

# scandiahus

## *Introductory Brochure*





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# WELCOME TO SCANDIA-HUS

Established in 1974, we are the largest designer and manufacturer of Swedish timber frame energy-saving homes in the UK. With over fifty years in business, we have a wealth of knowledge at our disposal, an experienced team and a reputation for combining the benefits of advanced Swedish technology with the best of traditional British architectural style and building craftsmanship.



Our homes are beautiful, bespoke and remarkably energy-efficient and to date over 5,000 Scandia-Hus properties have been built throughout the British Isles.



We hope that you find this introductory brochure provides a useful insight into the self build process and what makes us stand out as a leader in the timber frame market.

# BUILD WITH SCANDIA-HUS

We provide quality products and a high level of service, offering practical, workable and cost-effective solutions for the design and build of your new home. We have gained a strong reputation for exceptional standards of design and construction and our continuing goal is to provide high-quality products and remarkable customer service, supporting and advising clients on their self build journey.

- Whilst we have a wide selection of standard designs to give customers inspiration, there are no limitations with Scandia-Hus, we have complete flexibility over the design process through our in-house technicians.
- We can also supply a timber frame structure from your own architect's plans.
- We produce elevations and floorplans as standard, and can also provide external and internal 3D imagery to see clearly how your new home will look.
- We prepare and submit planning and building regulation applications on your behalf, undertaking negotiations where necessary.
- We provide superior quality energy-efficient homes manufactured in our factory in the UK.



- We have our own highly trained teams who undertake shell erections all over the UK.
- Our flexible building sets include so much more than just the timber frame; insulation, triple glazed windows, plasterboard, staircases, internal doors, joinery and underfloor heating can also be incorporated.
- Triple glazing, superior levels of insulation utilising the latest technology and air-tight construction, mean heating costs are substantially reduced and living standards are greatly enhanced.
- We offer flexible build route options; self build, project management, main contractor or turnkey.
- Site support and technical back up is available from our experienced team throughout your project.



# OUR SHOW CENTRE

We encourage you to visit our show centre in West Sussex to see for yourself the high specification and immaculate finish of our timber frame homes. There are four properties for you to view, offering a range of design styles and finishes.



Our traditional style 'Oakleigh House' is where our architectural technicians, 3D designers and project managers work closely together with clients to create their dream homes. This stunning mock Tudor style building is currently used as our head office with a redesigned internal layout spaciously accommodated over three floors.



The basement is where you'll find our product display area showcasing a range of our key suppliers and their products. The space is full of information and is an ideal place to find out about timber frame homes, windows, doors, MVHR systems, underfloor heating and more. There are plenty of samples to see, brochures to peruse, and even a full scale cut through section of our timber frame construction.

We also have our fully furnished contemporary, chalet style show home 'The Adelia', available for viewing. The Adelia is a 2,799 sq.ft three-bedroom home that inspires self-builders with its stunning design, high specification fittings and exquisite decoration.



The property is extremely energy efficient with high levels of insulation, triple glazed windows, a full heat recovery system and a ground source heat pump to power the heating and hot water system. The interiors are sleek and technology has been cleverly used throughout to create a comfortable, modern family home.



The house has been built to the highest specification and you will be able to see many of the incredible finishes and options available in a bespoke Scandia property. Visitors to the show house can see first hand the quality of a Scandia-Hus build and be inspired by the internal fit-out of bathrooms, kitchen, tiles, internal doors, staircase and decoration for their own self-build project.

The Mulberry is a three-bedroom chalet bungalow. The front elevation is traditional in appearance with cream cottage look windows, whilst the rear features contemporary grey glazing in the form of bi-fold doors and a bespoke shaped unit.



The Mulberry showcases some of the latest products in building technologies, including a luxury spiral wine cellar, an air source heat pump and app-controlled appliances.

The contemporary styling and quality construction combine to create an exceptional finish.



The ground floor features two double bedrooms, one of which is the master with spacious dressing room and ensuite shower room. There's also a study, utility and open plan kitchen / dining area as well as an impressive light-filled sitting room, with dual aspect views, vaulted ceiling and a mezzanine level above.

Our fourth show home “The Lodge” is a 1,916 square foot, three-bedroom modern bungalow with a spacious open-plan kitchen / dining / living area, along with a snug, utility room and three en-suites.



The L-shaped design is a contemporary style, with a flat roof that incorporates PV panels, finished in a mix of render, stone and timber cladding.

The inclusion of multiple generously sized sliding doors creates the popular indoor/outdoor feel which is enhanced by a covered outdoor living space.



We are open 9.00 to 17.30 Monday to Thursdays, 9.00 to 17.00 Fridays and 10.00 to 16.00 Saturdays. Please contact us to make an appointment to visit. Keep up to date on our events throughout the year by following us on social media or signing up to the newsletter on our website.

**01342 838060 or [sales@scandia-hus.co.uk](mailto:sales@scandia-hus.co.uk)**

# THE FACTORY

All of our timber frame homes are manufactured at our factory in Sussex. This enables us to maintain the high quality of our product and offer the most flexible service to our clients.

## From Scandinavian to British Manufacture

When Scandia-Hus was established in the UK in 1974, our timber frame homes were designed and manufactured at our Swedish factory and transported to this country on lorries.

Although we maintain close links with our Swedish origins, today all our timber frame kits are produced here in the UK in our own Sussex factory, and delivered all over Britain, from Guernsey and Alderney in the Channel Islands, to Scotland and the remote Isle of Man. We have gained a reputation for combining the benefits of advanced Swedish technology with the best of British architectural style and craftsmanship.



## Bespoke Timber Frame Kits

Whilst we have a wide selection of home designs to inspire our self build customers, now our timber frames are manufactured in our own British factory, we have complete flexibility over the design process and are able to produce totally bespoke homes in any style.

Our in-house architectural technicians work with each of our self build clients to create their bespoke home, the timber frame kit is then manufactured by our expert factory team and delivered to and erected on site by experienced professionals.



## Premium Self Build Homes

Both our product and service are of superior quality. Our homes are meticulously manufactured to exacting standards using top-grade TR26 timber at our factory so that we can maintain a consistently high quality, and the outstanding construction of our homes has earned us wide acclaim.

We have been building timber frame homes for 50 years, and in that time we have gained a strong reputation for our high quality products and outstanding service. Our continuing goal is to provide remarkable customer service, supporting and advising our clients on their self build journey.





## Energy Efficient Design

Scandia-Hus are passionate about building energy-saving, sustainable homes for the future. We use slow-grown, Scandinavian, PEFC-sourced timber, harvested under a forestry management policy of long-term renewal.

Building with timber sourced from sustainable forests is an environmentally-friendly choice for the construction of your new home; it is renewable and helps to create an air-tight structure. Our timber frame factory is also powered by renewable electricity, we have 236 solar PV panels with an output of 100kW on the roof of the building.

## Flexible Design and Build

We offer a flexible service, enabling self-builders to choose the level of our involvement. Our design and build package can include or exclude any number of elements.

We can manage the entire process from initial designs with our in-house architectural technicians to manufacturing of the timber frame at our Sussex factory, through to completion of the project with our recommended suppliers. Alternatively, we can simply supply the structural timber frame kit.



# 50 YEARS OF SCANDIA

Established in 1974 as a UK distributor of timber frame kit homes for a Swedish company, our firm started with just 5 members of staff in an office in East Grinstead. We have seen the company grow significantly over the years to where we are today, having built over 5,000 homes all over Britain, and are extremely proud of achieving this important milestone.

## Swedish Influence

We initially imported our homes from a Swedish factory, only offering standard designs with minor modifications. The majority of house types were bungalows and Scandinavian style chalets.

Our homes were designed and manufactured at the Swedish factory and transported to the UK on lorries. Designs had names such as Forsvik, Kungsvik and Bjorkham.

In 1996 we moved to UK based production of timber frames for more flexibility of design. Whilst we have a wide selection of standard designs to inspire our customers, now our timber frames are manufactured in our own British factory we are able to produce totally bespoke homes in any style.



## Energy Saving Homes

Swedish homes have superior levels of insulation and triple glazing has been standard in new properties there since the 1970s, creating warm homes that are economical to heat.

Scandia have always employed advanced Swedish technology, combining our airtight timber frame structures with thermally efficient triple glazed windows and near-Arctic levels of insulation was a pioneering approach in the 1970s which has proven to keep our customers warm and significantly reduce their energy bills as well as their carbon footprint.

Our energy-efficient design and exceptional standards of construction have earned us wide acclaim, with our properties known for their high quality and minimal energy consumption.





# CUSTOMER TESTIMONIALS

At Scandia-Hus we provide a high level of service that matches the quality of our builds. We have a professional and experienced team to support you on your self build journey and our continuing goal is to provide remarkable customer service. We receive excellent feedback, proof that we are achieving this;

*"We loved working with Scandia; people would constantly remark how incredible they found it that we stuck to time and to budget – this was all as a result of the excellent project management and clear communications. Even now, one year on, Scandia continue to be responsive, and no request is ever too much of a bother for them."*

**- Zoe and Niall Harris**

*"The service was excellent, from first visiting their show-homes, all the way through the design process, help with planning and finding a builder. If I were to do this again I would work with Scandia in an instant."*

**- David King**

*"From the moment we met the experienced team at Scandia-Hus a rather daunting project became an exciting reality. There was always sage advice and help at the end of the phone and in person. While we have no plans for moving at the moment, if the situation ever arose our very first call would be to Scandia-Hus."*

**- Tim de Glanville**

*"Scandia-Hus were brilliant. The team were fantastic to work with, they made the whole process understandable and enjoyable, guiding us throughout."*

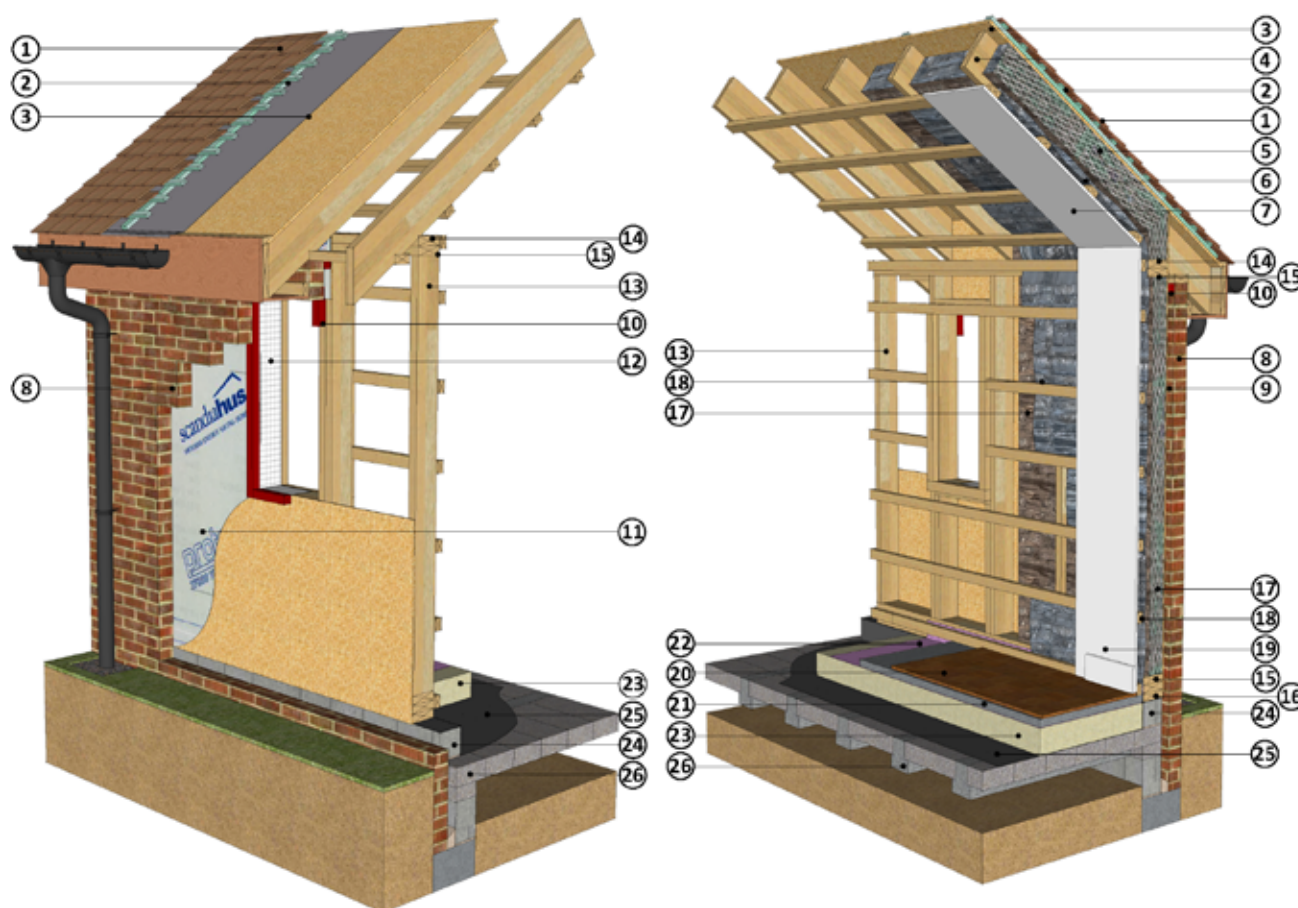
**- Emma and Gary Buckland**

*"Scandia were with us all the way and were always available for advice and practical help. We loved our home when we built it and we still love it today, after 40 years. Thank you Scandia-Hus!"*

**- Bob and Jenny Rutherford**

# WHAT IS TIMBER FRAME?

For centuries timber has been the most widely used component in the construction of all types of buildings, and today timber frame construction techniques are used in more than 70% of the world's housing. Modern timber frame construction simply replaces part of the external brick and block cavity wall with a fully insulated inner timber frame panel, providing a 'greener' building with a substantially improved airtight structure and thermal qualities.



## ROOF BUILDUP - U-value 0.14 W/m<sup>2</sup>K

- ① • ROOF TILES
- ② • TIMBER BATTENS & COUNTER-BATTENS
- ③ • OSB SARKING & BREATHER MEMBRANE
- ④ • ROOF RAFTERS - 222mm x 47mm
- ⑤ • ACTIS HYBRIS INSULATION - 155mm BETWEEN RAFTERS
- ⑥ • ACTIS HCONTROL MULTIFOIL & VAPOUR CONTROL LAYER FIXED TO STUDWORK BEHIND HORIZONTAL 38mm x 63mm BATTENS & SERVICE VOID
- ⑦ • PLASTERBOARD

## GROUND FLOOR BUILDUP - U-value 0.12 W/m<sup>2</sup>K

- ②① • FLOOR FINISH
- ②② • 50mm SCREED
- ②③ • VAPOUR CONTROL LAYER LAPPED UP OUTER EDGE OF SCREED AND ONTO ACTIS HCONTROL LAYER
- ②④ • 150mm RIGID INSULATION
- ②⑤ • 140mm x 140mm CONCRETE UPSTAND
- ②⑥ • DAMP PROOF MEMBRANE LAPPED UP OUTER EDGE OF INSULATION AND INTO DAMP PROOF COURSE
- ②⑦ • BLOCK & BEAM (or alternative structural base)

## EXTERNAL WALL BUILDUP - U-value 0.16 W/m<sup>2</sup>K

- ⑧ • BRICKWORK (or alternative material)
- ⑨ • 50mm CAVITY
- ⑩ • CAVITY CLOSERS
- ⑪ • OSB SHEATHING & TF200 THERMO REFLECTIVE BREATHER MEMBRANE
- ⑫ • REINFORCED VAPOUR CONTROL LAYER
- ⑬ • TIMBER FRAME - 147mm x 47mm
- ⑭ • HEAD BINDER PLATE
- ⑮ • PANEL PLATE
- ⑯ • 2x SOLE PLATES
- ⑰ • ACTIS HYBRIS INSULATION - 105mm BETWEEN STUDS
- ⑱ • ACTIS HCONTROL MULTIFOIL & VAPOUR CONTROL LAYER FIXED TO STUDWORK BEHIND HORIZONTAL 38mm x 63mm BATTENS & SERVICE VOID
- ⑲ • PLASTERBOARD

# WHY BUILD WITH TIMBER FRAME?

There are of course different options for building your home, but an increasing number of people find that using timber frame as their method of construction provides significant advantages, including;

## Cost

Building with timber provides a greater degree of cost certainty as the frame, along with the design work, delivery and assembly are calculated and charged as a package. This allows you to know in advance the exact cost of the supplied and installed superstructure. Timber frame construction is also less impacted by inclement weather so unexpected delays and subsequent costs are kept to a minimum.

## Quality

As our timber frames are meticulously manufactured to exacting standards under strict factory controlled conditions, a consistent high quality can be sustained. More of the construction work is undertaken in the factory leaving less to be done on site. Not only does this make the build process quicker but also ensures a greater degree of accuracy.

## Speed

The timber frame is erected swiftly, allowing a rapid build process. People opting to use timber frame as their method of construction are often pleasantly surprised at the short time it takes for their building to become a reality, with structural shells usually up within a few weeks, even in wet conditions. The ability for our teams to construct in all weathers means there are fewer chances of delays on site.

## Energy Efficiency

The eco-credentials of building with timber is a key consideration for many self-builders. Not only is the timber we use sourced from sustainable forests, meaning it is renewable and low impact, it also helps to create an airtight energy-efficient structure. Combining the timber frame with triple glazed windows and high levels of insulation produces a thermally efficient home with minimal energy costs.



# CARING FOR THE ENVIRONMENT

Whilst no building can ever be described as totally 'environmentally friendly', timber frame construction homes come the closest – and have done so since the 12th Century – (Quote from the Timber & Brick Information Council).

Scandia-Hus are passionate about building eco-friendly homes for the future. We believe that energy efficient design is essential in any new property. Timber frame is fast becoming established as THE method of construction that positively answers many current environmental issues and concerns, enabling self-builders to reduce their environmental footprint and achieve lower running costs.

## Sustainable Timber Frame

Scandia-Hus has been using a well-proven Swedish timber framing system for 50 years. Our specification is regularly reviewed in light of technical and regulatory advances thereby providing a modern method of construction with a high sustainability rating.

For the construction of all our frames, we use the best slow grown Scandinavian, PEFC sourced, sustainable timber, harvested under a forestry management policy of long-term renewal.

## Outstanding Insulation and Air-Tightness

Scandia-Hus prides itself on being at the forefront of energy efficient design. By incorporating high levels of insulation and adopting air-tight principles, Scandia-Hus achieves exceptional thermal values. High levels of insulation and air-tightness are number one on the sustainability priority list and as the financial and environmental costs of energy continues to rise, we are confident that our methods are compatible with a cleaner and greener future.



## Renewable Energies

The majority of our customers incorporate renewable technology into their homes. Here's a selection of some of the most popular options available:

### Solar Thermal

Solar Thermal is a very effective means of heating hot water for domestic use. It can be used all year round but, understandably, the best results are in the summer when sunny days are more likely to occur. It is quite possible to survive from May to October using only solar heated water. It works very well for domestic hot water heating and it is possible to use it to assist with space heating. There are two main types used in the UK – evacuated tubes and flat plate collectors. The technology for this has been perfected over a number of years and is tried and tested. There are a number of registered installers throughout the UK.

### Solar Photo Voltaics (PV)

Solar Photo Voltaics utilise silicon-based cells to convert sunlight directly into low voltage D.C. electricity using semi-conductor technology. PV electricity is converted into 240V A.C. using an inverter and any excess may be exported to the national grid. They are usually set out as roof arrays, covering a minimum of 4 square metres. They generate electricity when there is daylight and their output varies depending upon light intensity. There are companies who actually produce PV roof slates, tiles and shingles for partial or whole roof covering for a more aesthetically pleasing look.



### Heat Pumps

Low-grade heat is extracted from a source, usually either the ground or the air, and is circulated to the heat pump by a refrigerant. Once in the heat pump, the heated refrigerant is compressed, raising its temperature and, as it expands, the resultant heat is transferred to a hot water storage vessel or directly to heating the pipes. The refrigerant is returned to the low-grade heat source to take in more heat. The usual method of harvesting low-grade heat from the ground is via a pipe buried below the ground in the garden. Air source heat pumps are popular where there is insufficient ground to bury the pipes, however, their seasonal performance cannot match that of ground source types.

Scandia-Hus has vast experience with new technology and would be pleased to assist and advise on any renewable energy system you may be considering.

# WHAT IS INVOLVED?

Essentially there are five main steps to any self build project. The checklist on the following pages gives you an idea of what to expect.

## Step One - Building Plot

There are a number of ways to find a plot of land; from estate agents, auctions, plot finding websites and speaking to professionals such as architects or property developers. Scandia-Hus has a free fact sheet available on this topic which can be downloaded from our website:

[www.scandia-hus.co.uk](http://www.scandia-hus.co.uk)

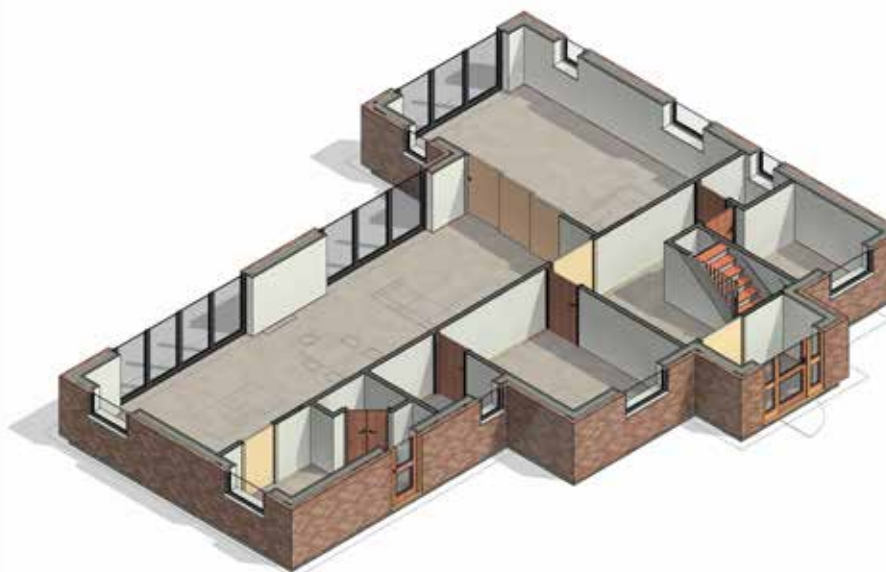
Once you have purchased your plot of land arrange a free no-obligation site visit with one of our project managers to discuss your personal requirements. They will help to make sure you get the most from your plot.



## Step Two - Design

Inspiration for the style of your dream home can come from a number of sources, such as your surroundings, magazines, television programmes and travel. Beyond the external appearance of the home, many people want the style of their property to include an internal layout that reflects their lifestyle, for example by incorporating an open plan living/kitchen area. For others, an important part of the design stage is future-proofing their home by including a downstairs bathroom and a reception room which can be easily adapted into a bedroom.

Scandia-Hus has an outstanding in-house architectural design team who have created beautiful, bespoke homes for thousands of customers. We also offer a 3D visual service so you can see exactly how your new home will look in reality. Our project managers will sit down with you to discuss your ideas, requirements, site restrictions, budget, costs and timescales.





When the final plans have been agreed we will, as part of our service, prepare and submit a detailed planning application for your design. And, once planning permission has been granted, we will also be able to prepare and submit the building regulations application on your behalf.

Scandia-Hus personnel are extremely experienced and skilled in obtaining planning permission and in undertaking the extensive and often time-consuming negotiations that are necessary with some Local Authorities. For further details, see the fact sheet on Planning and Building Regulations on our website.

### Step Three - Budget



As part of our service, we will provide a guideline budget cost for the construction works. In addition to which, if required, we can provide advice on how to finance your project and obtain insurance. For further details, see the Finance and Insurance fact sheet available on our website.

On completion of the final design for your home, a detailed costing will be prepared for the supply of your building set. At this stage, you may wish to start looking at optional materials from Scandia-Hus, or at items you may have seen at exhibitions or in magazines. Costs for these will also be provided to assist you in your selection.

### Step Four - Tenders



Whilst waiting for planning permission, we will help you prepare a detailed specification and tender document to assist the builder or project manager undertaking the construction of your new home.

You will need to consider site access, storage and site security during the construction period.

If more than one builder is invited to tender for part or all of the construction work, we can assist with advice on tender selection and assessment.

If required, we will compile a detailed construction programme showing the construction stages in sequential order. At this stage, a budget and cash flow programme, linked to the construction programme, will also need to be prepared.

## Step Five - Build Route

It is important to us that you feel comfortable with the level of your involvement in the build of your dream home. Time and experience are two major factors to consider when choosing which route you would like to take for your project. The four routes to choose from are:

### Self Build

You are responsible for the building work yourself and undertake various aspects such as brickwork or carpentry and employ other sub-contractors as necessary.

### Project Management

You put yourself in day-to-day control of building your new home. You are the one who buys materials, runs the site, organises work schedules and finds and engages each specialist sub-contractor. This method can save you money, but ideally requires previous project management experience plus a great deal of time.

### Main Contractor

This means engaging just one firm to build your entire house. If you don't have a builder in mind we know a network of builders and would be pleased to arrange for builders operating in your area to submit tenders to enable you to compare quotes. Many of these builders have vast experience in building Scandia-Hus properties.

### Turnkey

Where we complete the project for you. A fully managed solution from start to finish, removing the worry and stress that can occur when building a new home. Geographical restrictions apply with this option, please speak to one of our project managers for more information.

Selecting any of the above options, or a combination, allows you to choose the degree of involvement in the day to day running of your site. In short, a combination will enable you to feel you have played an active part in the building process, without over-committing yourself. Your Scandia-Hus project manager will be pleased to help you choose whichever of these options suits you best and introduce you, where possible, to established and dependable specialists who work in your area.





The foundations are prepared ready to receive the timber frame.



The ground floor external wall panels are quickly erected.



The first floor external wall panels follow shortly.

One of the first questions that many people investigating the option of building their own home ask is: how long will it take? Once planning permission has been granted and the necessary preliminaries completed, the site can be cleared and foundations laid in readiness for the arrival of the timber frame.

The next stage in the process is the erection of the timber frame. The frame is delivered from our factory direct to your site, where it is efficiently erected. A secure and weather resistant, structurally complete shell will take between two

and four weeks to erect depending on the size and complexity of the design of your home.

Once their work has been completed, the team will hand over to the main contractor or project manager who will continue with the rest of the project.

Typically, dependent on size and complexity of the design as well as the build option selected, a four bedroom Scandia-Hus home of 1,800 to 2,000 square feet can be completed within five to six months from delivery of the timber frame to site.



Within days, the wall panels and roof trusses are in place.



The roof is fully boarded, felted and counter battened by the shell erectors.



On completion of the shell, work on the roof tiling can commence.



Followed by the external cladding.



After completion of the internal works you have achieved your dream home.

# BUNGALOW DESIGNS

Long-term comfort and a connection to the outside from every room.

Bungalows remain a firm favourite with people across the UK. We offer a wide range of imaginative and versatile designs. You may be looking for a spacious, open-plan home or a cosy retirement bungalow. Either way, we will help ensure that the layout and look of your new home reflect you and your lifestyle.

Every home we design is created by a dedicated team of designers and technicians who pride themselves on their ability to work closely with our

customers and respond creatively to their specific requirements.

Our design team can incorporate a steeper attic truss to allow for conversion of the roof at a later date, which offers customers the opportunity to add value to their property or to create additional living space as family needs change. All of our bungalows can also be built as chalets, as shown in some of the adjacent images, with a steeper pitched roof allowing for rooms in the roof space.

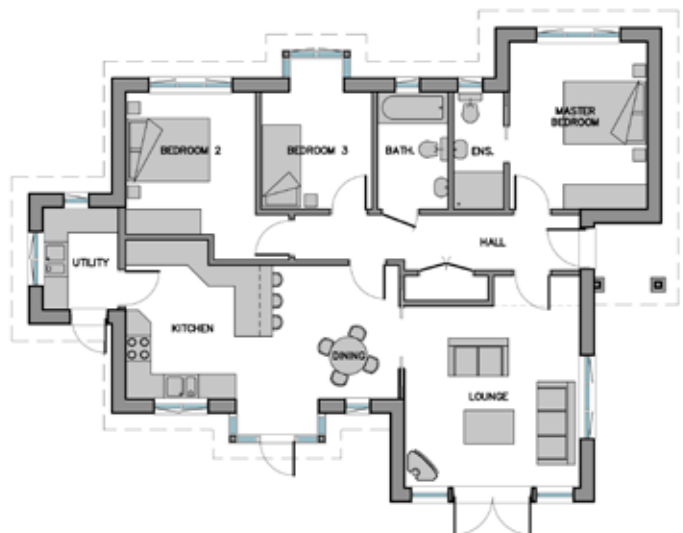
## The Hawthorns

121 sq.m / 1,302 sq.ft

The Hawthorns design includes a large open plan kitchen/dining area, as well as a stunning vaulted ceiling in the lounge with a full height, feature apex window. A very popular design with our customers.



|                     |             |
|---------------------|-------------|
| Kitchen/Dining Room | 6.5m x 3.2m |
| Utility             | 1.8m x 2.5m |
| Lounge              | 4.2m x 5.0m |
| Hall                | 6.8m x 1.8m |
| Master Bedroom      | 3.3m x 4.0m |
| Ensuite             | 1.2m x 2.8m |
| Bedroom 2           | 3.1m x 3.4m |
| Bedroom 3           | 2.7m x 2.8m |
| Bathroom            | 1.7m x 2.8m |





# BARN DESIGNS

A mixture of traditional and contemporary style, at home in rural surroundings.

Over the past decade conversions and new barn-style builds have become increasingly popular throughout the UK, especially since a change in permitted development rights has made it easier to convert redundant agricultural buildings into family homes.

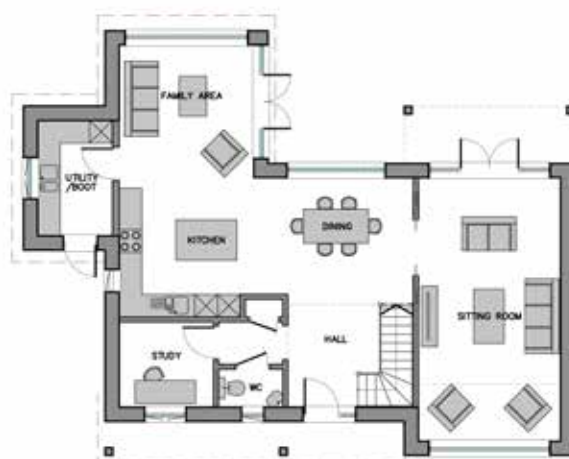
Our barn designs are inspired by country living and agricultural landscapes.



## Meadow Barn

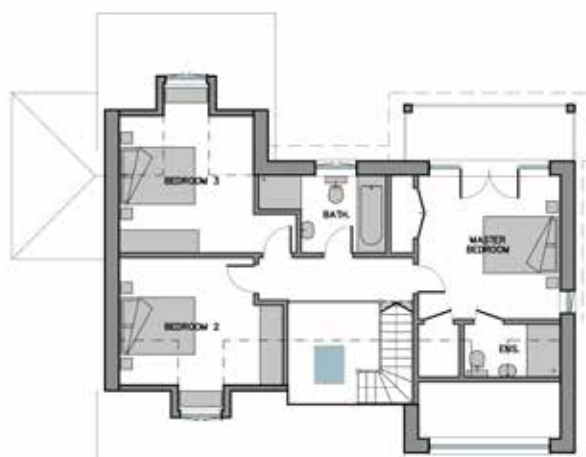
204 sq.m / 2,196 sq.ft

This design makes the most of surrounding views with three sets of French doors and plenty of floor to ceiling glazing. With generous open plan areas and a beautiful timber-framed balcony, this home effortlessly mixes traditional design with contemporary living.



|              |             |
|--------------|-------------|
| Sitting Room | 3.8m x 7.0m |
| Kitchen      | 3.6m x 3.4m |
| Dining Room  | 4.2m x 3.3m |
| Family Area  | 3.6m x 3.8m |
| Utility Room | 2.0m x 3.1m |
| Study        | 2.5m x 2.3m |

|                |             |
|----------------|-------------|
| Master Bedroom | 3.8m x 3.8m |
| Bedroom 2      | 4.3m x 3.4m |
| Bedroom 3      | 3.6m x 3.6m |





# TRADITIONAL DESIGNS

Functional, practical, classic, designed to last the test of time.

To most of us a traditional home is one which derives its roots from Great Britain, a home which looks as if it really belongs in its environment – and more often than not, this means a home with period charm.

Taking aspects of past styles and incorporating them in a new build home is ideal for many self-builders as it gives them the traditional look, with the benefits of modern technology. This means a more comfortable way of living, with minimal maintenance, stable temperatures all year round and an internal layout that suits contemporary life.



## Oakleigh House

337 sq.m / 3,627 sq.ft

This two storey mock Tudor style home successfully combines modern living with traditional features. Inside benefits from an open plan kitchen/family area and three sets of doors opening up the house to the garden.



|                  |             |
|------------------|-------------|
| Sitting Room     | 7.2m x 4.5m |
| Kitchen / Family | 8.2m x 4.5m |
| Dining           | 6.3m x 3.6m |
| Utility          | 3.6m x 2.5m |
| Study            | 4.5m x 3.5m |

|                |             |
|----------------|-------------|
| Master Bedroom | 4.5m x 4.4m |
| Bedroom 2      | 4.5m x 4.3m |
| Bedroom 3      | 4.5m x 4.3m |
| Bedroom 4      | 4.5m x 3.7m |





# CONTEMPORARY DESIGNS

Architecture of the moment, open plan, uncluttered, minimalistic living.

Modern homes can vary widely in their appearance, drawing inspiration from all over the world, but generally architecture of the moment includes angular roofs, open plan layouts and an abundance of glazing.

Whether it is the appeal of maximising light, the feeling of space, the use of clean lines or trying to make the most of your plot's stunning views, we will work with you to design and create a home to suit your unique lifestyle.



## The Hill View

310 sq.m / 3,337 sq.ft

Hill View is a stunning contemporary home. Glass has been used to flood the home with natural light all year round.

|              |             |
|--------------|-------------|
| Sitting Room | 5.5m x 5.2m |
| Dining Area  | 5.2m x 5.2m |
| Kitchen      | 5.6m x 4.0m |
| Family Area  | 5.0m x 3.7m |
| Utility Room | 3.0m x 2.7m |
| Study        | 4.0m x 3.0m |

|                |             |
|----------------|-------------|
| Master Bedroom | 5.0m x 3.6m |
| En-suite       | 1.9m x 3.0m |
| Dressing Room  | 4.6m x 2.5m |
| Bedroom 2      | 5.7m x 3.6m |
| Bedroom 3      | 5.4m x 3.0m |
| Joint en-suite | 2.9m x 1.2m |
| Bedroom 4      | 4.9m x 3.6m |
| Bathroom       | 3.0m x 2.0m |





## VISIT US

Now that you've read all about us why not visit us at our show centre in Sussex, where we have four properties open to view; The Adelia is a contemporary style home, The Oakleigh has traditional character, The Mulberry is a combination of the two in a chalet bungalow design and The Lodge is a contemporary bungalow. Please contact us to make an appointment to visit and experience first-hand the exceptional standards of design and construction that have earned us such wide acclaim.



### **Business Hours :**

09.00 - 17.30 Monday to Thursday  
09.00 - 17.00 Friday  
10.00 - 16.00 Saturday

Closed bank holidays

### **Our Show Centre:**

Open by appointment only  
between 10.00 to 16.00

### **Our Offices:**

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