



The Springs

H A M B R O O K • W E S T S U S S E X

> 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.



The Springs

WELCOMES YOU

Hambrook is a picturesque village in West Sussex that offers a tranquil, countryside backdrop, just 6 miles from Chichester's city and harbour. The Springs is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve – now and in the future.



The Springs

HAMBROOK, WEST SUSSEX

Welcome to Hambrook, a picturesque village in West Sussex that offers a countryside backdrop, just 6 miles from Chichester's city and harbour.

The semi-rural setting with a choice of cosy village pubs, a network of footpaths providing access to the shore, intertidal mud flats, water sports, and an excellent choice of schools for all ages makes Hambrook a sought-after place to live.

Located just 4 miles from the pretty fishing village of Emsworth and 6 miles from Chichester, Hambrook offers the perfect village lifestyle surrounded by beautiful countryside and the expanses of the Chichester Harbour. From coastal walks and sandy beaches to the vibrant cultural and social scene of Chichester, there's so much to enjoy right on your doorstep.

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



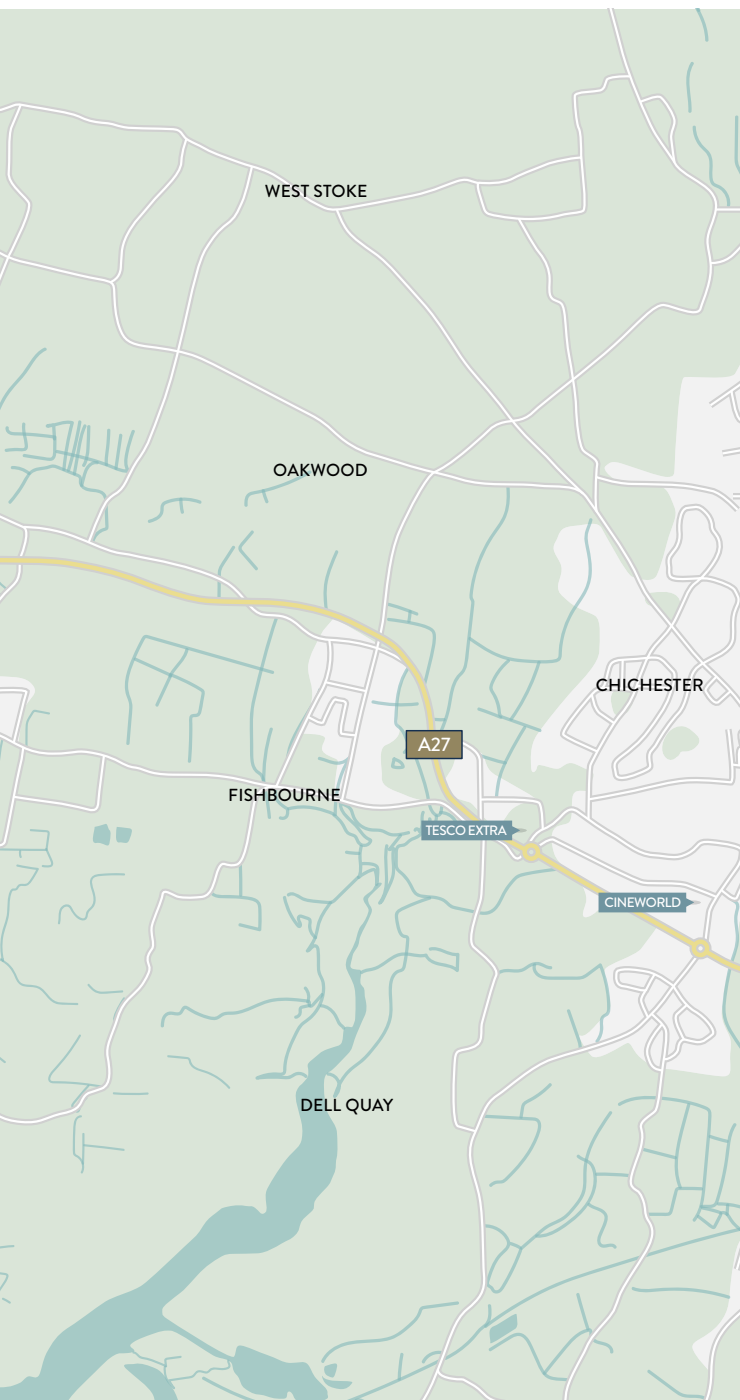




This Computer Generated Image of The Springs is indicative only.







PERFECTLY *Positioned*

EDUCATION

Chidham Parochial Primary School	0.9 miles
Southbourne Infant and Junior School.....	1.8 miles
Bourne Community College	1.9 miles
Funtington Primary School.....	2.3 miles
Bosham Primary School	2.6 miles
Bishop Luffa CofE school	5 miles
Oakwood School (private).....	5.4 miles

LOCAL AMENITIES

The Barleycorn.....	0.4 miles
The Bosham Inn.....	0.7 miles
Esso	1 miles
Southbourne Surgery	1.4 miles
Emsworth Mill pond	3.2 miles
Cineworld	5 miles
Tesco extra	5.2 miles
Chichester high street.....	6.4 miles
Hayling Island beach	9.9 miles

TRAVEL

Nutbourne train station.....	0.2 miles
Southbourne train station.....	1.8 miles
Emsworth station.....	3.2 miles
Fishbourne train station.....	3.7 miles
Chichester station.....	5.4 miles
Havant station.....	6.8 miles

Southampton Airport	27.1 miles
Gatwick airport	52.4 miles

A259	0.4 miles
A27	5.7 miles
A3	6.6 miles
M27	9.7 miles

SITE PLAN



 The Goodwood
4 Bed

 The Penshurst v1
4 Bed

 The Penshurst v2
4 Bed

 The Frogmore
3 Bed

 The Gosford v1
3 Bed

 The Gosford v2
3 Bed

 The Vyne
2 Bed

 The Whitton
2 Bed

 First Homes The Maidstone
3 Bed

 First Homes The Petworth
1 Bed

 Affordable Housing

BCP Bin Collection Point

VP Visitor Parking

HOUSE TYPES

THE GOODWOOD



A four bedroom detached home with a study

THE PENSHURST V1



A four bedroom detached home with a study

THE PENSHURST V2



A four bedroom detached home with a study

THE FROGMORE



A three bedroom semi-detached home

THE GOSFORD V1



A three bedroom double-fronted detached home

THE GOSFORD V2



A three bedroom double-fronted detached home

THE VYNE



A two bedroom home

THE WHITTON



A two bedroom detached bungalow

The Goodwood

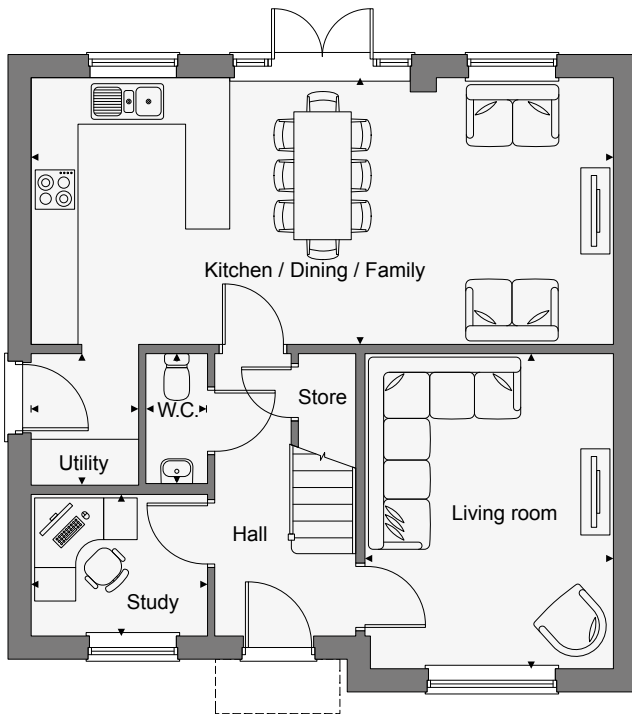
A FOUR BEDROOM DETACHED HOME



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

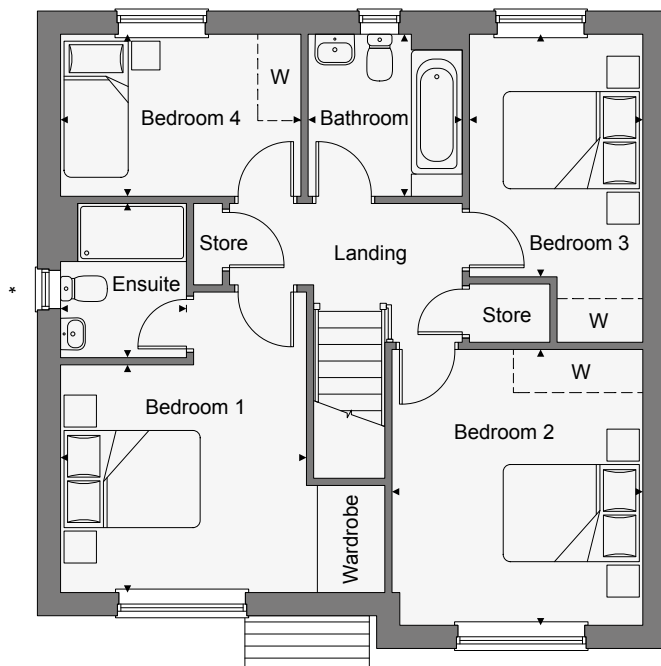
This comfortable four bedroom detached home features a generous living room with a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room, under stairs storage and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

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



GROUND FLOOR

Kitchen / Dining / Family	8.12m x 3.71m	26'2" x 12'2"
Living Room	4.38m x 3.51m	14'4" x 11'6"
Study	2.50m x 2.00m	8'2" x 6'7"
Utility	1.83m x 1.46m	6'0" x 4'9"
W.C.	1.83m x 0.95m	6'0" x 3'1"



FIRST FLOOR

Bedroom 1	3.46m x 3.19m	11'4" x 10'6"
Ensuite	2.14m x 1.70m	7'0" x 5'7"
Bedroom 2	3.86m x 3.51m	12'8" x 11'6"
Bedroom 3	3.37m x 2.43m	11'1" x 8'0"
Bedroom 4	3.37m x 2.27m	11'1" x 7'5"
Bathroom	2.22m x 2.14m	7'3" x 7'0"

The Penshurst v1

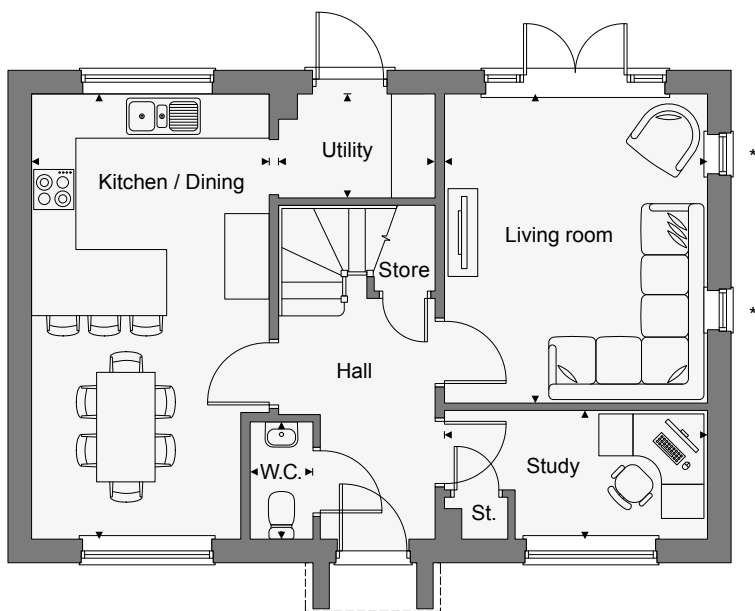
A DETACHED FOUR BEDROOM HOME



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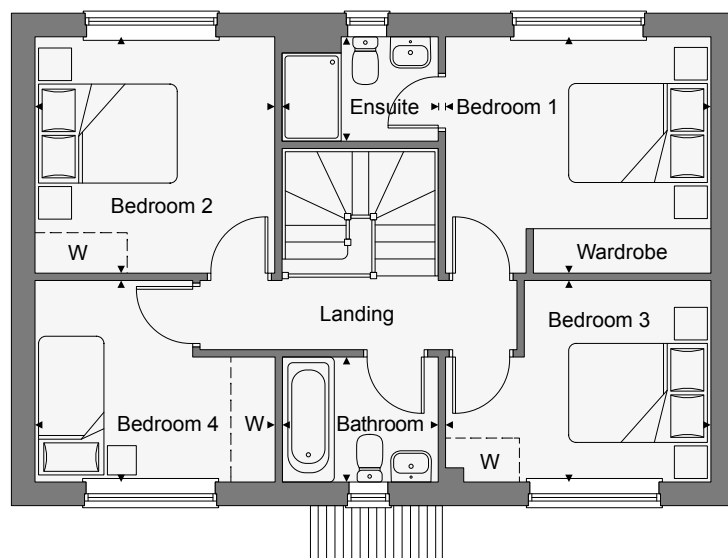
This spacious four bedroom detached home features a living room at the rear of the property from which French doors provide access to the garden. The modern dual aspect kitchen-dining room runs along the width of the home, with a separate utility. There is also a study, W.C. and under stairs cupboard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

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



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"
Study	3.58m x 1.77m	11'9" x 5'10"
Utility	2.12m x 1.45m	6'11" x 4'9"
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	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3	3.64m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.15m x 1.70m	7'1" x 5'7"

The Penshurst v2

A DETACHED FOUR BEDROOM HOME

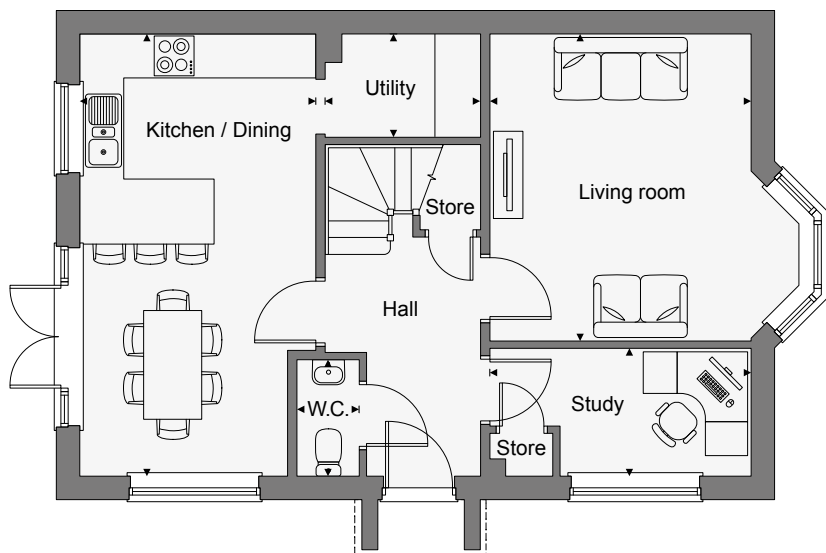


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This spacious four bedroom detached home features a living room with a bay window at the rear of the property.

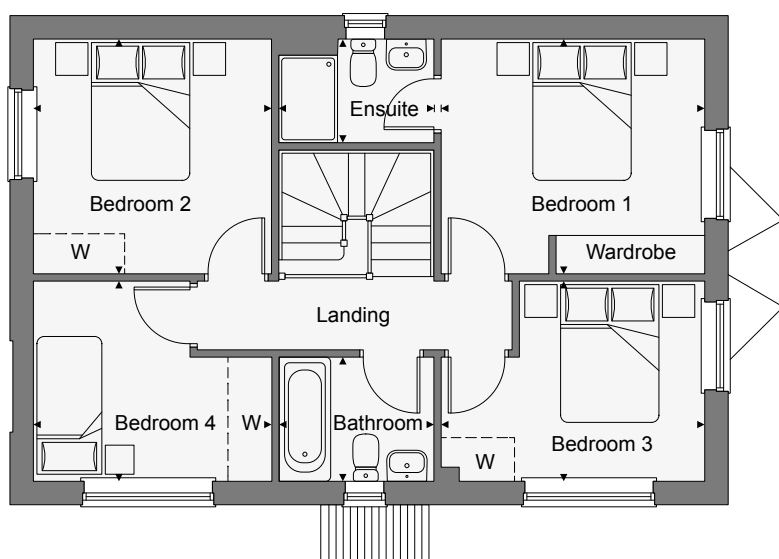
The modern dual aspect kitchen-dining room runs along the width of the home, from which French doors provide access to the garden. There is also a study, W.C. and under stairs cupboard and separate utility.

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



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"
Study	3.58m x 1.77m	11'9" x 5'10"
Utility	2.12m x 1.45m	6'11" x 4'9"
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	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3	3.64m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.15m x 1.70m	7'1" x 5'7"

The Frogmore

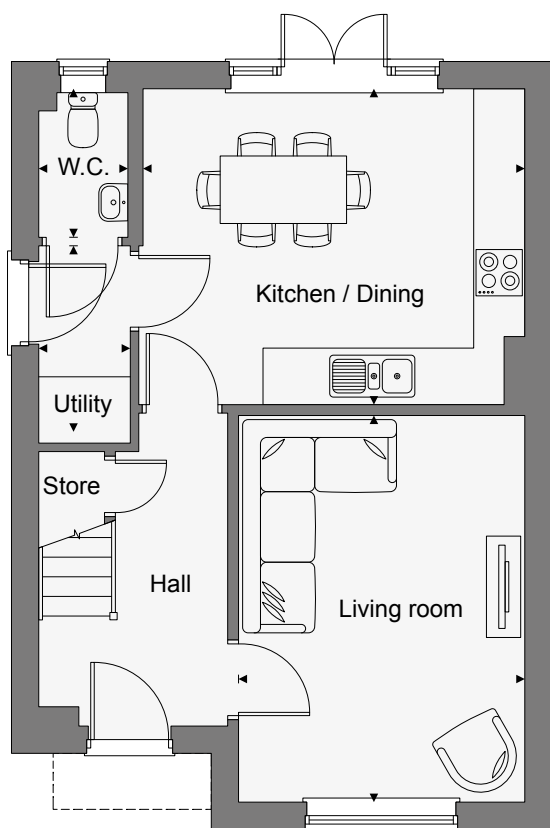
A THREE BEDROOM SEMI-DETACHED HOME



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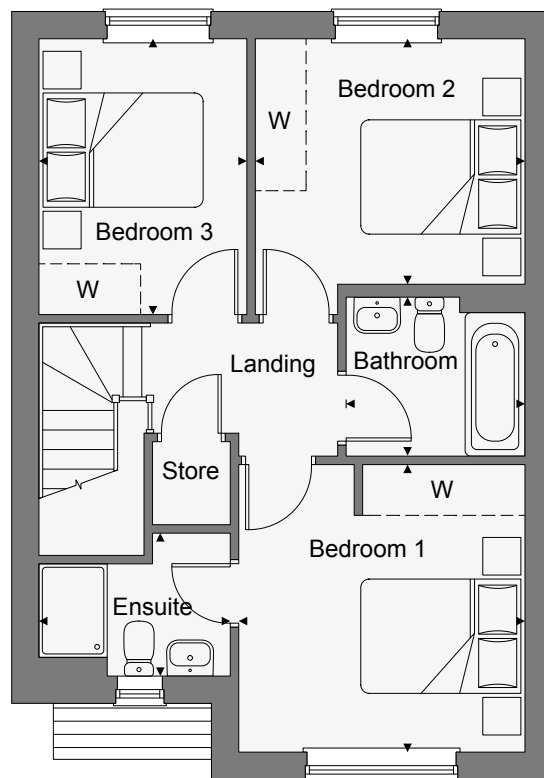
This three bedroom home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms, a stylish family bathroom and a storage cupboard on the landing.



GROUND FLOOR

Kitchen / Dining	4.52m x 3.73m	14'10" x 12'3"
Living Room	4.58m x 3.39m	15'0" x 11'1"
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	3.41m x 3.39m	11'2" x 11'1"
Ensuite	2.27m x 1.64m	7'5" x 5'5"
Bedroom 2	3.21m x 2.95m	10'6" x 9'8"
Bedroom 3	3.29m x 2.46m	10'10" x 8'1"
Bathroom	2.10m x 1.92m	6'11" x 6'4"

The Gosford v1

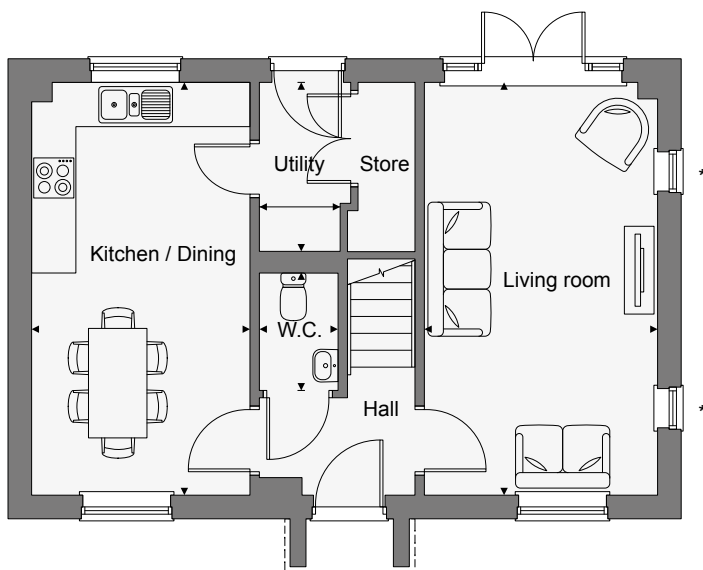
A THREE BEDROOM DETACHED HOME



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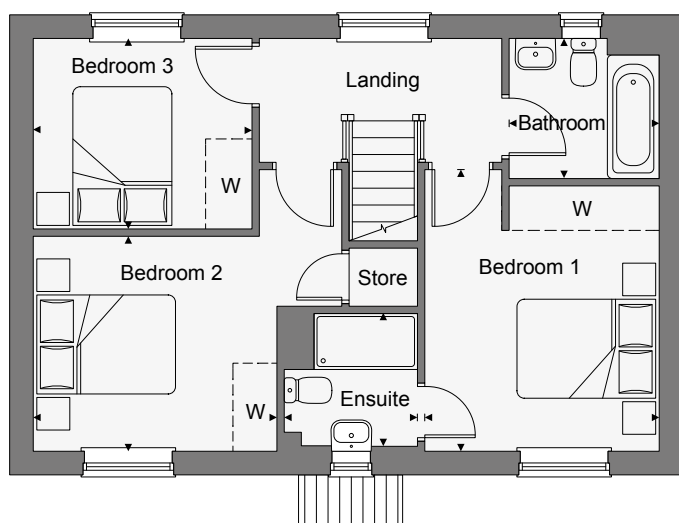
This three bedroom double fronted home features a dual-aspect open-plan kitchen-dining room and a spacious living room from which French doors provide access to the garden. There is also a utility space, large store cupboard and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are a further two double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.



GROUND FLOOR

Kitchen / Dining	5.64m x 2.98m	18'6" x 9'9"
Living Room	5.64m x 3.18m	18'6" x 10'5"
Utility	2.32m x 1.12m	7'7" x 3'8"
W.C.	1.61m x 1.08m	5'3" x 3'7"



FIRST FLOOR

Bedroom 1	3.86m x 3.24m	12'8" x 10'8"
Ensuite	1.82m x 1.81m	6'0" x 5'11"
Bedroom 2	3.34m x 2.95m	11'0" x 9'8"
Bedroom 3	2.97m x 2.60m	9'9" x 8'6"
Bathroom	2.05m x 1.86m	6'9" x 6'1"

The Gosford v2

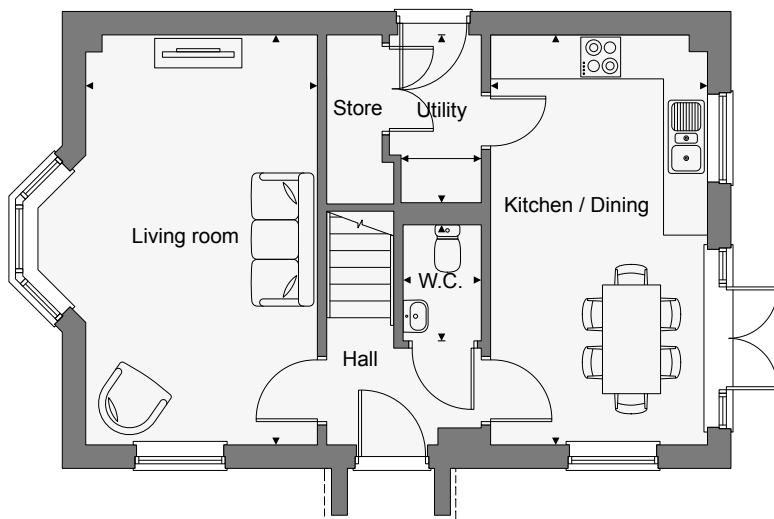
A THREE BEDROOM DETACHED HOME



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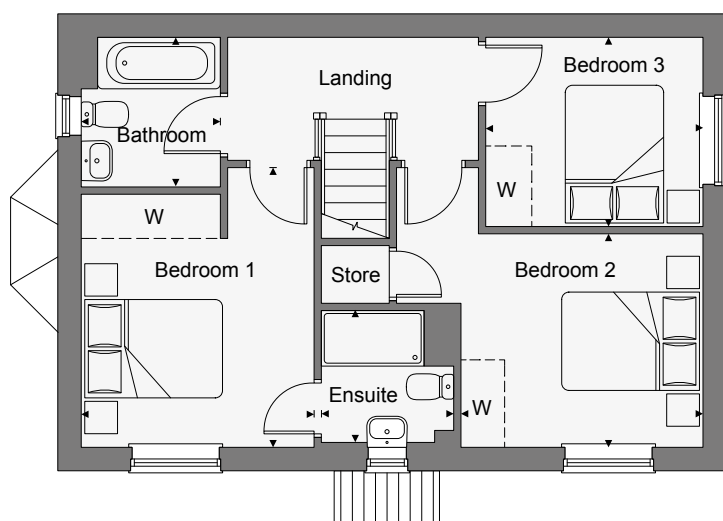
This charming three bedroom double-fronted detached home features a spacious dual-aspect living room with a bay window, and an open-plan kitchen-dining room from which French doors provide access to the garden. There is also a utility space, large store cupboard and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.



GROUND FLOOR

Kitchen / Dining	5.64m x 2.98m	18'6" x 9'9"
Living Room	5.64m x 3.18m	18'6" x 10'5"
Utility	2.33m x 1.11m	7'8" x 3'8"
W.C.	1.61m x 1.08m	5'3" x 3'7"



FIRST FLOOR

Bedroom 1	3.86m x 3.24m	12'8" x 10'8"
Ensuite	1.82m x 1.81m	6'0" x 5'11"
Bedroom 2	3.34m x 2.95m	11'0" x 9'8"
Bedroom 3	2.97m x 2.60m	9'9" x 8'6"
Bathroom	2.05m x 1.88m	6'9" x 6'2"

The Vyne

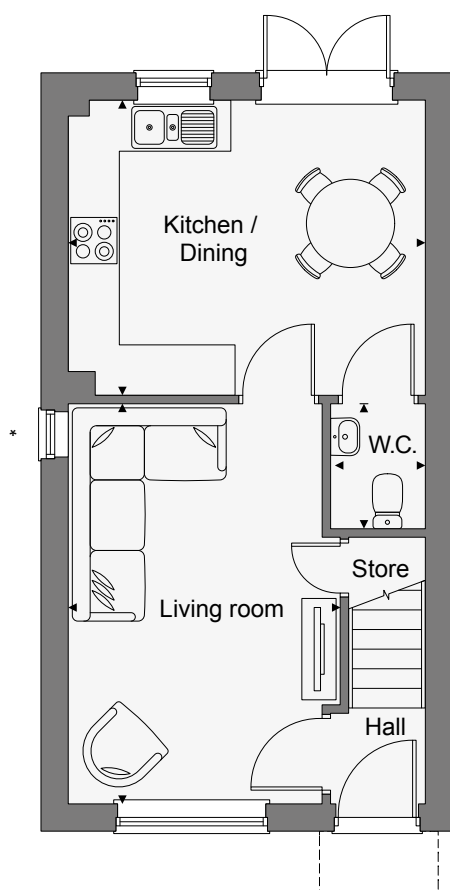
A TWO BEDROOM HOME



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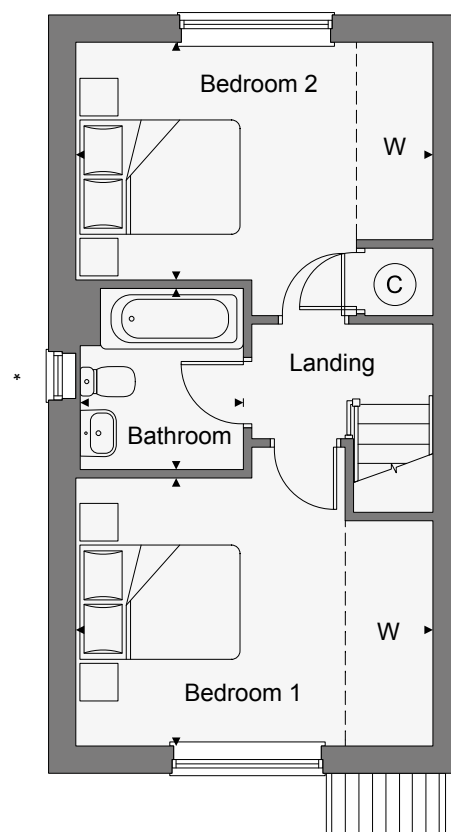
This classic two bedroom home features a separate living room to the front and an open-plan kitchen-dining room to the rear with French doors to access the garden. There is also under stairs storage and a W.C.

Upstairs, there are two double bedrooms and a stylish family bathroom.



GROUND FLOOR

Kitchen	4.22m x 3.53m	13'10" x 11'7"
Living Room	4.73m x 3.23m	15'6" x 10'7"
W.C.	1.50m x 1.13m	4'11" x 3'9"



FIRST FLOOR

Bedroom 1	4.22m x 3.17m	13'10" x 10'5"
Bedroom 2	4.22m x 2.85m	13'10" x 9'4"
Bathroom	2.15m x 1.95m	7'1" x 6'5"

The Whitton

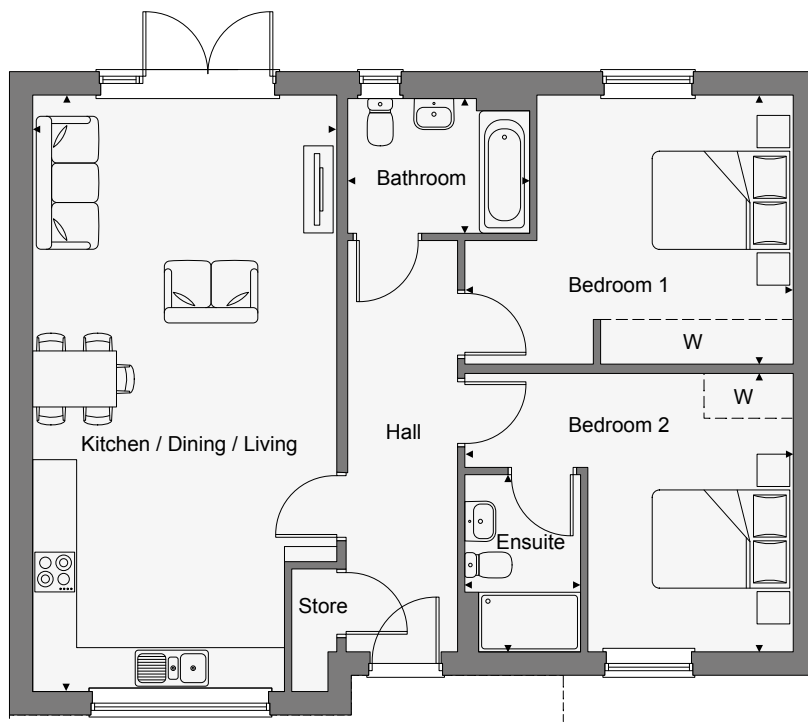
A TWO BEDROOM DETACHED BUNGALOW



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This superb two bedroom bungalow features an open-plan kitchen-dining-living room with French doors to access the rear garden. There is also a stylish family bathroom and a storage cupboard off the hall.

There are two double bedrooms, with bedroom two benefiting from its own en-suite shower room.



GROUND FLOOR

Kitchen / Dining / Living	8.23m x 4.18m	27'0" x 13'9"
Bedroom 1	4.52m x 3.70m	14'11" x 12'2"
Bedroom 2	4.52m x 3.82m	14'10" x 12'6"
Ensuite	2.43m x 1.60m	8'0" x 5'3"
Bathroom	2.54m x 1.85m	8'4" x 6'1"



HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

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 stainless steel 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. Amtico floor and porcelanosa 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. Amtico floor and porcelanosa 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.

WARDROBES

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

RENEWABLE TECHNOLOGIES

Waste water heat recovery & 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.

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.



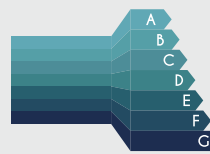
THEY CAN HELP YOU SAVE MONEY

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.*



PART EXCHANGE

Want to buy a new Dandara home, but are struggling to sell yours? We can help. With Part Exchange, we could buy your current home when you buy one of ours. Ask your sales consultant to tell you more.

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

ESG AT DANDARA

Sustainability and social responsibility are a key priority for Dandara. Our sustainability strategy displays a focused goal to embed ESG (environmental, social and governance) into our development plans to positively impact the environment and communities in which we build.

We are committed to facilitating a more sustainable future through the creation of energy and water-efficient homes and through the development of tangible benefits and social value for new and existing community residents.

Financial contribution at Dandara focuses on supporting sustainable growth, community investment, and long-term value creation. Since January 2021, Dandara has contributed c. £43 million to local communities in the form of payments to local authorities for new/upgrades to community infrastructure.



Youth & Community Facilities



Transport



Education



Biodiversity & Ecology



Carbon Reduction



Community Infrastructure



Healthcare



Social & Affordable Housing



Sport & Leisure

Full details of our financial contributions can be viewed on our website: dandara.com/about-us/sustainability

In addition to the financial contributions, over the same time period, Dandara has created Social and Local Value in the communities in which we develop.

Social and local value refers to the positive social, economic and environmental value we help to generate for individuals, communities and businesses through our activities and operations.

SOCIAL & LOCAL VALUE AT DANDARA



1,086

Local Construction Employment

Employees from within
a 30 mile radius of a
development



£123M

Local Supply Chain

Spent with companies
from within a 30 mile
radius of a development



72

Apprentices

Supporting apprenticeship
positions across our
developments



£80K

Community Support

Value of our time given to
local voluntary, community
and social enterprises
(VCSEs)



£192K

Donations

Local organisations
supported with donations
and sponsorships

Please visit our website for up-to-date figures and further details of our commitments to Social & Local Value.
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.





DANDARA.COM



DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for the 'The Springs' 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 brochure 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 the 'The Springs' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Southern Limited or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Southern Limited or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. Please ask a sales consultant for specific plot details. 10. Homes are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales consultant for specific plot details.

V2-MAR25