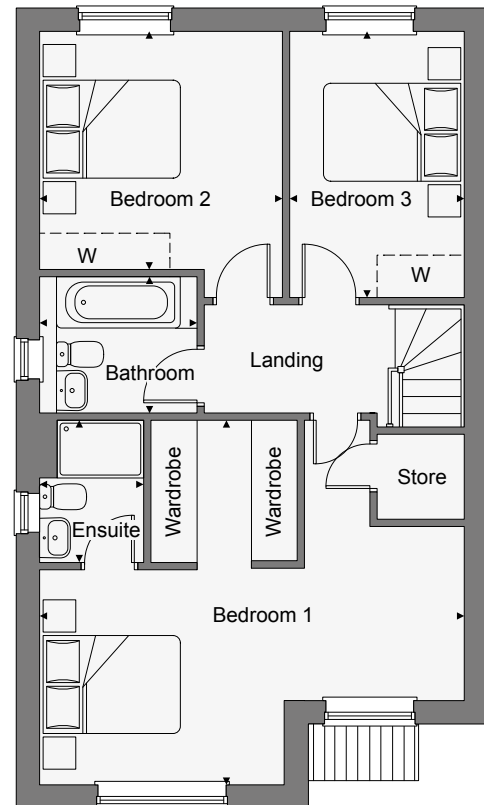
# HAWTHORN GROVE

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## GROUND FLOOR

Kitchen / Dining	5.86m x 3.64m	19'3" x 11'11"
Living Room	4.40m x 3.39m	14'5" x 11'1"
Utility	2.21m x 2.07m	7'3" x 6'9"
W.C.	2.05m x 1.09m	6'8" x 3'7"



## FIRST FLOOR

Bedroom 1	5.86m x 5.00m	19'2" x 16'5"
Ensuite	1.96m x 1.45m	6'5" x 4'9"
Bedroom 2	3.37m x 3.27m	11'1" x 10'9"
Bedroom 3	3.66m x 2.40m	12'10" x 7'10"
Bathroom	2.20m x 1.90m	7'3" x 6'3"

Floorplans shown for plot 4. Plots 1, 2, 20 & 27 are handed.



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# The Frogmore

THREE BEDROOM HOME WITH A GARAGE



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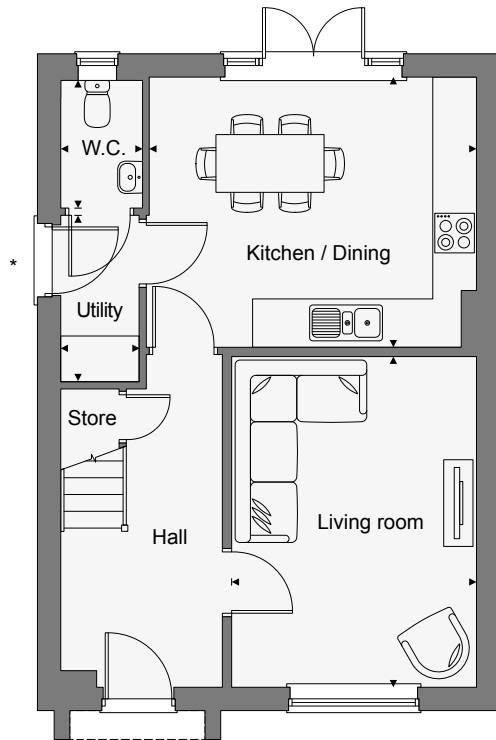
This three bedroom home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area and W.C.

Upstairs, bedroom one includes fitted wardrobes, and benefits from its own ensuite shower room. There is a further two bedrooms, a stylish family bathroom and storage cupboard on the landing.



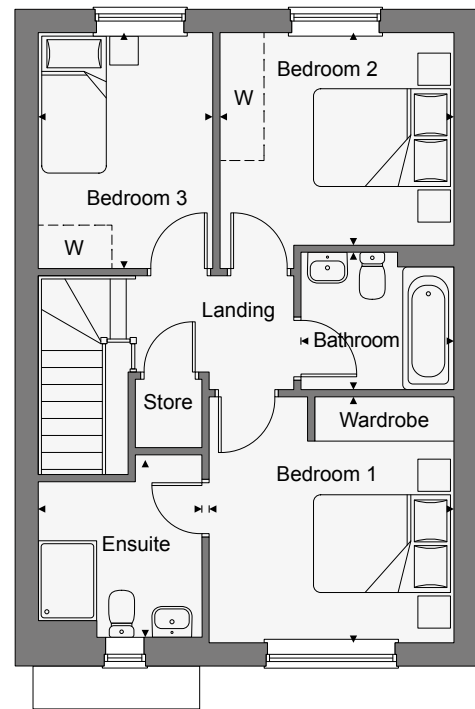
# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen / Dining	4.51m x 3.73m	14'10" x 12'3"
Living Room	4.58m x 3.39m	15'0" x 11'2"
Utility	2.34m x 1.09m	7'8" x 3'7"
W.C.	1.74m x 1.15m	5'9" x 3'9"



## FIRST FLOOR

Bedroom 1	3.40m x 3.39m	11'2" x 11'1"
Ensuite	2.54m x 2.28m	8'4" x 7'6"
Bedroom 2	3.21m x 2.94m	10'6" x 9'8"
Bedroom 3	3.29m x 2.45m	10'10" x 8'0"
Bathroom	2.10m x 1.92m	6'11" x 6'4"

Floorplans shown for plots 11, 12 & 16. Plot 19 is handed. \*Door to plots 11 & 23. ~Kitchen ASHP riser boxing differs to plots 11 & 12. †WC ASHP riser boxing differs to plots 16 & 19. Please ask your sales consultant for full details.

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# The Wheller

THREE BEDROOM HOME



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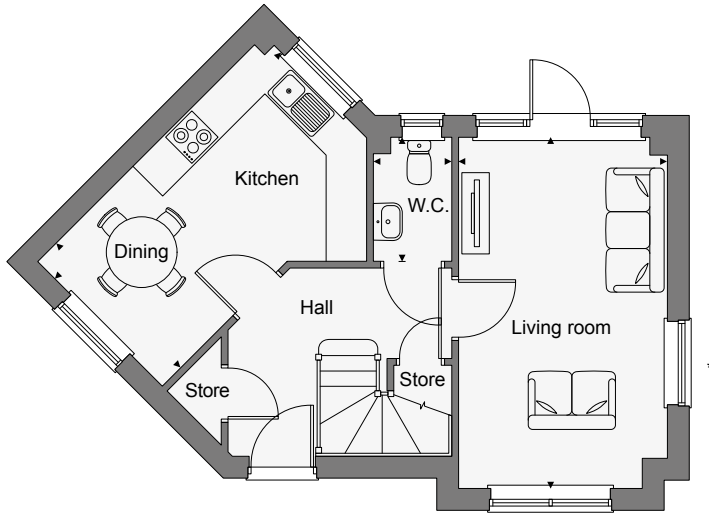
This three bedroom double fronted home features a dual-aspect open-plan kitchen-dining room and a spacious living room with access to the garden. There additional storage and W.C in the hall.

Upstairs, bedroom one benefits from its own ensuite shower room. There is a further double bedroom, a single bedroom or study, and a stylish family bathroom.



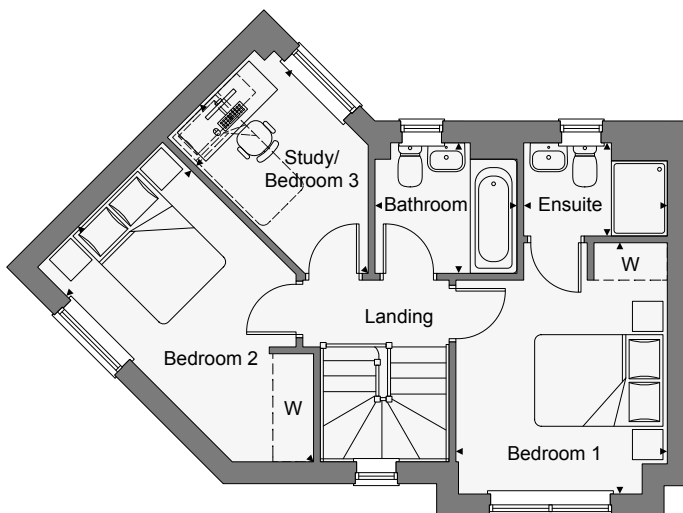
# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen/Dining	4.73m x 2.58m	15'6" x 8'6"
Living Room	5.18m x 3.04m	17'10" x 10'0"
W.C.	1.82m x 1.12m	6'0" x 3'8"



## FIRST FLOOR

Bedroom 1	3.71m x 3.10m	12'2" x 10'2"
Ensuite	2.10m x 1.37m	6'10" x 4'6"
Bedroom 2	4.87m x 2.61m	15'11" x 8'6"
Study/Bedroom 3	3.46m x 2.03m	11'4" x 6'8"
Bathroom	2.15m x 1.95m	7'1" x 6'5"

Floorplans shown for plots 8 & 28. Plots 9 & 29 are handed. \*Window to plot 8 only. Please ask your sales consultant for full details.

DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for 'Hawthorn Grove' Development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This document does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to 'Hawthorn Grove' Development or any of their related developments.



HAWTHORN  
GROVE  
NORTH MUNDHAM

# The Charleston

THREE BEDROOM HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

The ground floor of this charming home features a living room at the front of the property with an open-plan kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a W.C. and an understairs storage cupboard.

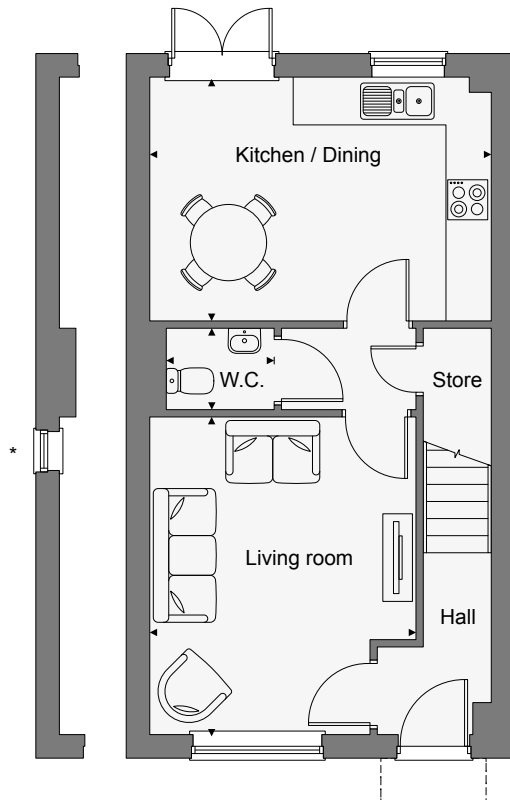
Upstairs, bedroom one has fitted wardrobes, and benefits from its own ensuite shower room. There is a further double bedroom, a single bedroom or study and a stylish bathroom, along with additional storage in bedroom one.





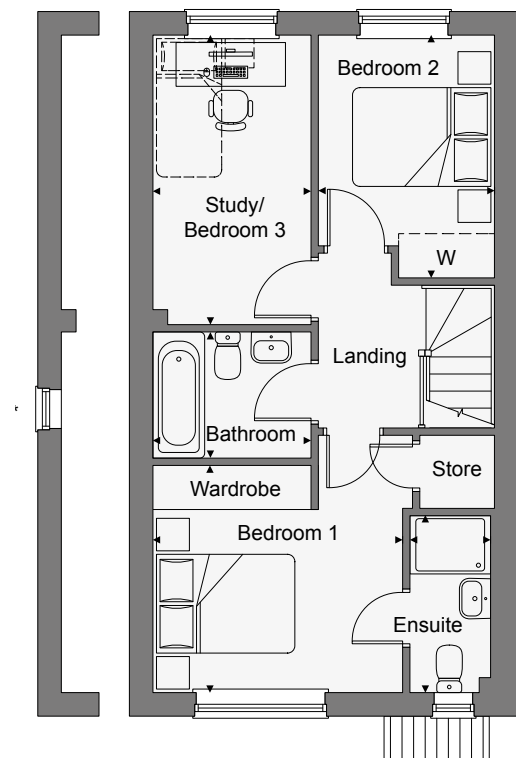
# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen/Dining	4.67m x 3.32m	15'4" x 10'11"
Living Room	4.73m x 3.67m	14'4" x 12'0"
W.C.	1.49m x 1.12m	4'11" x 3'8"



## FIRST FLOOR

Bedroom 1	3.42m x 3.12m	11'3" x 10'3"
Ensuite	2.45m x 1.11m	8'0" x 3'8"
Bedroom 2	3.24m x 2.43m	10'11" x 8'0"
Study/Bedroom 3	3.98m x 2.15m	13'1" x 7'1"
Bathroom	2.15m x 1.70m	7'1" x 5'7"

Floorplans shown for plots 17 & 25. Plots 18 & 24 are handed. \*Window to plots 24 & 25 only.  
Please ask your sales consultant for full details.



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# The Grainger

TWO BEDROOM DETACHED BUNGALOW WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This superb two bedroom bungalow features an open-plan kitchen-dining room, and a spacious living room from which French doors provide access to the rear garden.

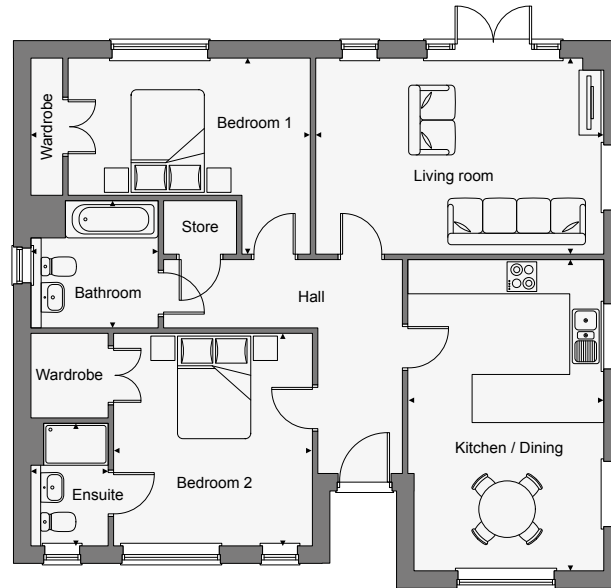
There is also a large storage cupboard in the hall.

Bedroom two benefits from an ensuite shower room and wardrobe. There is a further double bedroom, and a stylish family bathroom.



# HAWTHORN GROVE

NORTH MUNDHAM



## GROUND FLOOR

Kitchen/Dining	5.74m x 3.61m	18'10" x 11'10"
Living Room	5.32m x 3.59m	17'5" x 11'9"
Bedroom 1	5.14m x 3.62m	16'10" x 11'11"
Bedroom 2	3.93m x 3.66m	12'11" x 12'0"
Ensuite	2.26m x 1.43m	7'5" x 4'8"
Bathroom	2.34m x 2.32m	7'8" x 7'7"



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