



**Hyde New Homes**

Making a lasting difference

# ***The Croft***

***Cherry Close, Cocking,  
GU29 0AP***

**Exclusive two bedroom apartments and  
two bedroom houses for sale through the  
Shared Ownership scheme in Cocking**

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GU29 0AP



**Situated in the Parish of Cocking, within the Chichester District, The Croft offers a unique selection of two bedroom houses and apartments through the Shared Ownership scheme.**

Situated in a quiet residential location within 8 miles of Chichester's City Centre, The Croft is part of a brand new development of two bedroom houses and two bedroom apartments. The small rural parish of Cocking is situated in the South Downs National Park, about 3 miles south of Midhurst and eight miles north of Chichester town centre via the A286. Local amenities include the Post Office, Moonlight Cottage Tea Rooms and the Bluebell Pub. The parish has a rich cultural heritage dating back to as early as the bronze age\*.

Hyde New Homes is offering two 2 bedroom apartments and two 2 bedroom houses to purchase through the Shared Ownership scheme. Each of the new homes comes with two allocated parking spaces, private gardens and attractive landscaping throughout the development.

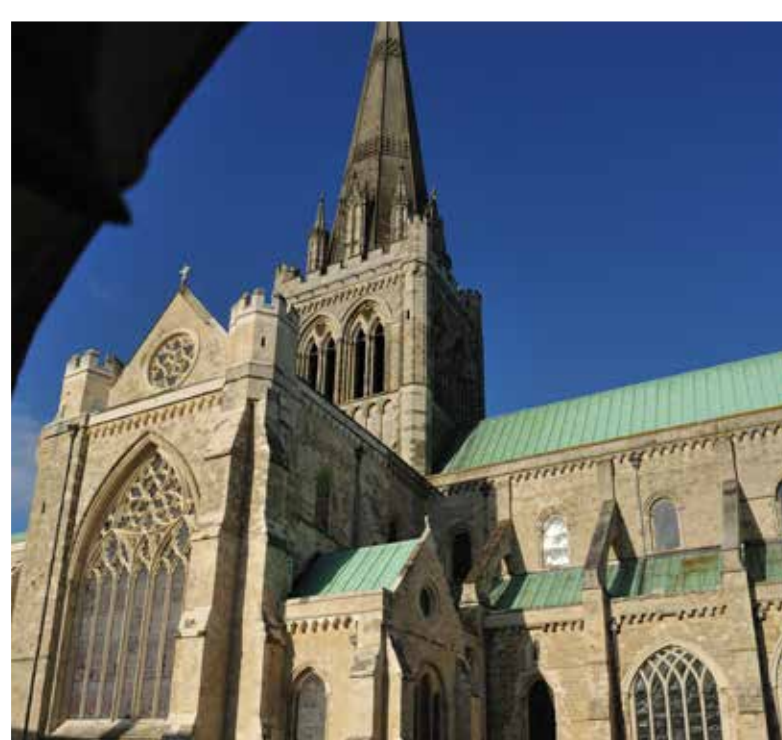
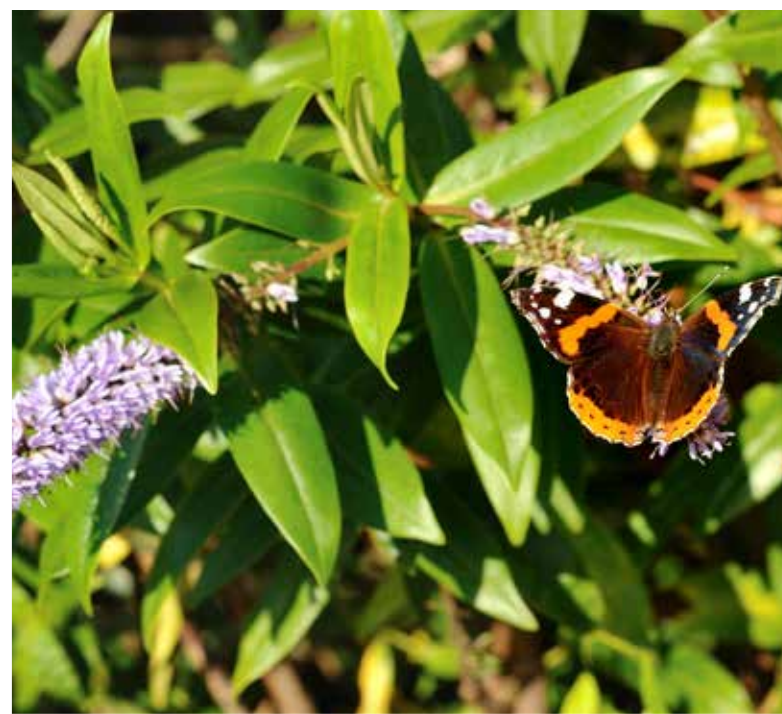
With the Shared Ownership scheme, you can arrange a mortgage on only part of the property's full market value and pay a discounted rent on the remainder\*\*. Your monthly mortgage, rent and service charge payments usually work out much cheaper than buying outright and often not a great deal more than renting. You also have the option of buying a larger share in your home at a later stage\*\*\*.

\* Information provided by Google Maps.

\*\*For eligibility and terms and conditions, please contact Hyde New Homes.

\*\*\* Hawthorn Close forms part of a Rural Restricted Staircasing development. This means the maximum percentage of the property you can purchase (staircase to) once you have completed the initial purchase is 80%. You would not be able to own the property outright.







# The Croft

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## SITE MAP

- SHARED OWNERSHIP
- HYDE RENTED HOMES
- ALLOCATED PARKING
- PRIVATE GARDEN
- ROTARY DRYERS
- HYDE RENTED HOMES PRIVATE GARDEN



# Apartments

## Plot 1, Cherry Close

### Ground Floor

Living area

3.37m x 2.30m / 11ft 1in x 7ft 7in

Kitchen/Diner

3.37m x 3.45m / 11ft 1in x 11ft 4in

Bedroom 1

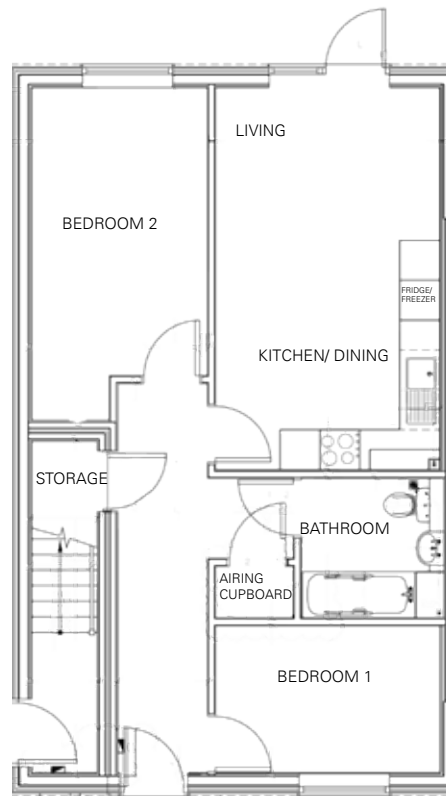
2.65m x 4.34m / 8ft 8in x 14ft 3in

Bedroom 2

3.38m x 2.21m / 11ft 1in x 7ft 3in

Total area

58.8m<sup>2</sup> / 632.9sq ft



## Plot 2, Cherry Close

### First Floor

Living area

3.37m x 2.30m / 11ft 1in x 7ft 7in

Kitchen/Diner

3.37m x 3.45m / 11ft 1in x 11ft 4in

Bedroom 1

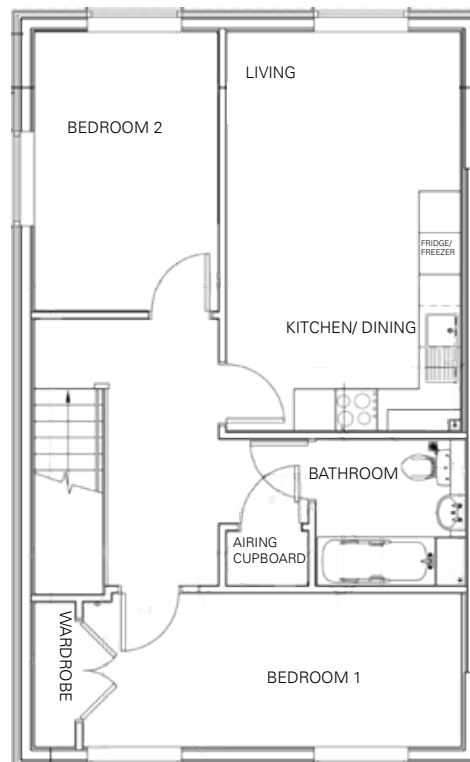
2.65m x 4.03m / 8ft 8in x 13ft 3in

Bedroom 2

6.15m x 2.21m / 20ft 2in x 7ft 3in

Total area

65.5m<sup>2</sup> / 705 sq ft



# Houses

## 3, Cherry Close

**Living area:**

4.61m x 3.40m/15ft 2in x 11ft 2in

**Kitchen/Diner:**

3.04m x 3.66m/9ft 12in x 12ft 9in

**Bedroom 1:**

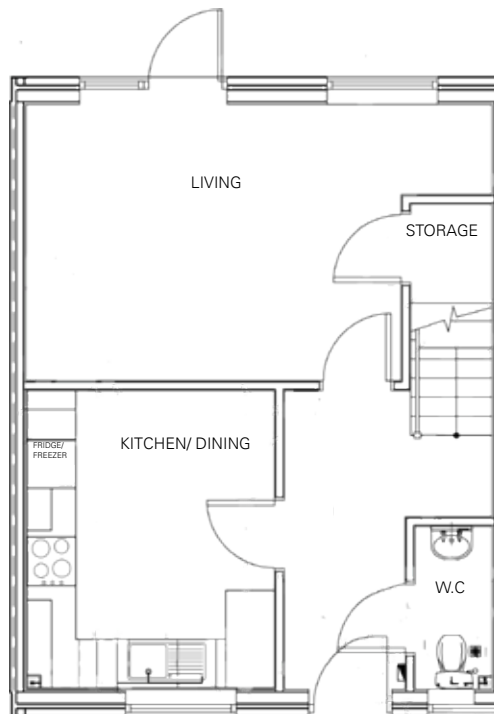
3.51m x 3.52m / 11ft 6in x 11ft 7in

**Bedroom 2:**

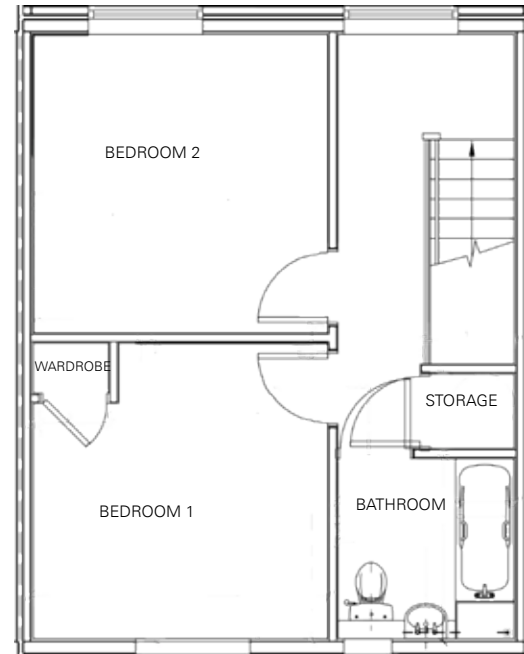
3.54m x 3.55m / 11ft 6in x 11ft 8in

**Total area:**

82.3m<sup>2</sup> / 885sq ft



Ground Floor



First Floor

## 4, Cherry Close

**Living area:**

4.64m x 3.40m/15ft 3in x 11ft 2in

**Kitchen/Diner:**

3.16m x 3.66m/10ft 4in x 12ft 9in

**Bedroom 1:**

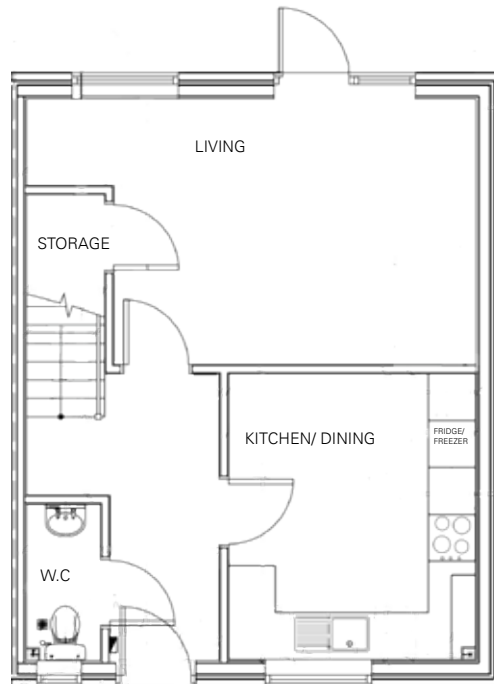
3.54m x 3.52m / 11ft 7in x 11ft 7in

**Bedroom 2:**

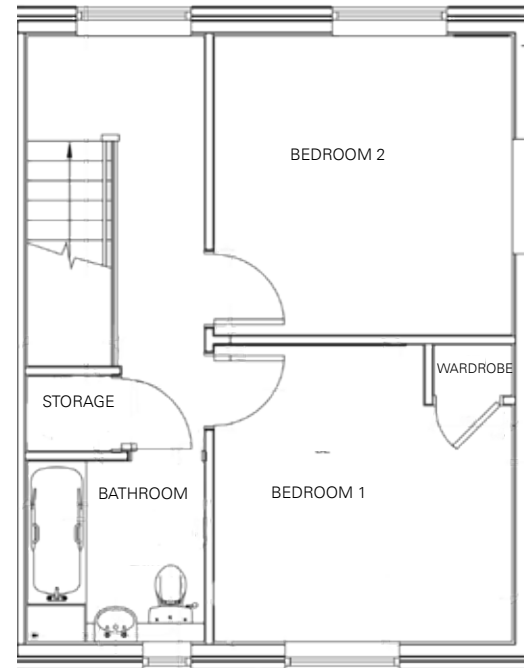
3.54m x 3.55m / 11ft 7in x 11ft 8in

**Total area:**

82.7m<sup>2</sup> / 890 sq ft



Ground Floor



First Floor





# SPECIFICATION



## KITCHEN

- Manhattan kitchen with base cupboards in Latte and wall cupboards in Grey
- Range of integrated Zanussi (or similar) appliances including:
  - Electric oven
  - Electric hob
  - Cooker hood
- Tiled flooring in Porcelanosa Nimbus Silver



## BATHROOM

- Contemporary white bathroom suite
- Thermostatic shower over bath
- Ceramic wall tiling around shower, bath and wash hand basin
- Tiled Karndean flooring in Jura Slate



## GENERAL

- Neutral coloured carpets to hallway, living area and bedrooms
- Fitted wardrobes to master bedroom (where shown)
- Electric panel heating with solar hot water
- Private gardens with patio area
- Sheds to all gardens
- 12 year NHBC warranty
- Two allocated parking spaces per property
- Sky+ (by subscription)

interior images of previous Hyde New Homes show apartments



# The Croft

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## Driving directions:

The village of Cocking is located 8 miles north of Chichester and 3 miles south of Midhurst on the A286. For The Croft, turn off the main road at The Croft.

If using a Sat Nav please use the postcode GU29 0HQ.

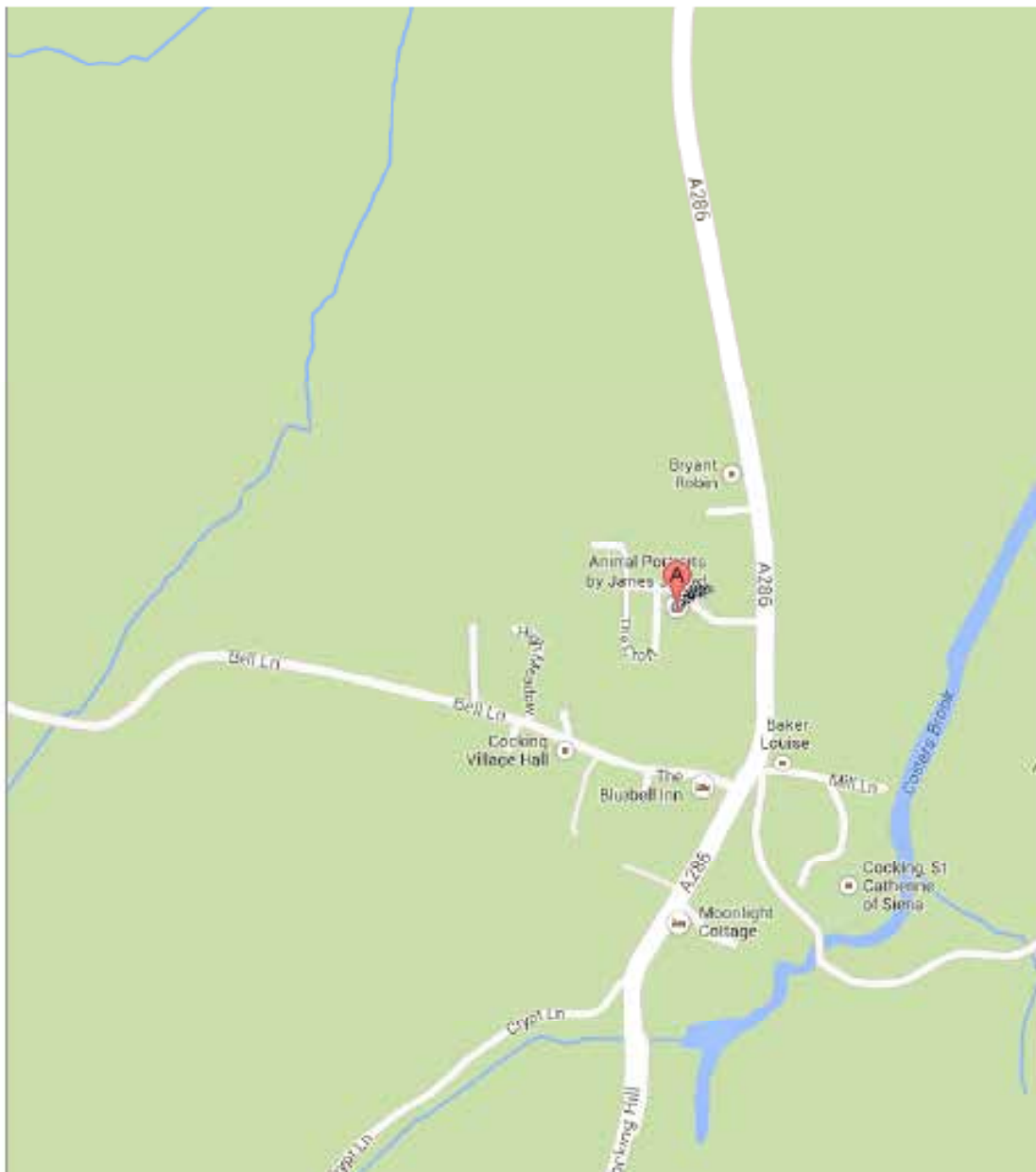
## Other transport:

### Trains

The nearest train station is Chichester. Train timetables can be found on [nationalrail.co.uk](http://nationalrail.co.uk)

### Buses

Stagecoach run regular bus services from Chichester bus station which is located next to the railway station. Please see their website [stagecoachbus.com/south/](http://stagecoachbus.com/south/) for timetables. The nearest bus stop is at the turning for The Croft. The route number is the 60.





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## ABOUT HYDE NEW HOMES



Exterior images of previous Hyde New Homes developments

Hyde New Homes is part of the award-winning Hyde Group, one of England's leading developers of homes for all needs and incomes.

Having delivered in excess of 49,000 homes, Hyde New Homes provides housing for outright sale, Shared Ownership or rent in prime locations, both in urban and rural settings. Last year, we assisted over 300 people to realise their dream of owning their own home.

We provide high quality, affordable housing, managed to the satisfaction of our residents and regenerating communities so that all stakeholders have the opportunity to prosper.

Through our social investment arm, Hyde Plus we work to build strong communities, where people want to live by improving play areas, setting up and supporting groups and activities, and running local community centres.

The homes we create are generously-sized, striking a balance of stylish, yet functional design that appeals to a wide range of home buyers. Our finish is always of the highest standard with quality fittings and long-lasting materials. Quality, award-winning design, outstanding sustainability features and desirable locations are our focus and make Hyde New Homes attractive to buyers and investors alike.



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