



WHITE STORK VALE

STORRINGTON, WEST SUSSEX

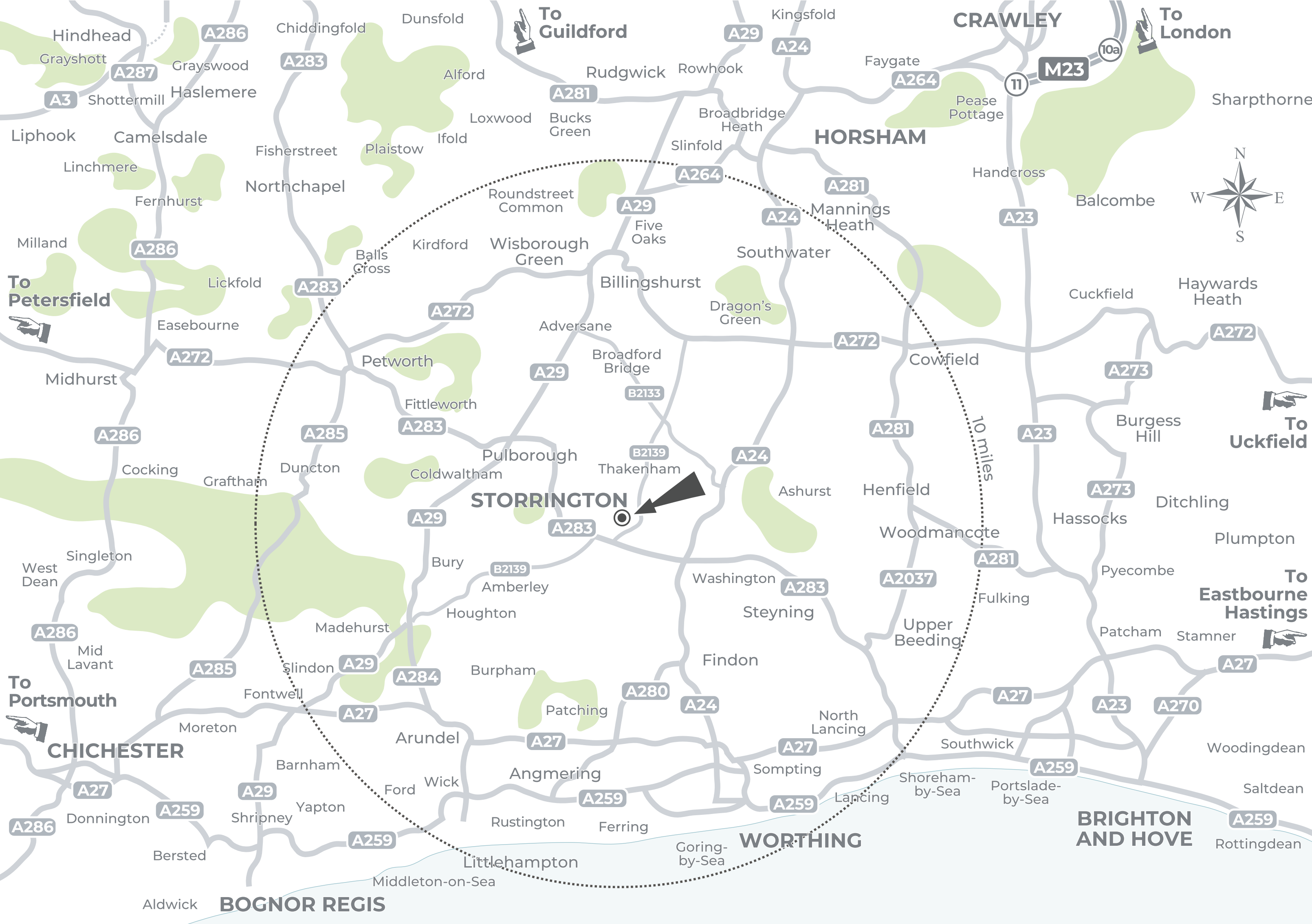


croudacehomes



Situated in the historic market town of Storrington, White Stork Vale is a collection of 2, 3, 4 and 5-bedroom homes thoughtfully designed and traditionally crafted to complement their West Sussex location. With a landscaped green setting and short walk to the town centre, residents will enjoy living in a leafy and tranquil environment, as well as being part of an established and thriving community.





A UNIQUE *location*

Situated on the northern edge of the South Downs National Park, White Stork Vale enjoys easy access to glorious countryside, walks and views. The coast is just a 25-minute drive away for days by the sea, while the larger towns of Arundel and Worthing are both 10 miles away.

Pulborough station is just under five miles away with direct trains to London, and the A24 is a seven minute drive for travel through this sought-after part of the country.

DESIGNED AROUND *nature*

White Stork Vale enjoys a verdant setting, with open fields and woodland all around. Croudace Homes seeks to enhance this connection with nature through careful landscaping and thoughtful blending of the homes with their locale, so that the development makes a positive contribution to life here.

Sustainability features

- 28% of the development is dedicated to green space
- PV solar panels integrated into selected Homes
- Around 57 trees and 426 meters of hedging planted
- Electric vehicle charging points to all homes
- Sustainable drainage systems incorporated into the development
- Majority of dwellings are high quality timber frame construction



A LOCAL WAY OF *life*



Storrington is a bustling West Sussex town, surrounded by beautiful countryside and the rolling hills of the South Downs. Its attractive central streets are lined with period buildings, which are home to a mix of cafés, boutiques and independent stores, and a number of traditional pubs.



There is a large branch of Waitrose & Partners as well as a smaller Tesco Express, plus other convenient services such as a pharmacy, post office and library. A village hall and The Village Hub are places for the community to gather and host a range of activities and groups for all ages.

As well as numerous parks and green spaces, including the memorial pond, Sandgate Park and The Warren, there are several sports clubs and facilities in the town. Get active at Chanctonbury Leisure Centre with its gym, fitness classes, sports hall and outdoor pitches, or join in with Storrington cricket, football or tennis clubs for more sociable sporting activity.





A RICH HISTORY AND FLOURISHING

future

Dating back to Saxon times, Storrington was recorded in the Domesday Book as 'Estorchestone', a place well-known for storks. In fact, rabbit breeding was once an important local industry, reflected today by various place names ending in 'warren'.

Granted a charter to hold a regular market in 1399 by Henry IV, Storrington became a thriving centre, and developed a tanning and fulling industry. In the early part of the 20th century, it also became home to an artistic community, with residents including the poet Francis Thompson and Hilaire Belloc.

Just outside the town centre, Parham House and Gardens is a splendid Elizabethan house with stunning gardens, featuring seven acres of pleasure grounds and a four-acre walled garden. Open from the spring to mid-Autumn, Parham is a fascinating place to visit.

DISCOVER A *vibrant* LIFESTYLE



Amid the glorious countryside, this part of West Sussex is dotted with charming towns and villages. Pulborough, just under 5 miles away, is a tranquil village and home to the closest rail station to White Stork Vale. Close by are Nyetimber and Nutbourne vineyards, producers of English sparkling wine and open for tours, tastings and dining experiences.



Amberley is another quaint village to explore. Its heritage museum, featuring a narrow-gauge railway, playground, café, nature walks and other activities, is a firm favourite with children. Amberley Tea Room offers delicious treats and goodies, while Amberley Black Horse is a welcoming pub with an elegant restaurant offering a range of freshly prepared dishes.

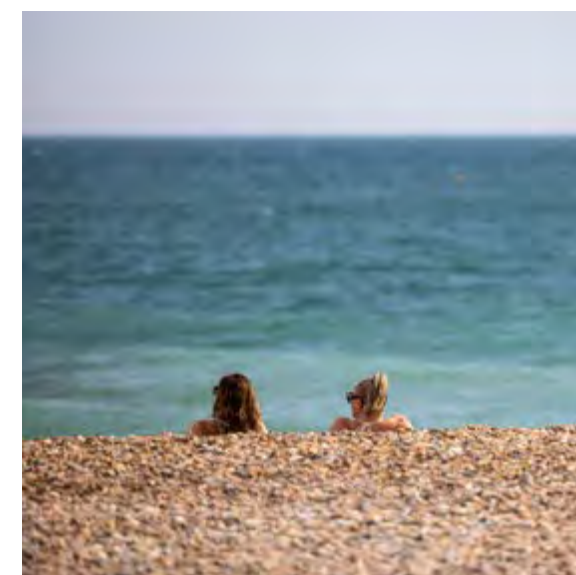
Three miles further on from Amberley is The Pig in the South Downs, a boutique restaurant and hotel set high up in the hills. Open for garden tours, lunch, dinner, and beauty and massage treatments as well as overnight stays, it's the perfect destination for a luxurious escape.





The historic town of Arundel is a real gem, sitting on the banks of the River Arun. Its beautifully conserved streets are filled with independent clothing and homeware shops, cafés and pubs, and excellent local restaurants. Arundel Castle, perched on a hill above the town, is a magnificent structure with spectacular gardens that play host to numerous events throughout the year. Arundel Cathedral is another important landmark in the town.

For a change of scene and some sea air, head down to the South Coast. Goring, Ferring and East Preston beaches are all within half an hour's drive and offer miles of sand and shingle beach, with cafés appearing periodically along the coastline for drinks, ice creams and tasty lunches.



With its pier and seafront attractions, Worthing is a quintessential seaside town, while a range of new restaurants and bars make it an appealing alternative to the lively city of Brighton. Littlehampton, heading west along the coast, is also within easy reach. Its architecturally inspiring East Beach Café is a superb spot for lunch, dinner or a beachside snack, while the Harbour Park will delight kids (big or small) with its rides, arcades and play activities.

Education

FOR ALL AGES

Enjoy a choice of schools and preschools for younger children within walking distance of White Stork Vale. For older children, there is Steyning Grammar School, a state-funded day and boarding secondary school and sixth form, or The Weald Community School, a well-regarded day school and sixth form. Both are a short drive away.

For a wider choice of options post-16, Worthing College and Northbrook College offer a diverse range of courses and qualifications. And for further study, there are three universities and Brighton College, a day and boarding school, which has won numerous awards, including named as United Kingdom School of the Decade by The Sunday Times in 2020.

Nursery & Preschools

The Nursery School Storrington
Browns Lane Preschool
Cooltham Pre-School

0.8 miles
0.9 miles
1.6 miles

Primary Schools

Storrington Primary School
Thakeham Primary School
Brighton College Preparatory School

0.9 miles
1 mile
19.5 miles

Secondary Schools

Steyning Grammar School
The Weald Community School
Brighton College

7.4 miles
8.7 miles
21 miles

Colleges

Worthing College
Northbrook College
Reading College

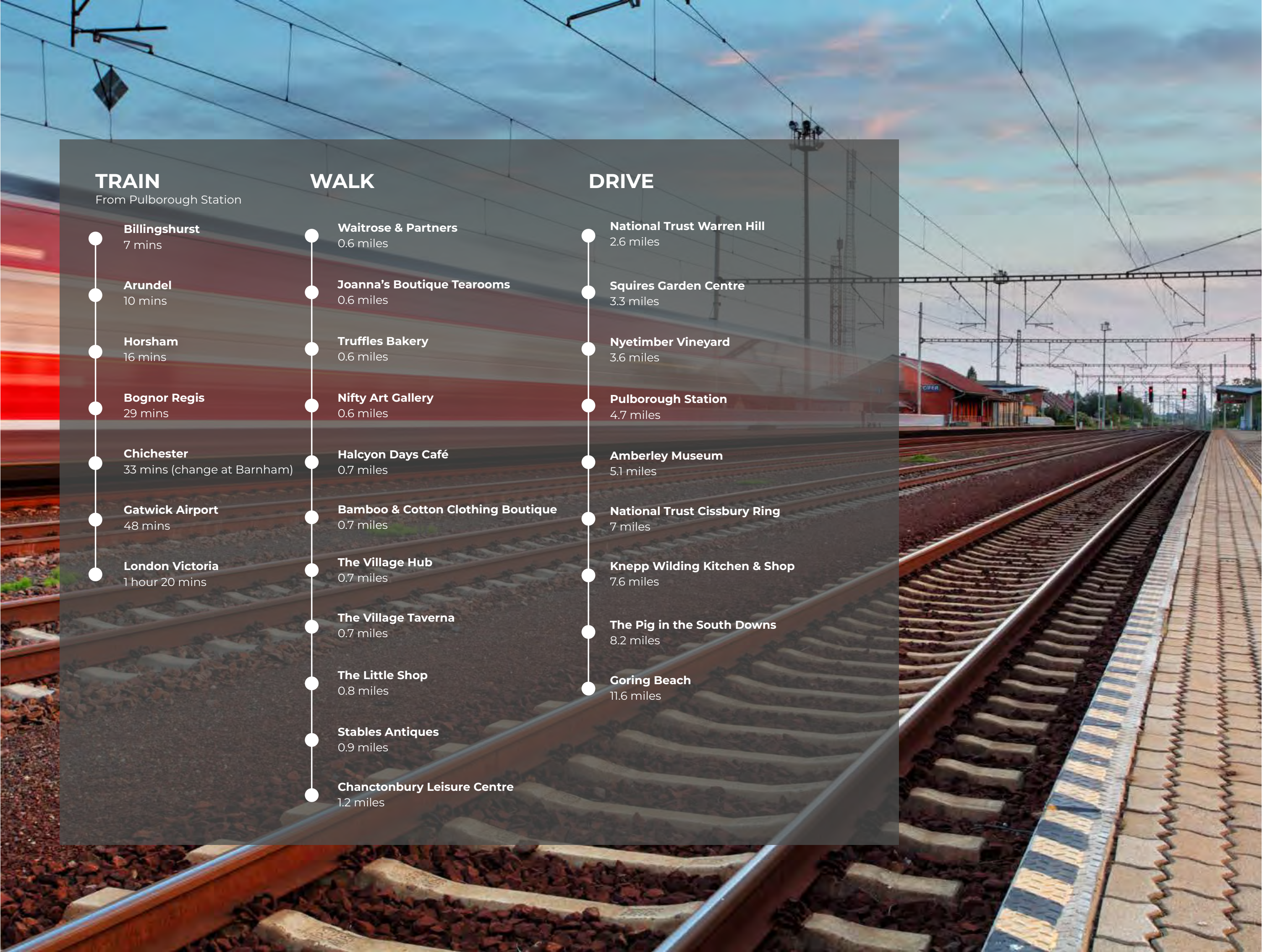
8.9 miles
11.4 miles
7.2 miles

University

University of Chichester
University of Sussex
University of Brighton

17.5 miles
22.1 miles
22.2 miles





TRAIN

From Pulborough Station

- **Billingshurst**
7 mins
- **Arundel**
10 mins
- **Horsham**
16 mins
- **Bognor Regis**
29 mins
- **Chichester**
33 mins (change at Barnham)
- **Gatwick Airport**
48 mins
- **London Victoria**
1 hour 20 mins

WALK

- **Waitrose & Partners**
0.6 miles
- **Joanna's Boutique Tearooms**
0.6 miles
- **Truffles Bakery**
0.6 miles
- **Nifty Art Gallery**
0.6 miles
- **Halcyon Days Café**
0.7 miles
- **Bamboo & Cotton Clothing Boutique**
0.7 miles
- **The Village Hub**
0.7 miles
- **The Village Taverna**
0.7 miles
- **The Little Shop**
0.8 miles
- **Stables Antiques**
0.9 miles
- **Chanctonbury Leisure Centre**
1.2 miles

DRIVE

- **National Trust Warren Hill**
2.6 miles
- **Squires Garden Centre**
3.3 miles
- **Nyetimber Vineyard**
3.6 miles
- **Pulborough Station**
4.7 miles
- **Amberley Museum**
5.1 miles
- **National Trust Cissbury Ring**
7 miles
- **Knepp Wilding Kitchen & Shop**
7.6 miles
- **The Pig in the South Downs**
8.2 miles
- **Goring Beach**
11.6 miles

STAY *connected*

Despite its rural setting, White Stork Vale is close to good rail and road connections for travel around the South East and further afield. Pulborough Station is an 11-minute drive away and offers direct trains to London Victoria as well as fast services to other key towns in the area. The A24 is also easily accessible for car travel. With Storrington's amenities a short walk away, White Stork Vale offers a relaxed country lifestyle, with all the convenience of easy access to larger towns and cities.

A PLACE TO CALL *home*

Our customers are at the heart of what we do and we understand how important it is to put your stamp on a new home. Therefore, a Croudace home can be personalised with a range of options available to choose from including wall colours, fitted furniture, tile style and colour, as well as wardrobe glazing finish.

Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices. The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved.

Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



GENERAL DEVELOPMENT LAYOUT

2-bedroom homes

The Ashbank
Plots 7, 8, 9 & 10

3-bedroom homes

The Shipton
Plots 16, 17, 18, 19, 20, 21, 33 & 34

The Ipsden
Plots 22, 23, 24 & 25

The Grazeley
Plots 26, 27, 28, 29, 30, 31, 49, 50, 51 & 52

4-bedroom homes

The Westcott
Plots 11, 12, 13, 14, 54, 55, 59 & 60

The Woodhill
Plots 53 & 56

The Grayshott
Plots 15 & 32

5-bedroom homes

The Woodcote
Plots 57 & 58

 Carport

 Affordable Housing



Homes at White Stork Vale have been thoughtfully positioned to create attractive vistas, welcoming streets and a connection with nature. With the distinctive high quality specification and service offered by a Croudace built home, you will enjoy peace of mind from the moment you move in.



THE ASHBANK

2-BEDROOM HOME

PLOT NUMBERS

7

8

9

10

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Bosch Stainless steel double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Fully Integrated Bosch appliances: Fridge/ freezer, Washing machine and Dishwasher

QUALITY BATHROOM AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Ceramic wall tiles
- Electric chrome towel rail to Bathroom

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area and Bathroom
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floor

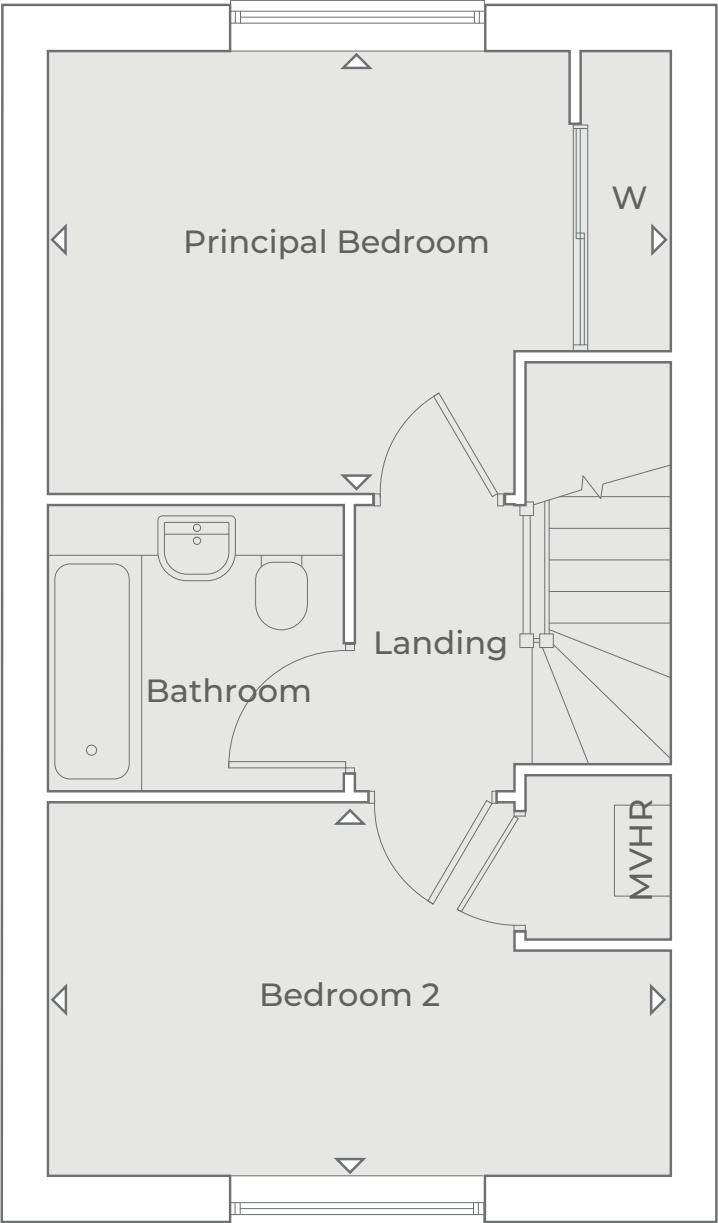
EXTERNAL FEATURES

- Allocated parking spaces
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Slate number tile door number
- Slim space saver water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN/DINING AREA		
4.45M X 3.50M	14' 7" X 11' 6"	
LIVING ROOM		
3.35M X 4.56M	10' 12" X 14' 12"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.45M X 3.66M	14' 7" X 12' 0"	
BEDROOM 2		
4.45M X 2.66M	14' 7" X 8' 9"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE SHIPTON

3-BEDROOM HOME

PLOT NUMBERS

16	17	18	19	20
21	33	34		

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Bosch Stainless steel double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Fully Integrated Bosch appliances: Fridge/ freezer, Washing machine and Dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

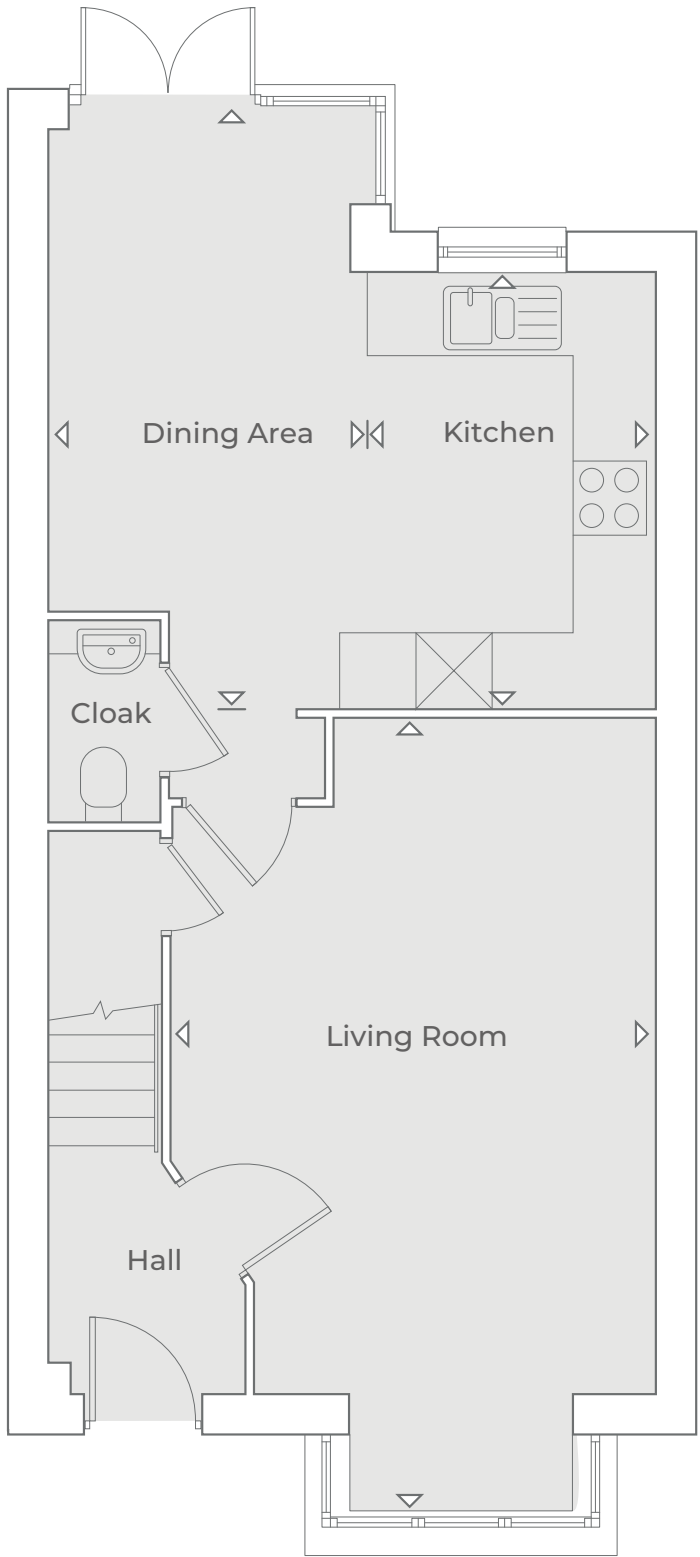
- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen, Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen, Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floor

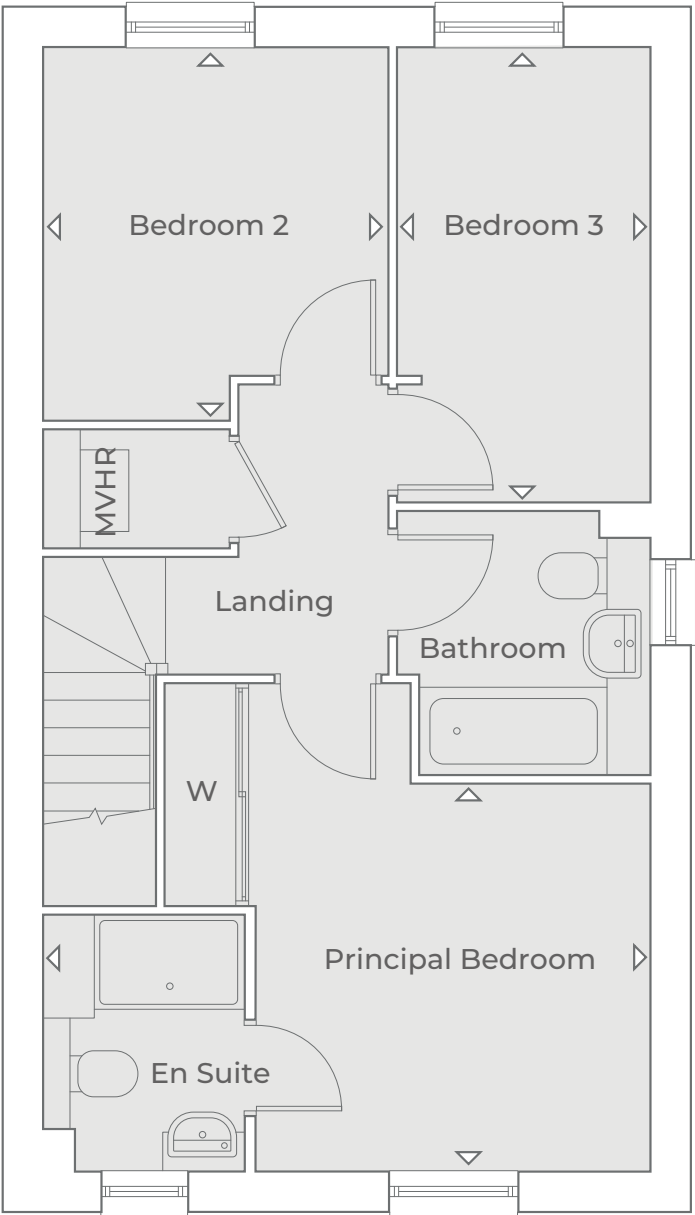
EXTERNAL FEATURES

- Timber framed carport
- Driveway parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Slate number tile door number
- Slim space saver water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN		
2.46M X 3.51M	8' 1" X 11' 6"	
DINING AREA		
2.45M X 4.67M	8' 0" X 15' 4"	
LIVING ROOM		
3.89M X 6.24M	12' 9" X 20' 6"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.90M X 3.92M	16' 1" X 12' 10"	
BEDROOM 2		
2.79M X 3.00M	9' 2" X 9' 10"	
BEDROOM 3		
2.05M X 3.66M	6' 9" X 12' 0"	

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THE IPSDEN

3-BEDROOM HOME

PLOT NUMBERS

- | | | | |
|----|----|----|----|
| 22 | 23 | 24 | 25 |
|----|----|----|----|

MODERN KITCHEN SPACE AND UTILITY CUPBOARD

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Bosch Stainless steel double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Fully Integrated Bosch appliances: Fridge/ freezer and Dishwasher
- Bosch Freestanding washing machine in Utility Cupboard

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floor

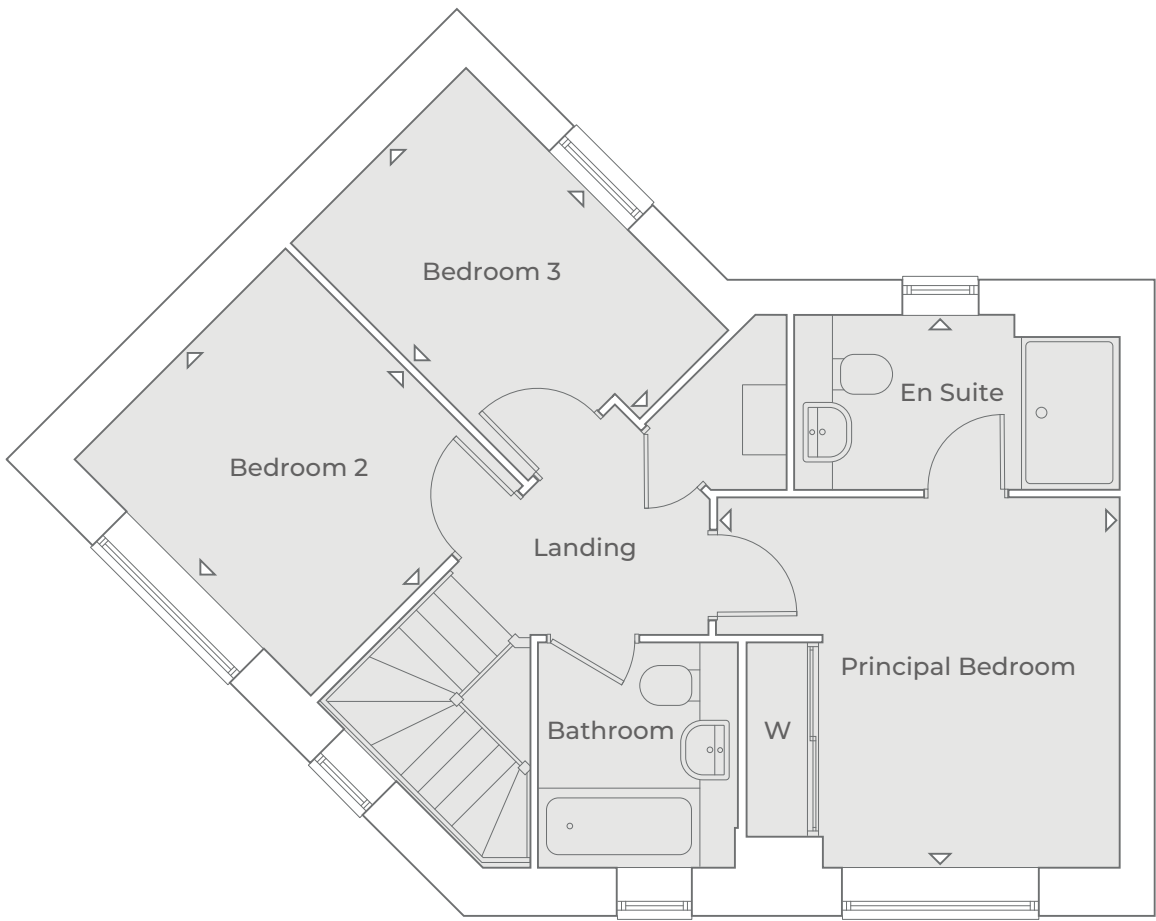
EXTERNAL FEATURES

- Timber framed carport
- Driveway parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Slate number tile door number
- Slim space saver water butt
- Turfed rear garden



GROUND FLOOR

KITCHEN/DINING AREA		
3.10M X 5.12M	10' 2" X 16' 10"	
LIVING ROOM		
3.51M X 5.12M	11' 6" X 16' 10"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.75M X 5.12M	11' 5" X 16' 10"	
BEDROOM 2		
3.12M X 2.77M	10' 3" X 9' 1"	
BEDROOM 3		
3.44M X 2.29M	11' 3" X 7' 6"	

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THE GRAZELEY

3-BEDROOM HOME

PLOT NUMBERS

26	27	28	29	30	31
	49	50	51	52	

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Bosch Stainless steel double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Fully Integrated Bosch appliances: Fridge/ freezer, Washing machine and Dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

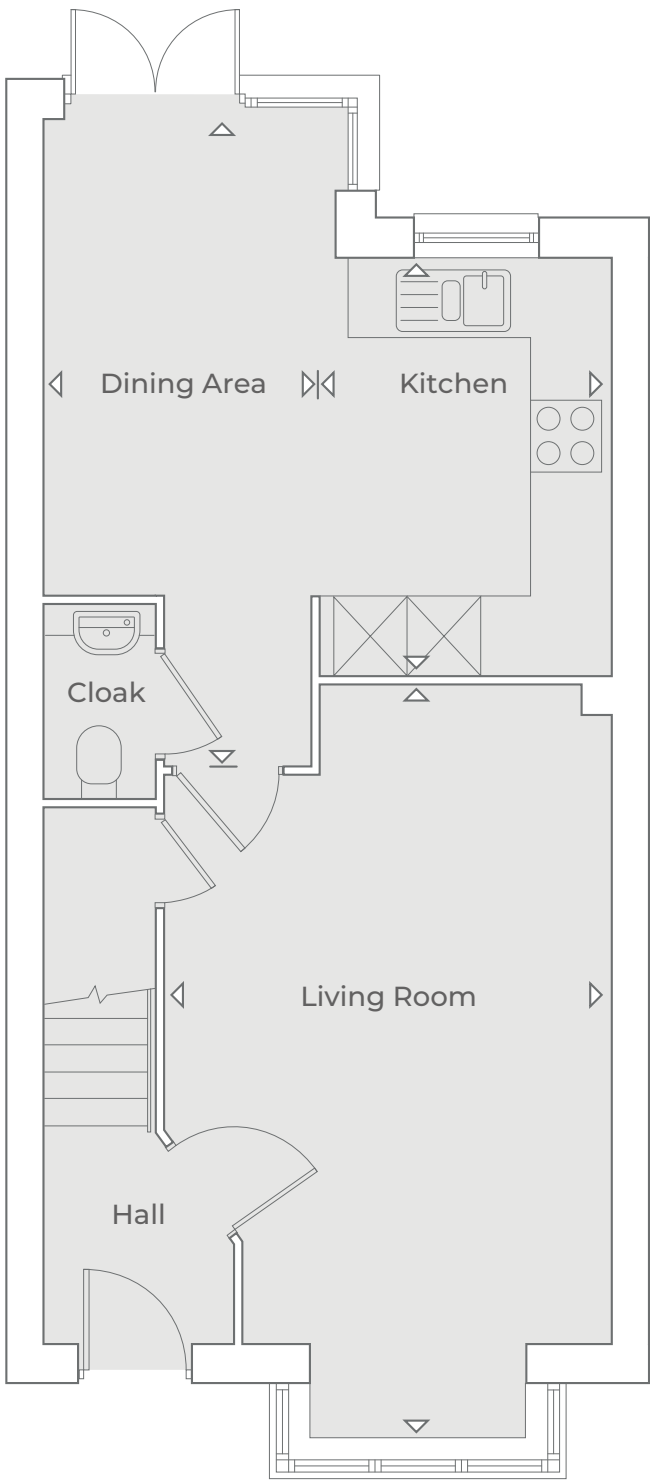
- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Study and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floors

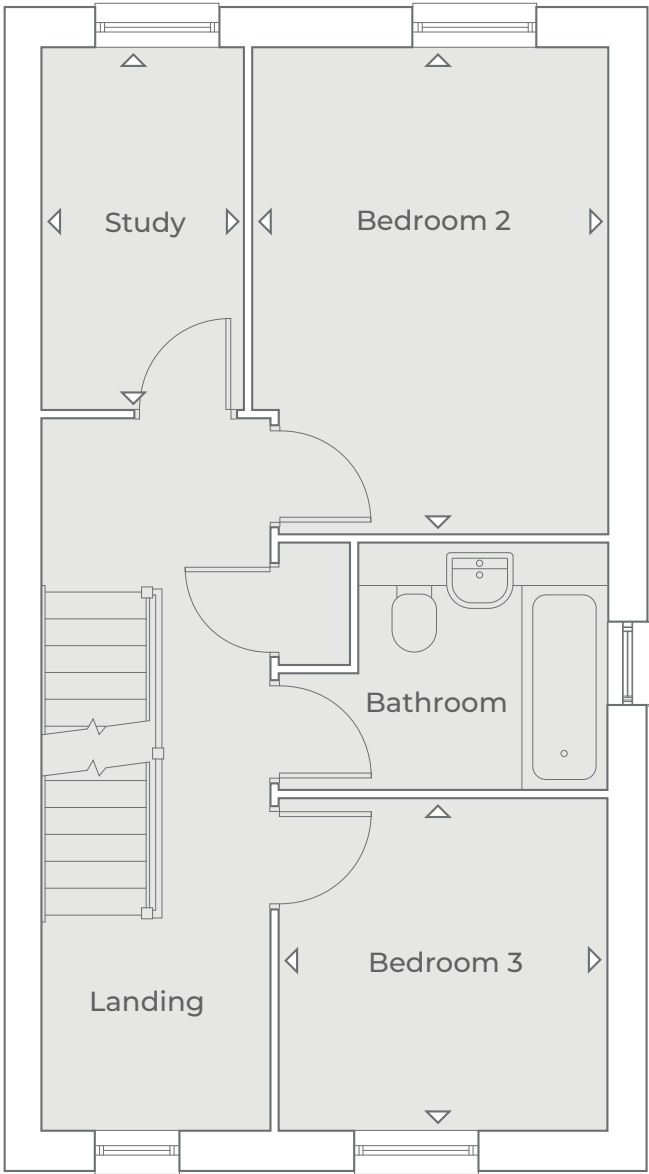
EXTERNAL FEATURES

- Single garage
- Driveway parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Slate number tile door number
- Slim space saver water butt
- Turfed rear garden



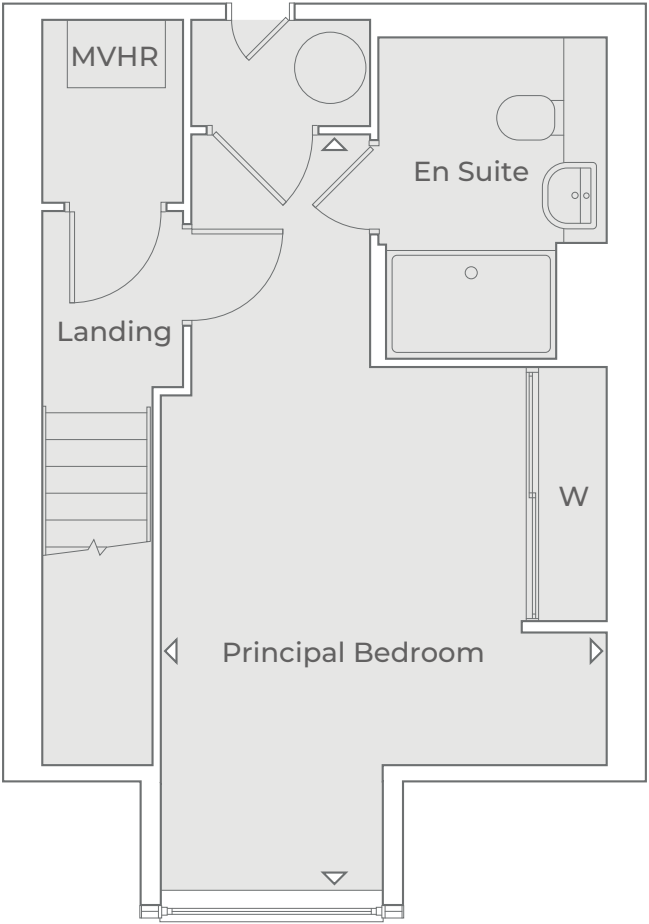
GROUND FLOOR

KITCHEN		
2.42M X 3.49M	7' 11" X 11' 5"	
DINING AREA		
2.43M X 5.39M	7' 12" X 12' 12"	
LIVING ROOM		
3.70M X 6.26M	12' 2" X 20' 6"	



FIRST FLOOR

BEDROOM 2		
2.96M X 4.05M	9' 9" X 13' 3"	
BEDROOM 3		
2.74M X 2.78M	8' 12" X 9' 1"	
STUDY		
1.69M X 3.01M	5' 7" X 9' 11"	



SECOND FLOOR

PRINCIPAL BEDROOM		
3.72M X 6.30M	12' 2" X 20' 8"	

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THE WESTCOTT

4-BEDROOM HOME

PLOT NUMBERS

11	12	13	14	54
55	59	60		

MODERN KITCHEN SPACE

- High-quality Paula Rosa Manhattan designed Kitchen with soft close doors/ drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Bosch Stainless steel double electric oven
- Siemens induction hob* with glass splashback and chimney extractor hood
- Fully Integrated Bosch appliances: Fridge/ freezer, Washing machine and Dishwasher

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

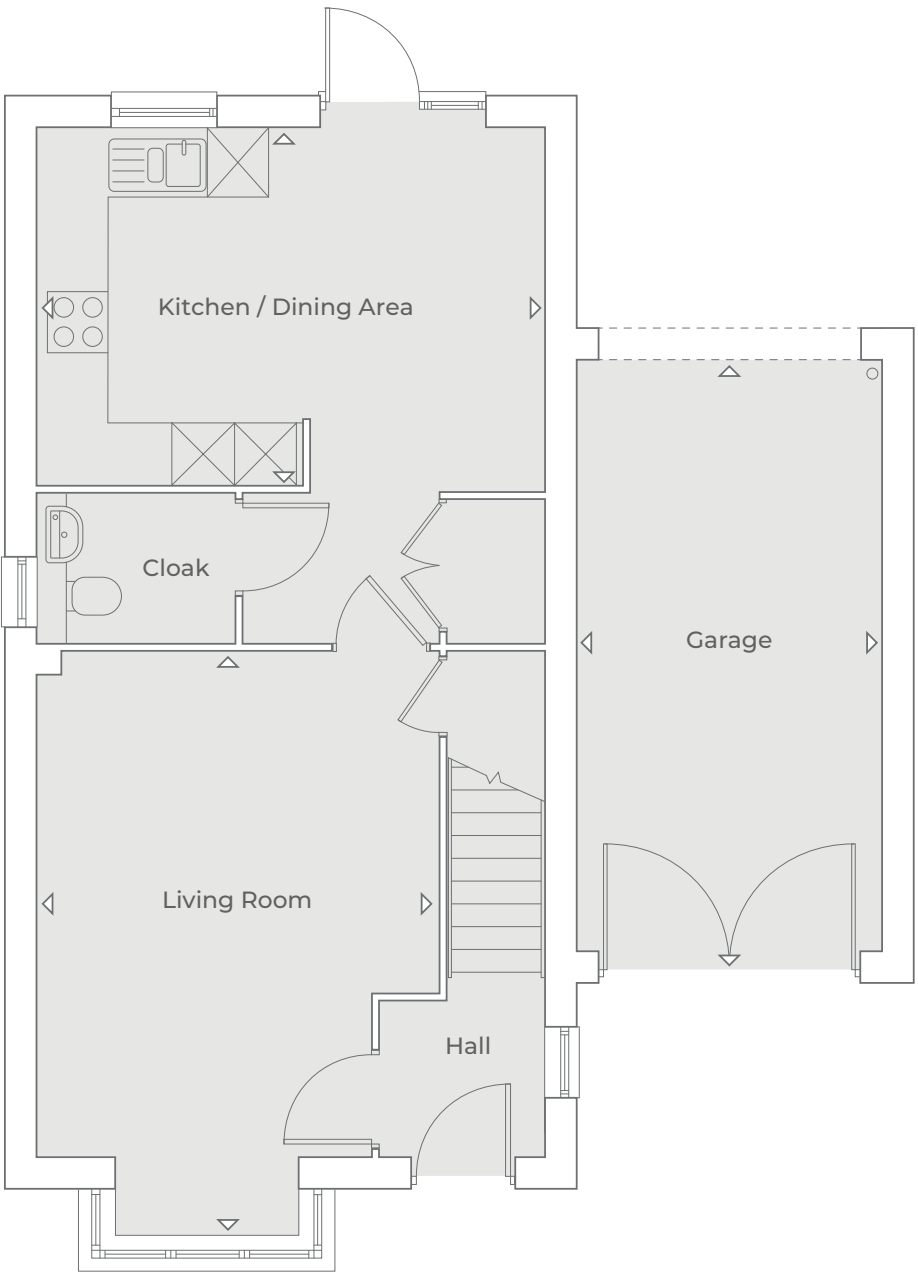
- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

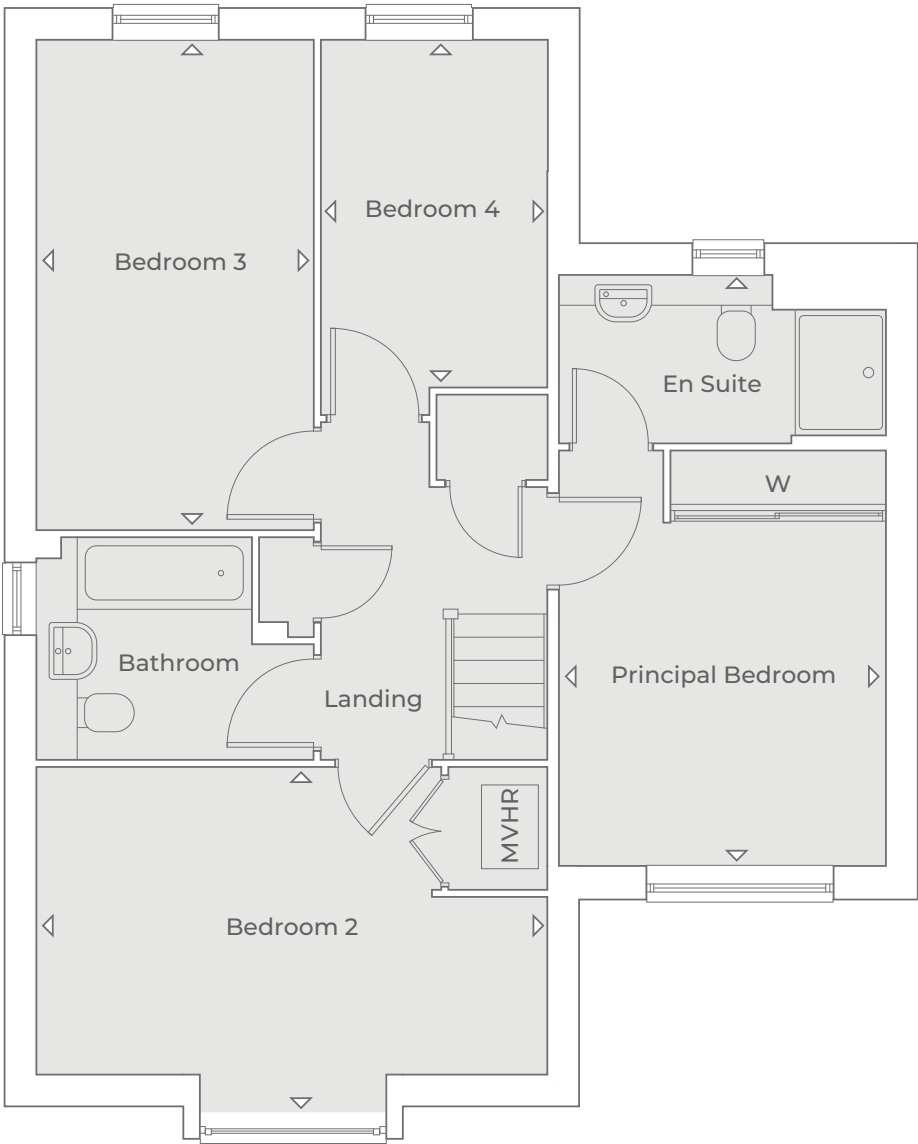
- Combi Boiler heating system controlled with Heatmiser neoStat
- Mechanical Ventilation Heat Recovery (MHVR) System
- LED downlights to Hall, Landing, Kitchen/ Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Study and Principal Bedroom
- Underfloor heating to ground floor and low temperature radiators to upper floors

EXTERNAL FEATURES

- Single garage to Plots 59 & 60
- Timber framed carport to Plots 11, 12, 13, 14, 54 & 55
- Driveway parking
- EV car charging point
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- External tap and socket to garden
- Slate number tile door number
- Slim space saver water butt
- Turfed rear garden



GROUND FLOOR		
KITCHEN/DINING AREA		
4.92M X 3.55M	16' 2" X 11' 8"	
LIVING ROOM		
3.90M X 5.72M	12' 10" X 18' 9"	
UTILITY		
3.02M X 5.80M	9' 11" X 19' 0"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
3.21M X 5.72M	10' 6" X 18' 9"	
BEDROOM 2		
4.92M X 2.97M	16' 2" X 9' 9"	
BEDROOM 3		
2.67M X 4.75M	8' 9" X 15' 7"	
BEDROOM 4		
2.19M X 3.36M	7' 2" X 11' 0"	

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THE WOODHILL

4-BEDROOM HOME

PLOT NUMBERS

53

56

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Simens Chimney extractor hood
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Integrated Bosch appliances: Two Integrated fridge/freezers and Integrated dishwasher
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- Fitted mirror to Bathroom and En Suite*
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

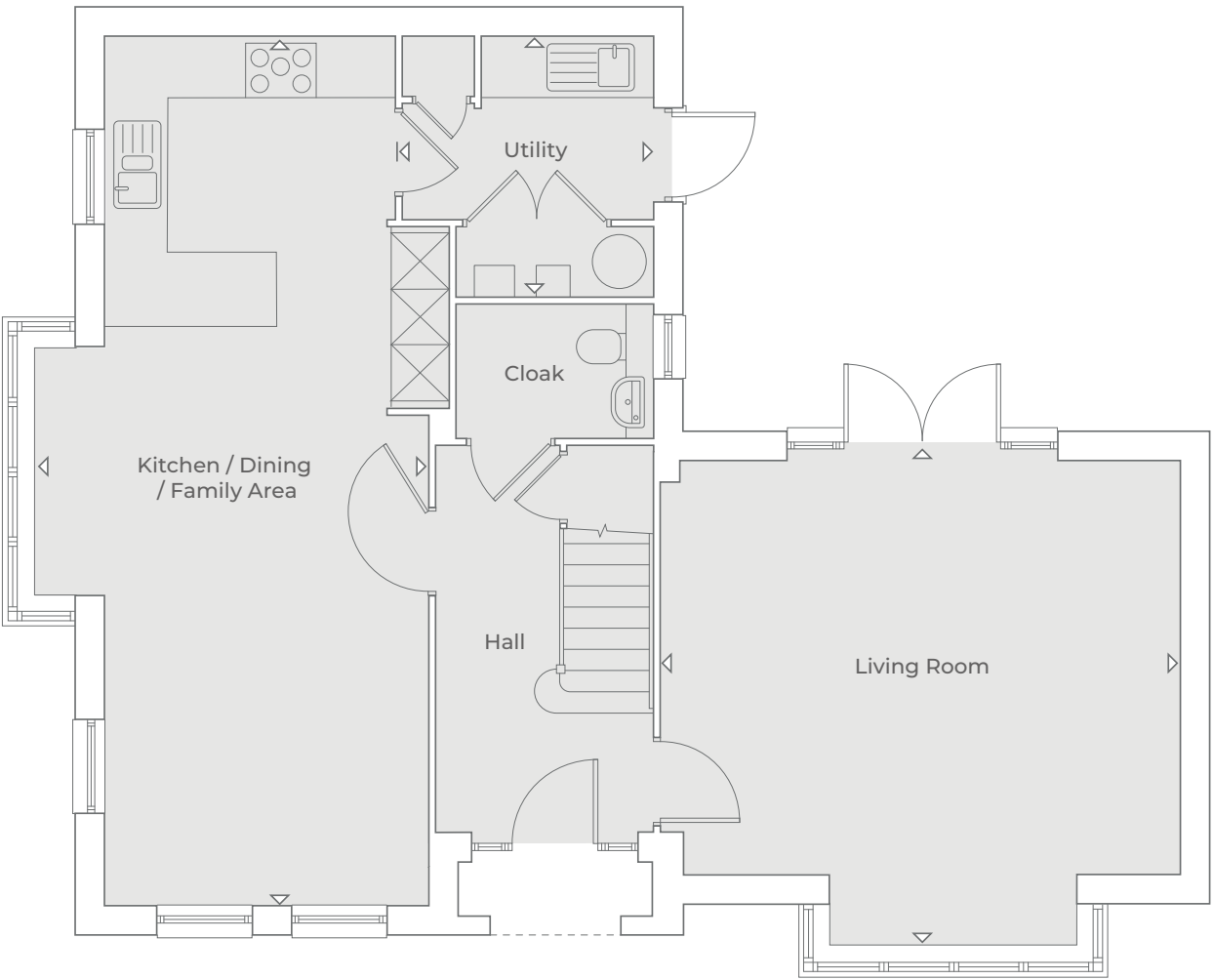
- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

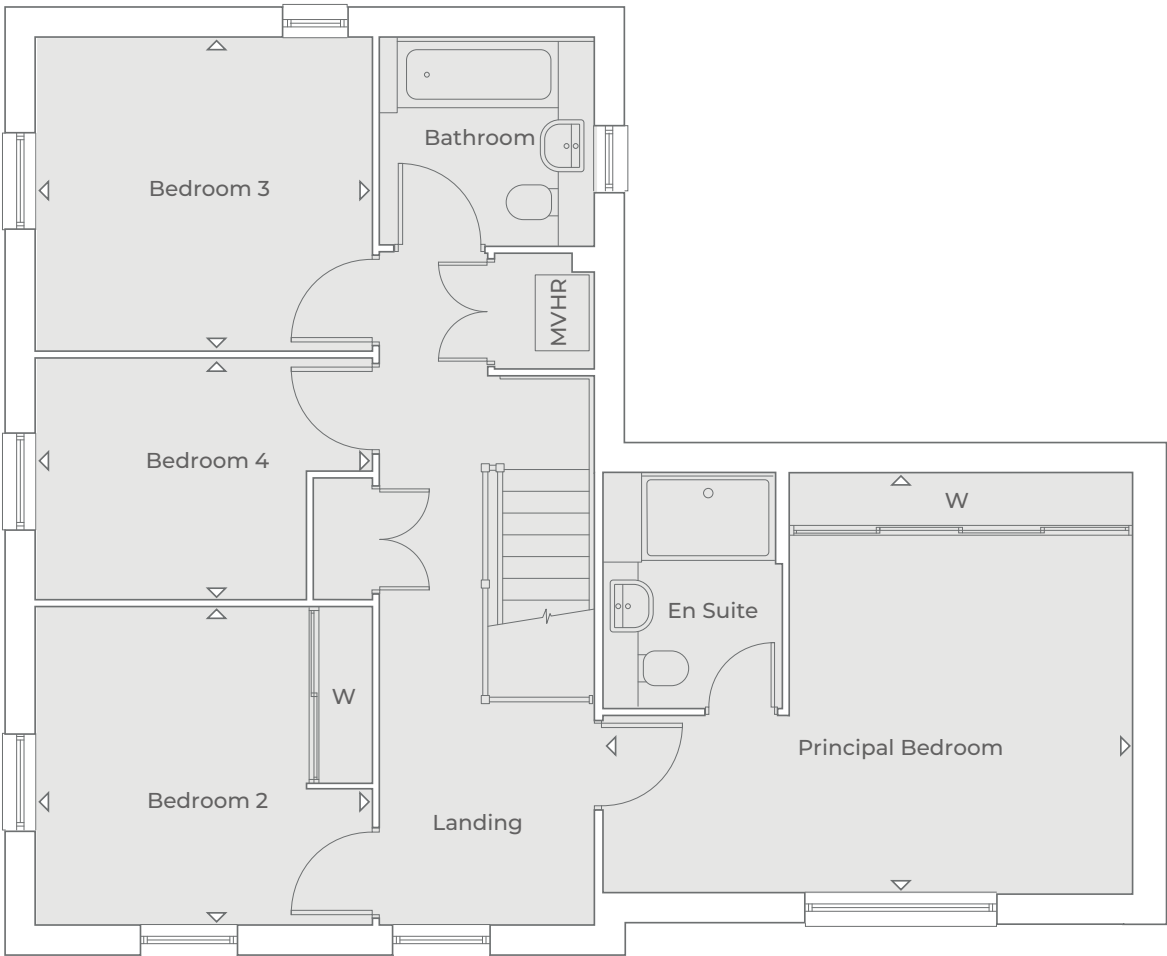
- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Principal Bedroom and Bedroom 4
- Underfloor wet heating to ground floor and low temperature radiators to upper floor

EXTERNAL FEATURES

- Double garage
- Driveway parking
- EV car charging point
- External tap and socket to garden
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden
- Traditional patio paving - Riven Mountain Mist Sandstone



GROUND FLOOR		
KITCHEN/DINING/FAMILY AREA		
4.28M X 9.43M		14' 1" X 30' 11"
LIVING ROOM		
5.65M X 5.26M		18' 6" X 17' 3"
UTILITY		
2.71 M X 2.83 M		8' 11" X 9' 3"



FIRST FLOOR		
PRINCIPAL BEDROOM		
5.64M X 4.48M		18' 6" X 14' 8"
BEDROOM 2		
3.59M X 3.38M		11' 9" X 11' 1"
BEDROOM 3		
3.59M X 3.34M		11' 9" X 10' 11"
BEDROOM 4		
3.59M X 2.59M		11' 9" X 8' 6"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE GRAYSHOTT

4-BEDROOM HOME

PLOT NUMBERS

15

32

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Simens Chimney extractor hood
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Integrated Bosch appliances: Two Integrated fridge/freezers and Integrated dishwasher
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- Fitted mirror to Bathroom and En Suite*
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suite
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suite

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

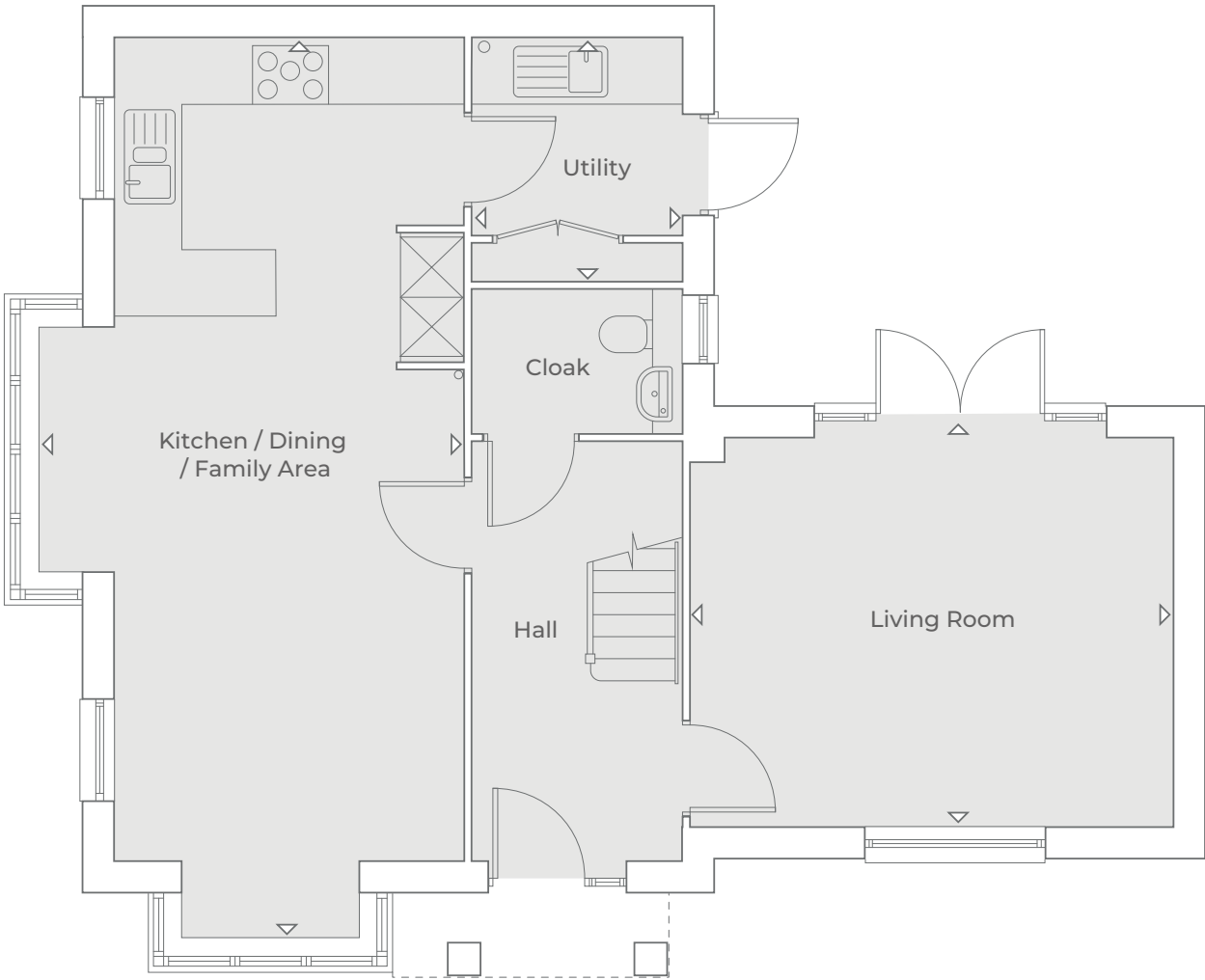
- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Principal Bedroom and Bedroom 4
- Underfloor wet heating to ground floor and low temperature radiators to upper floor

EXTERNAL FEATURES

- Single garage
- Driveway parking
- EV car charging point
- External tap and socket to garden
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Water butt
- Turfed rear garden
- Traditional patio paving - Riven Mountain Mist Sandstone



GROUND FLOOR		
KITCHEN/DINING/FAMILY AREA		
4.30M X 9.08M	14' 1" X 29' 9"	
LIVING ROOM		
4.86M X 3.91M	15' 11" X 12' 10"	
UTILITY ROOM		
2.12M X 2.46M	6' 11" X 8' 1"	



FIRST FLOOR		
PRINCIPAL BEDROOM		
4.86M X 3.91M	15' 11" X 12' 10"	
BEDROOM 2		
3.60M X 3.31M	11' 10" X 10' 10"	
BEDROOM 3		
3.60M X 2.28M	11' 10" X 7' 6"	
BEDROOM 4		
3.60M X 2.59M	11' 10" X 8' 6"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pace-maker. **Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE WOODCOTE

5-BEDROOM HOME

PLOT NUMBERS

57

58

MODERN KITCHEN SPACE AND UTILITY

- High-quality Paula Rosa Manhattan designed Kitchen with Oak cutlery tray, soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Simens Chimney extractor hood
- Siemens Stainless steel single electric oven & combination microwave with hot air
- Quooker Hot Water Tap
- Integrated Bosch appliances: Two Integrated fridge/freezers and Integrated dishwasher
- Freestanding Bosch washing machine in Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suites and Cloakroom
- Fitted mirror to Bathroom and En Suites*
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen in Bathroom
- Shower enclosure and thermostatic shower including drench head & adjustable head/rail to En Suites
- Ceramic wall tiles
- Electric chrome towel rails to Bathroom & En Suites

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

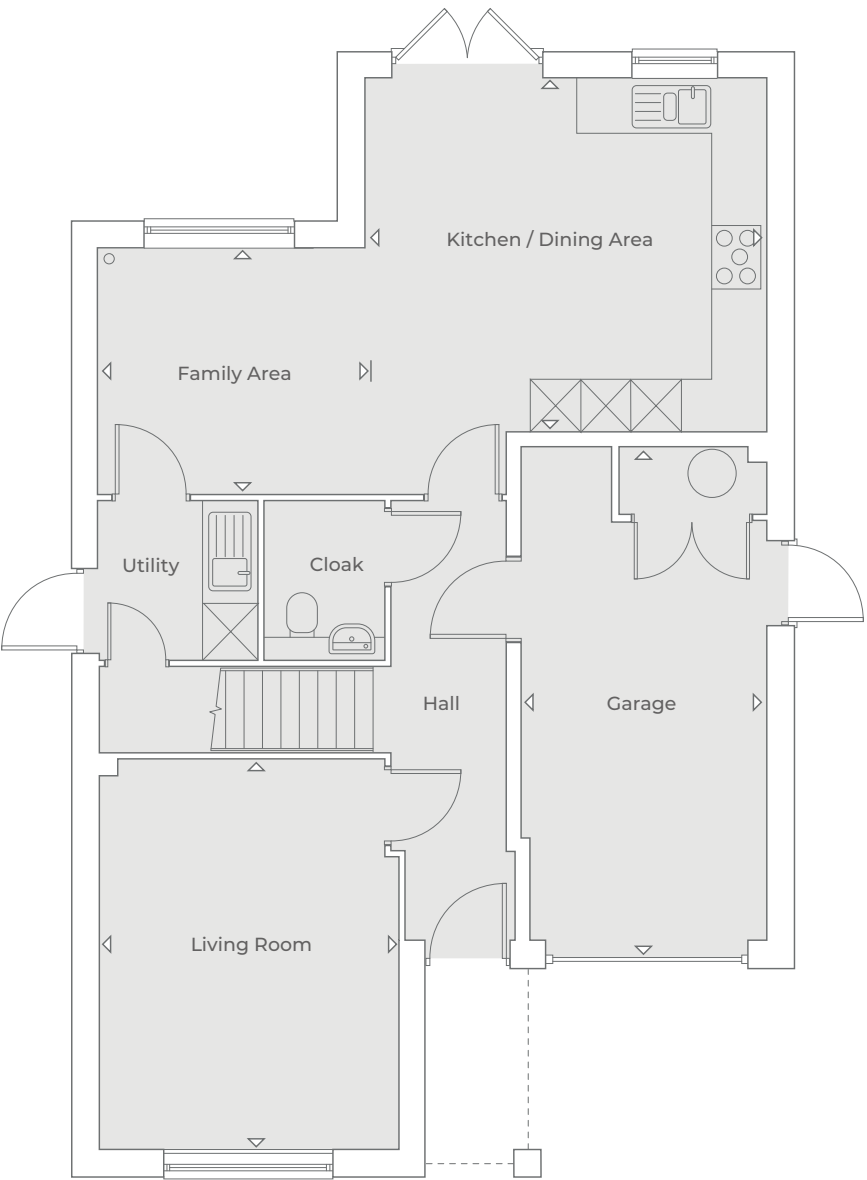
- Timber construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed timber windows and French casement doors**

ELECTRICAL AND COMFORT

- Air source heat pump controlled with smart programmable thermostat
- LED downlights to Hall, Landing, Kitchen/Dining Area, Family Area, Utility, Bathroom and En Suites
- TV point to Living Room, Kitchen/Dining Area, Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Principal Bedroom and Bedroom 5/ Study
- Underfloor wet heating to ground floor and low temperature radiators to upper floors

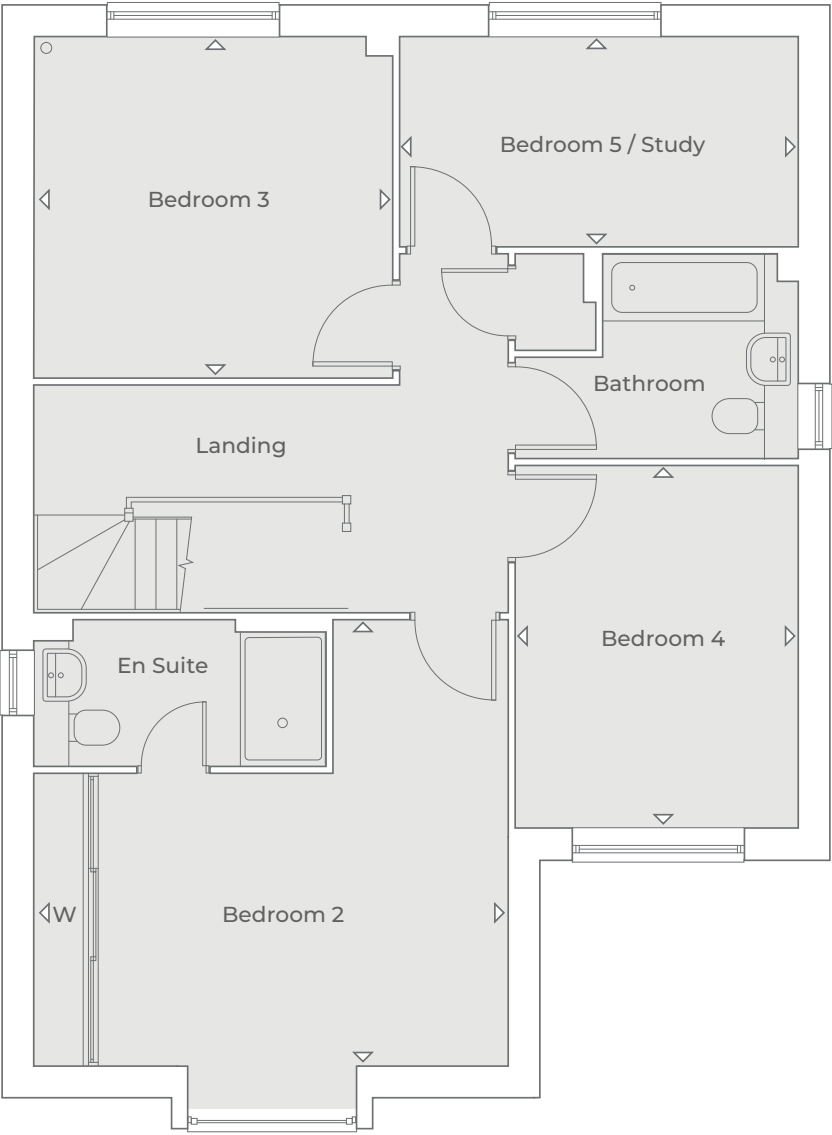
EXTERNAL FEATURES

- Double garage
- Driveway parking
- EV car charging point
- External tap and socket to garden
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Slate number tile door number
- Turfed rear garden
- Traditional patio paving - Riven Mountain Mist Sandstone



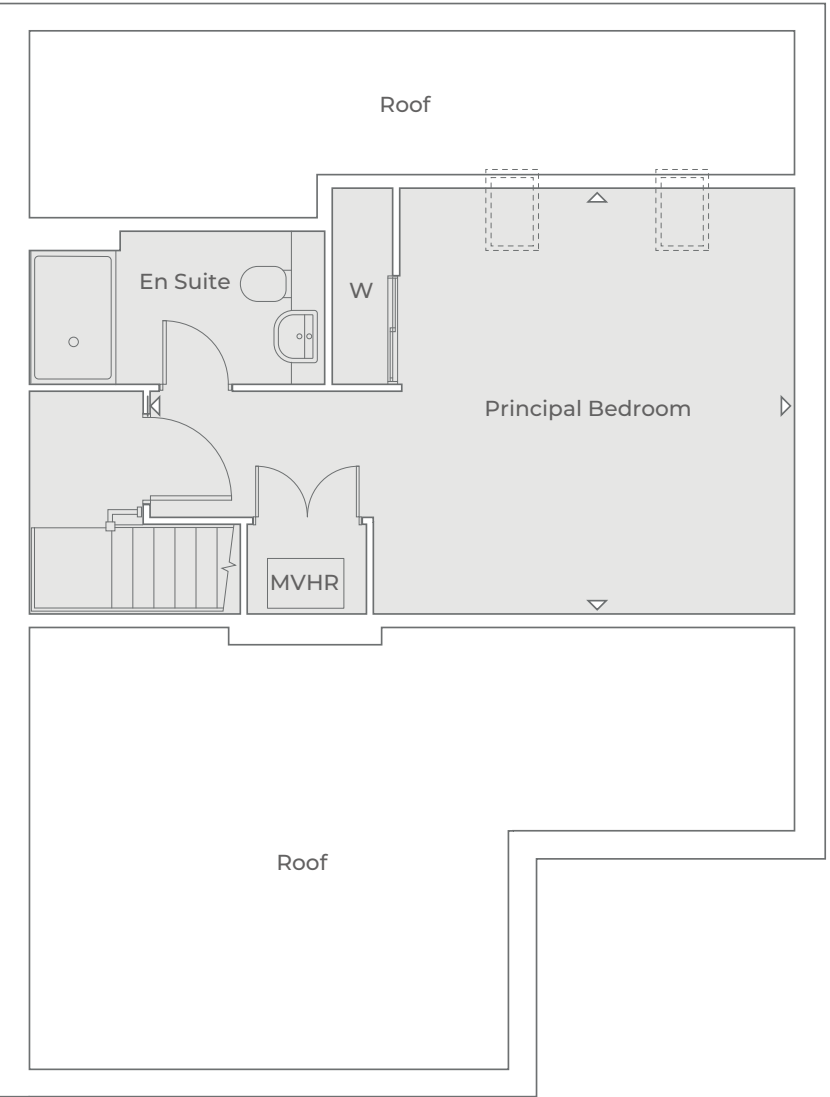
GROUND FLOOR

KITCHEN/DINING AREA		
4.85M X 4.32M	15' 11" X 14' 2"	
FAMILY AREA		
3.23M X 2.98M	10' 7" X 9' 9"	
LIVING ROOM		
3.62M X 4.73M	11' 5" X 15' 6"	
GARAGE		
3.00M X 6.00M	9' 10" X 19' 8"	



FIRST FLOOR

BEDROOM 2		
5.01M X 4.71M	16' 5" X 15' 5"	
BEDROOM 3		
3.79M X 3.63M	12' 5" X 11' 11"	
BEDROOM 4		
2.97M X 3.84M	9' 9" X 12' 7"	
BEDROOM 5/STUDY		
4.22M X 2.23M	13' 10" X 7' 4"	



SECOND FLOOR

PRINCIPAL BEDROOM		
6.81M X 4.51M	26' 6" X 14' 10"	

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5 STAR
award
WINNING
HOME
BUILDERS

HBF Home
Builders
Federation



Customer Satisfaction 2025

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the thirteenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

A COMMITMENT TO *quality*



Croudace Homes takes great pride in providing our customers with expert advice and guidance to ensure that every stage of the home buying process is as clear and straight forward as possible.



A handwritten signature in black ink, appearing to read "Adrian Watts".

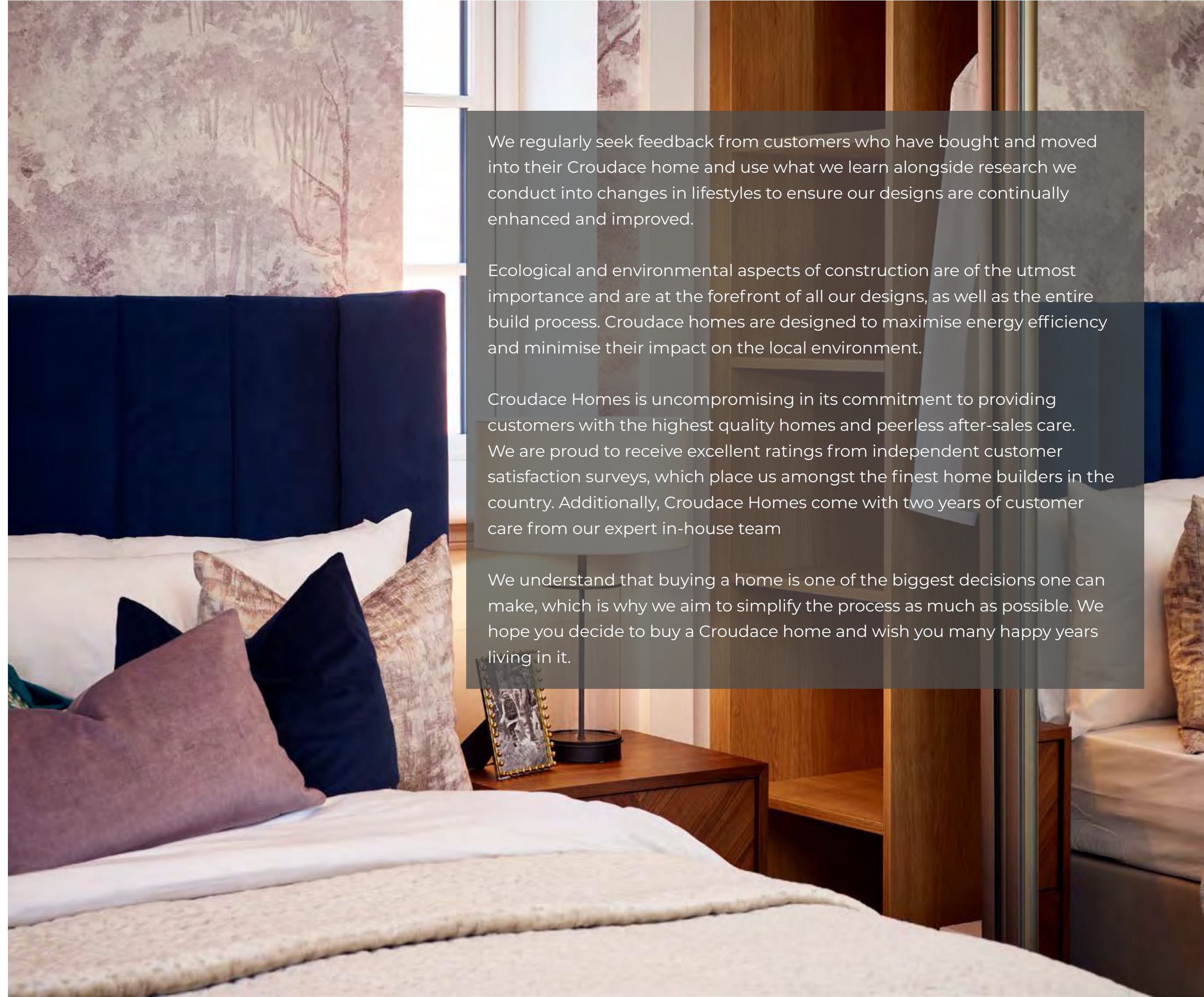
Adrian Watts,
Group Chief Executive

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country. Additionally, Croudace Homes come with two years of customer care from our expert in-house team

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



MAKING HOMES MORE ENERGY *efficient*

According to research by the House Builders Federation (HBF) the average new build home makes **heating, hot water and lighting costs 50% cheaper**, with the average new build house owner paying just over £800 a year for these utilities. **New build homes also emit 65% less carbon** than older counterparts, with the average new build home emitting 1.22 tonnes of carbon per year, which is 35% of the average older property, which emits an average of 3.51 tonnes per year.

Energy saving features in your new Croudace home

All Croudace homes achieve an EPC Energy Rating of at least a B, and an Environmental Impact Rating also of at least a B with some homes having an A rating and include the following as standard:

- Double glazed timber windows and French casement rear doors with low emissivity glazing to reduce heat loss.
- The insulation levels in floors, walls and roofs achieve U Values better than those required, therefore reducing the heating demand of the home.
- Efficient Mechanical Ventilation with Heat Recovery, for low running costs and to improve the internal air quality.
- Zoned heating systems to control the temperatures throughout the homes.

Selected homes have:

- Low or zero carbon technologies, such as PV Panels, Waste Water Heat Recovery System (WWHRS) or Air Source Heat Pumps (ASHP). All homes with a boiler have PV panels, some homes with a boiler also have WWHRS, homes with an ASHP have no PV or WWHRS
- An A rated boiler with built in frost protection where no Air Source Heat Pump installed.

The heating systems to all homes have been future proofed so that an Air Source Heat Pump can be installed at a later date, with little inconvenience.

To find out more about our energy efficient new homes, contact the Sales Consultants at White Stork Vale.

*Data from HBF Watt a Save - Energy efficient new homes January 2025 report <https://www.hbf.co.uk/policy/wattasave/>



DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.

THE BENEFITS

- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple



THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

HASSLE FREE SERVICE

- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home (subject to contract).

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. Our Sales Consultants are always on hand to help whenever possible.

**Downsview Avenue, Storrington,
West Sussex, RH20 4PS**

Open daily 10am to 5pm

Phone:

0333 321 8915

Email:

whitestorkvale@croudacehomes.co.uk

What 3 Words location:

///lifts.notched.newsstand

The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as White Stork Vale progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation October 2025.





croudacehomes