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Cleverly Different



COMPUTER GENERATED IMAGE SHOWS NEWTON HOUSE AND STRETTON HOUSE AND IS FOR ILLUSTRATIVE PURPOSES ONLY. EXACT FINISHES MUST BE VERIFIED.



OAKLEA

GRANGE

The Lower Garden

The Upper Garden



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Perfectly Placed

WITHIN THE QUINTESSENTIAL SUSSEX VILLAGE
OF NEWICK BETWEEN THE ASHDOWN FOREST AND
THE SOUTH DOWNS NATIONAL PARK

Charming Village Setting

Oaklea Grange is situated within a highly sought-after area close to Chailey Common Nature Reserve on the outskirts of Newick village with its picturesque central green and interesting old High Street.

Newick is a village community where there is plenty going on. Local facilities include an excellent selection of shops, post office, health centre, country pubs, restaurant, café, a charming old parish church and an 'outstanding' primary school.

The Newick Country Market is a big attraction to the community and has taken place in the Village Hall since 1974, providing a fabulous opportunity to sample local produce.

A range of local clubs and societies offer a wide range of pastimes, and the village playing fields have a large modern sports pavilion with facilities and pitches for many sports and activities, such as football, cricket, rugby and stoolball. There is also a tennis club and a bowls club.



Oaklea Grange is located just to the west of Newick village centre in a quiet and secluded environment with an established tree line border.

This prestigious development comprises of seven cutting edge family properties each offering well planned five/six double bedroom and four/five bathroom accommodation along with ample parking and private landscaped gardens.

Clever design has afforded useful and flexible living accommodation with features such as walk-in dressing rooms, space for a home office, or a games room or any number of different uses.

Seamlessly blending timeless aesthetics with modern opulent touches, each family home is luxuriously appointed with a wealth of high quality products such as Villeroy & Boch, Hacker, Porcelanosa and Amtico to name just a few.

A perfectly kept village green is at the picturesque heart of historic Newick which, according to legend, is set on an ancient Pilgrims Way.

A wide-angle landscape photograph taken at sunset. The sky is filled with vibrant orange, yellow, and pink clouds. In the foreground, a wooden gate stands partially open in a field of tall grass and wildflowers, with a wire fence running across the frame. The middle ground shows rolling green hills and a small body of water in the distance. The overall atmosphere is peaceful and scenic.

Spectacular Scenery

WITH A WEALTH OF TRAILS TO EXPLORE AND
NUMEROUS VILLAGES AND HAMLETS TO DISCOVER

VIEW FROM NEARBY DITCHLING BEACON ON THE SOUTH DOWNS NATIONAL PARK

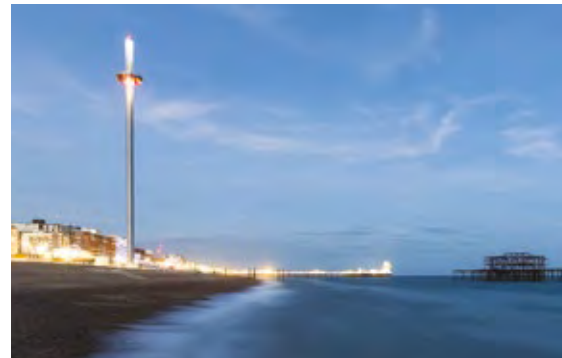
Around & About

The Sussex countryside is abundant with picturesque villages and hamlets, many with award winning pubs and eateries.

The town of Haywards Heath, with its extensive shopping facilities and restaurants alongside good leisure facilities, is about six miles away whilst the historic and beautiful county town of Lewes is about eight miles south.

As well as small, specialist, independent retailers, Lewes is home to Harvey's Brewery and the town is criss-crossed by medieval streets with old English churches and tiny twittens. Bookshops, boutiques and antique centres sit alongside individual craft workshops, and the restaurants, cafés, and pubs offer delicious choices all year round with real emphasis on local produce.

On the south coast lies the vibrant, bohemian and cosmopolitan City of Brighton & Hove which is home to a vast array of shops, entertainment and world class restaurants.



Museums, galleries, theatres, hip hotels and nightclubs offer a diverse range of entertainment including the highly regarded Brighton Festival and Brighton Fringe. Explore the famous 17th century Lanes of Brighton, an intricate maze of twisting alleyways and the criss-cross streets of the North Laine district for unique retro, vintage and kitsch finds.

The area is also well served with excellent independent and state schools including Great Walstead, Cumnor House, Ardingly College, Burgess Hill School for Girls, Hurstpierpoint College, Brighton College, Downlands Community School and Warden Park Academy.

Newick lies on the A272 which runs west to east. The A23/M23 to the west runs south to Brighton and north to Gatwick Airport, the M25 and the National Motorway network beyond. Haywards Heath's mainline rail station provides excellent links to London Bridge, London Victoria and Gatwick.

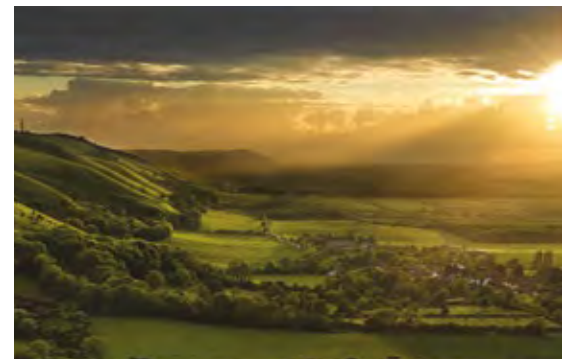
Pretty villages abound with award winning gastropubs and inns, whilst nearby towns offer centuries of history and the bohemian seaside city of Brighton & Hove has something for everyone.

Leisure & The Arts

Excellent recreational facilities are close by. Chailey Common Nature Reserve, a Site of Special Scientific Interest, and the stunning Ashdown Forest offer extensive riding and walking trails.

Pooh Corner, made famous by AA Milne's stories of Winnie the Pooh and his friends, is situated on the edge of the Ashdown Forest, where their characters came to life in the 100 Acre Wood.

The expansive South Downs National Park, with its hundred mile National Trail, stretches from Winchester to Eastbourne and offers mile upon mile of footpaths and bridleways with spectacular views of beautiful rolling Sussex countryside along the way. The chalk Downs have given rise to award winning vineyards in recent years where cellar doors are often open for wine tasting.



Glyndebourne House is host to the spectacular Glyndebourne Opera Festival, which is one of the world's oldest and most celebrated opera festivals, boasting unfailingly high musical and production standards. Running annually throughout the summer months, the stage is set in a magnificent modern theatre situated within the grounds of Glyndebourne House and its beautiful gardens.

The area is scattered with well known National Trust houses and gardens including Sheffield Park, Nymans, Wakehurst, Bateman's (home of Rudyard Kipling), Bodiam Castle, Standen House and Scotney Castle to name a few.

Sheffield Park Station is home to the famous Bluebell Railway, one of the first preserved heritage lines in the country with one of the finest collections of vintage steam locomotives.

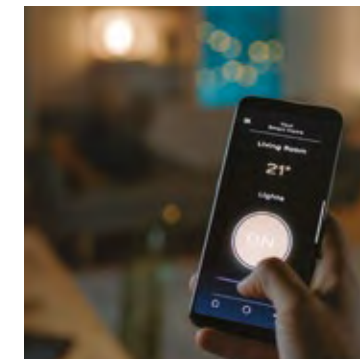
Mile upon mile of tracks, trails and paths criss cross the countryside around ready to explore, the spectacle that is Glyndebourne is close by and National Trust icons offer treasure troves both inside and out.

Fast Fibre Home & Office

Keeping connected with speed and reliability is part of modern day living. Greenplan Designer Homes will provide each home with fast fibre broadband to ensure speedy connectivity and great download speeds for the whole family making it quicker and easier to enjoy films, music, shopping and browsing.

Each home will have its own dedicated fibre installed directly to the Media cupboard with expected download speeds of approximately 330mbps* for the benefit of all occupants.

With the ever growing trend and need to work from home, be it one day a week or even full time, Bosworth House in The Upper Garden and all homes in The Lower Garden feature a spacious Home Office which too will benefit from the property's fast fibre broadband.



Housed above the garage and accessed by its own staircase, the Home Office is self contained that includes a fitted Kitchen area with a range of units to match the Kitchen in the main house and complemented with a Stone worksurface and upstands.

In addition, there are storage cupboards fitted with shelving.

Plenty of natural light and additional power and data points for multiple occupants makes this the perfect workspace along with TV distribution that is linked to the main house for multi use.

And when the office door is opened or closed at dawn or dusk, sensor lighting provides a lighted way.

Super fast fibre broadband to keep you and your family connected for work or leisure with a dedicated and separate Home Office for the space to work, think and concentrate.

The Upper Garden

THREE LUXURY FIVE BEDROOM HOMES EACH WITH
SPACIOUS FAMILY OPEN PLAN LIVING AND FLEXIBLE
ACCOMMODATION OVER THREE STOREYS





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Langton House

Ground Floor

KITCHEN / FAMILY / DINING ROOM

7.65m x 6.02m 25'1" x 19'9"

UTILITY

2.84m x 2.21m 9'4" x 7'3"

LIVING ROOM

5.49m x 5.16m 18'0" x 16'11"

STUDY

3.83m x 2.64m 12'7" x 8'8"

CLOAKROOM

GARAGE

6.53m x 3.60m 21'5" x 11'10"

CAR PORT

6.53m x 3.16m 21'5" x 10'4"



Langton House

First Floor

- MASTER BEDROOM

6.30m x 5.52m 20'8" x 18'1"

JULIET BALCONY

DRESSING ROOM

ENSUITE
- BEDROOM TWO

4.49m x 4.31m 14'9" x 14'2"

DRESSING AREA

ENSUITE
- BEDROOM THREE

5.16m x 3.47m 16'11" x 11'5"

ENSUITE
- BEDROOM FOUR

3.84m x 2.66m 12'7" x 8'9"

ENSUITE



Langton House

Second Floor

BEDROOM FIVE
5.54m x 3.64m 18'2" x 11'11"

BEDROOM SIX / BONUS ROOM
5.70m x 4.10m 18'8" x 13'5"

BATHROOM





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Bosworth House

Ground Floor

KITCHEN / DINING ROOM

8.23m x 4.50m 27'0" x 14'9"

FAMILY ROOM

4.52m x 4.50m 14'10" x 14'9"

UTILITY

2.26m x 2.06m 7'5" x 6'9"

LIVING ROOM

4.93m x 4.86m 16'2" x 15'11"

PLAYROOM / SNUG

4.86m x 3.61m 15'11" x 11'10"

CLOAKROOM

GARAGE

6.21m x 3.60m 20'4" x 11'10"

CAR PORT

6.20m x 3.13m 20'4" x 10'3"



Bosworth House

First Floor

MASTER BEDROOM

4.50m x 4.46m 14'9" x 14'8"

DRESSING ROOM

ENSUITE

BEDROOM TWO

5.43m x 4.86m 17'10" x 15'11"

ENSUITE

BEDROOM THREE

4.86m x 3.32m 15'11" x 10'11"

ENSUITE

HOME OFFICE

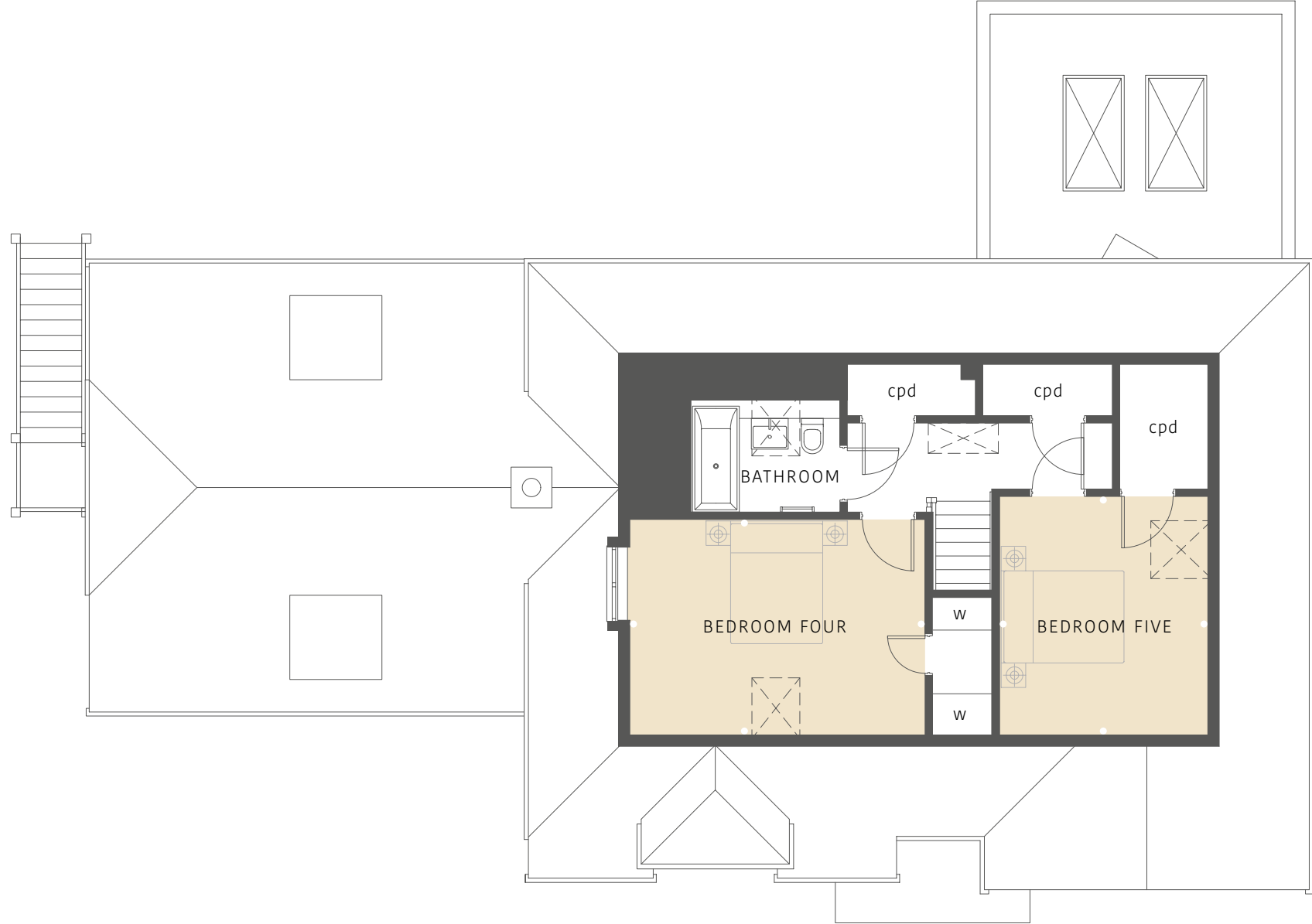
6.84m x 4.84m 22'5 " x 15'11"



Bosworth House

Second Floor

- BEDROOM FOUR
4.84m x 3.36m 15'11" x 11'0"
- BEDROOM FIVE
3.76m x 3.42m 12'4" x 11'3"
- STORAGE CUPBOARD
- BATHROOM





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Smeeton House

Ground Floor

KITCHEN / FAMILY / DINING ROOM

7.65m x 6.02m 25'1" x 19'9"

UTILITY

2.84m x 2.21m 9'4" x 7'3"

LIVING ROOM

5.49m x 5.16m 18'0" x 16'11"

STUDY

3.83m x 2.64m 12'7" x 8'8"

CLOAKROOM

GARAGE

6.53m x 3.60m 21'5" x 11'10"

CAR PORT

6.53m x 3.16m 21'5" x 10'4"



Smeeton House

First Floor

MASTER BEDROOM

6.30m x 5.52m 20'8" x 18'1"

JULIET BALCONY

DRESSING ROOM

ENSUITE

BEDROOM TWO

4.49m x 4.31m 14'9" x 14'2"

DRESSING AREA

ENSUITE

BEDROOM THREE

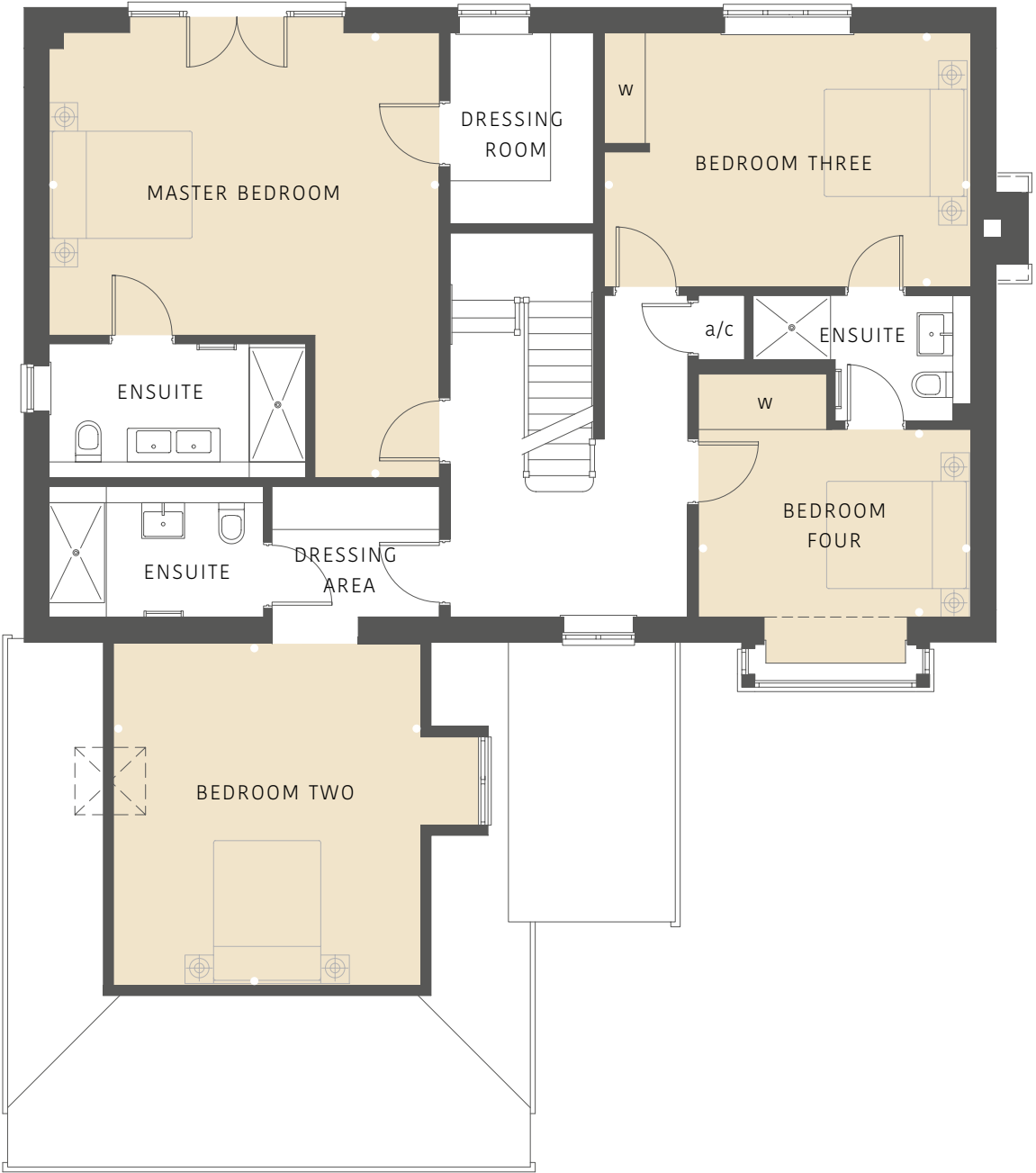
5.16m x 3.47m 16'11" x 11'5"

ENSUITE

BEDROOM FOUR

3.84m x 2.66m 12'7" x 8'9"

ENSUITE



Smeeton House

Second Floor

- BEDROOM FIVE

5.54m x 3.64m18'2" x 11'11"
- BEDROOM SIX / BONUS ROOM

5.70m x 4.10m18'8" x 13'5"
- BATHROOM



Indulgent

SOPHISTICATED FINISHES



The Upper Garden Finer Points

KITCHEN

Stunning German Hacker Kitchens complemented with Silestone work surfaces and upstands

Extensive cooking facilities are provided using Siemens integrated appliances and comprise a single oven, compact oven with microwave, five ring gas hob with concealed extractor hood

Further appliances are provided in the Kitchen and include an integrated dishwasher, built in larder fridge, wine cooler and Quooker hot tap and with a larder freezer fitted in the utility room

UTILITY ROOM

The Utility Room is fitted with a comprehensive range of co-ordinated storage cupboards and contrasting laminated worktops with spaces for a separate washing machine and tumble dryer

BATHROOMS, ENSUITES & CLOAKROOMS

Both Villeroy and Boch and Utopia furniture are fitted to the main house Bathrooms and Ensuites

High quality taps and shower fittings are fitted with ceiling mounted shower heads

Fitted bathroom furniture has been specifically selected to provide storage to the Cloakroom, house Bathrooms and Ensuites

Contemporary chrome ladder towel rails are fitted to all Bathrooms and Ensuites

Carefully selected Porcelanosa and Domus tiles complete each room

DOORS & WOODWORK

Bespoke, timber finished front doors with long handles and secure deadlock mechanism provide distinctive entrances to the home

Bespoke staircase with fluted oak newel posts complemented with oak handrails

Contemporary Italian chrome door furniture is used to contrast against oak finished internal doors

Bi-fold doors open fully onto the rear garden and patio area

LIGHTING & ELECTRICAL

LED lights are recessed under Kitchen wall units providing ambient lighting to the Kitchen area

LED down lighters are provided throughout the Kitchen/Family Room, Utility Room, Living Room, Bathrooms/Ensuites and landing with low voltage pendant lighting elsewhere

A separate lamp lighting circuit is provided to the Living Room

Chrome light switches are provided throughout with sockets placed in appropriate locations in white

Shaver sockets are incorporated in both the Bathrooms and Ensuite designs

Movement/dusk and dawn sensor light fittings provide lighting around the home externally

An external waterproof socket is provided to the property for homeowner convenience

Garage doors are fitted with electric remote controls

CENTRAL HEATING & HOT WATER

Heating and hot water are provided using gas fired boiler and unvented hot water pressurised cylinders

Central heating is provided throughout the property via underfloor heating to the ground floor with upper floors controlled by radiators

TV / HOME MEDIA / SPECIALIST WIRING

A dedicated media cupboard is home to all TV distribution and associated electrics

Wired provision is made for SkyQ distribution to each TV position via dedicated cabling

Each TV position has hard wired internet provision in addition to a standard digital aerial provision being provided

Both high level and low-level sockets are pre installed in the Family Room area of the Kitchen and Living Room to accommodate wall hanging of televisions allowing for the choice of positions without any visible cabling

CAT 5 (data) cabling to all primary rooms

Fitted digital aerial and Sky dish

Intruder alarm with full PIR detection system installed to NACOSS standards

Sonos in-ceiling speakers installed to the Kitchen and Family areas with wired provision to external speakers and Master Suite

FLOORING

Amtico flooring complements the wide hallway and extends into the Kitchen and Family area along with the Utility Room*

All Ensuites and the Family Bathroom are finished with complementing floor tiles

Neutral carpeting is fitted to all other areas**

FINISHING TOUCHES

All internal walls and ceilings are decorated in Dulux emulsion

Internal softwood joinery is finished in Brilliant White Satin with oak finished in clear stain

Brilliant White specially moulded contemporary deep skirting and architraves

Master Bedrooms with separate Dressing Rooms are fitted with bespoke furniture

All other bedrooms complete with fitted wardrobes with hanging rails and storage shelves where shown

EXTERNAL FEATURES

The rear garden includes a pathway and a generously sized patio leading directly off the Kitchen/Family area for useable, easy outside entertaining

Extensively landscaped gardens with structured planting with the rear and side gardens completely turfed

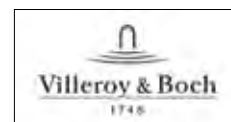
Spacious driveways provide ample parking

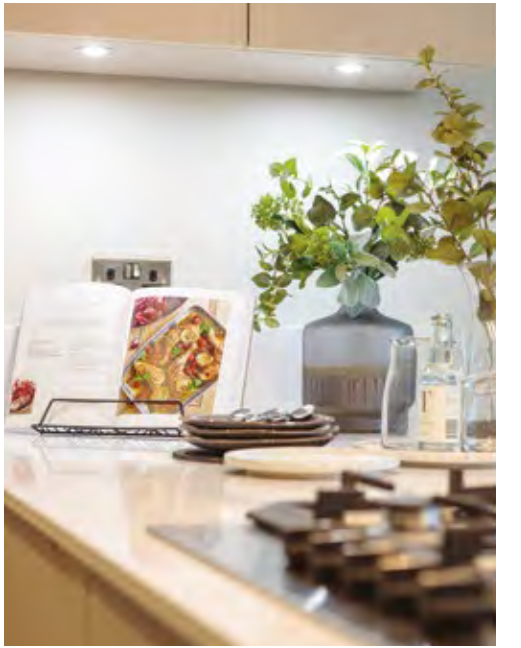
An external tap is provided for convenience

Rear boundaries are formed from close boarded fencing and hedging

WARRANTY & FUTURE MAINTENANCE

Complete 10 year NHBC Buildmark warranty





The Lower Garden

FOUR LUXURY FIVE BEDROOM HOMES
EACH WITH SPACIOUS FAMILY OPEN PLAN LIVING
AND A SEPARATE HOME OFFICE IN A SECLUDED
'TUCKED AWAY' SETTING



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Newton House

Ground Floor

KITCHEN / FAMILY / DINING ROOM
6.70m x 5.07m 22'0" x 16'8"

FAMILY / LIVING ROOM
7.42m x 3.21m 24'4" x 10'6"

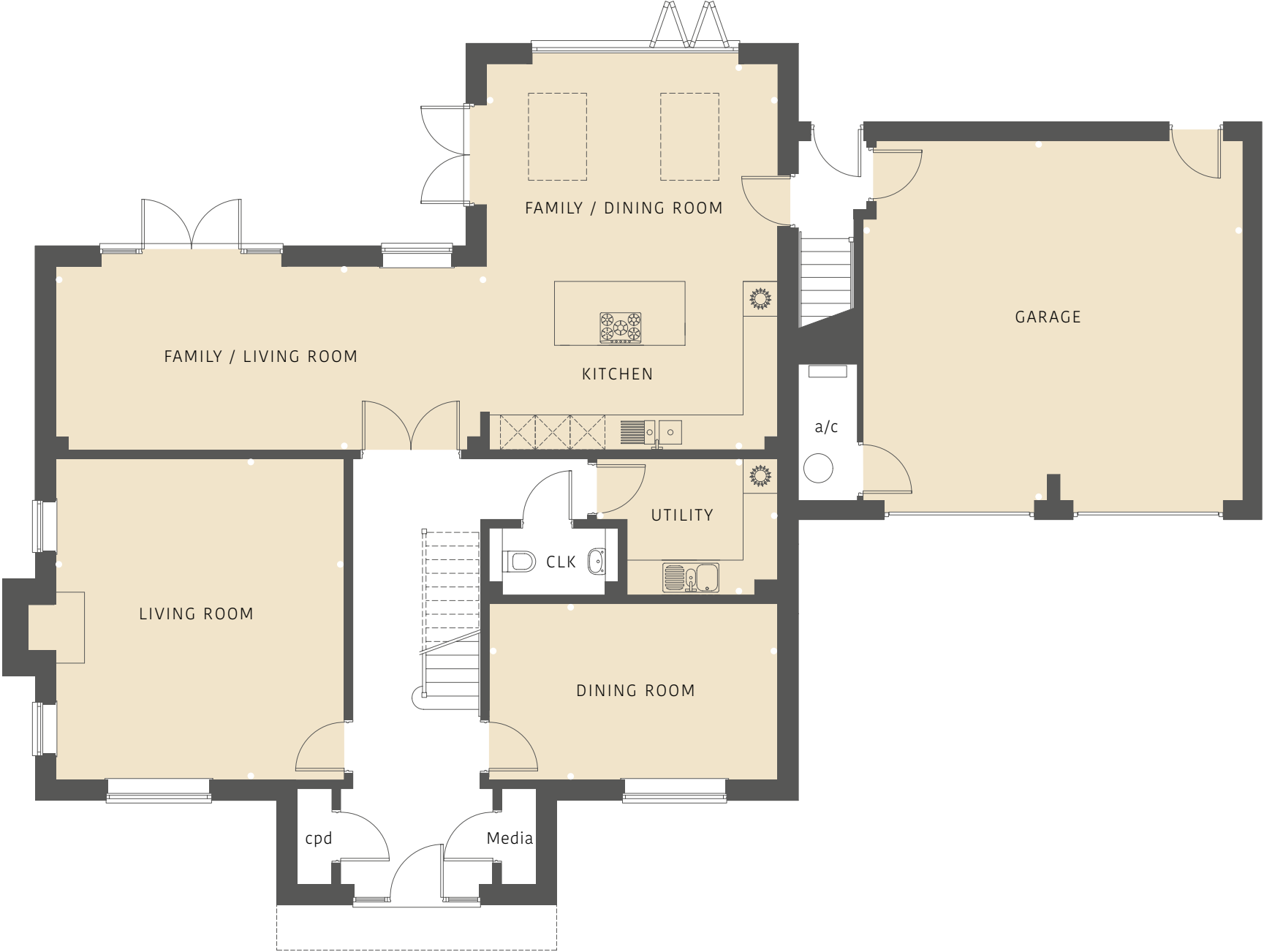
UTILITY
3.17m x 2.40m 10'5" x 7'10"

LIVING ROOM
5.59m x 5.02m 18'4" x 16'6"

DINING ROOM
5.02m x 3.09m 16'6" x 10'2"

CLOAKROOM

GARAGE
6.54m x 6.20m 20'4" x 21'5"



Newton House

First Floor

- MASTER BEDROOM

5.02m x 4.48m16'6" x 14'8"

WALK-IN WARDROBE

3.21m x 2.28m10'6" x 7'6"

ENSUITE

3.23m x 2.39m10'7" x 7'10"
- BEDROOM TWO

5.02m x 4.50m16'6" x 14'9"

ENSUITE
- BEDROOM THREE

5.02m x 4.29m16'6" x 14'1"

ENSUITE
- BEDROOM FOUR

5.02m x 3.11m16'6" x 10'2"

ENSUITE
- HOME OFFICE

6.36m x 5.87m20'10" x 19'3"



Newton House

Second Floor

BEDROOM FIVE

4.28m x 4.06m 14'1" x 13'4"

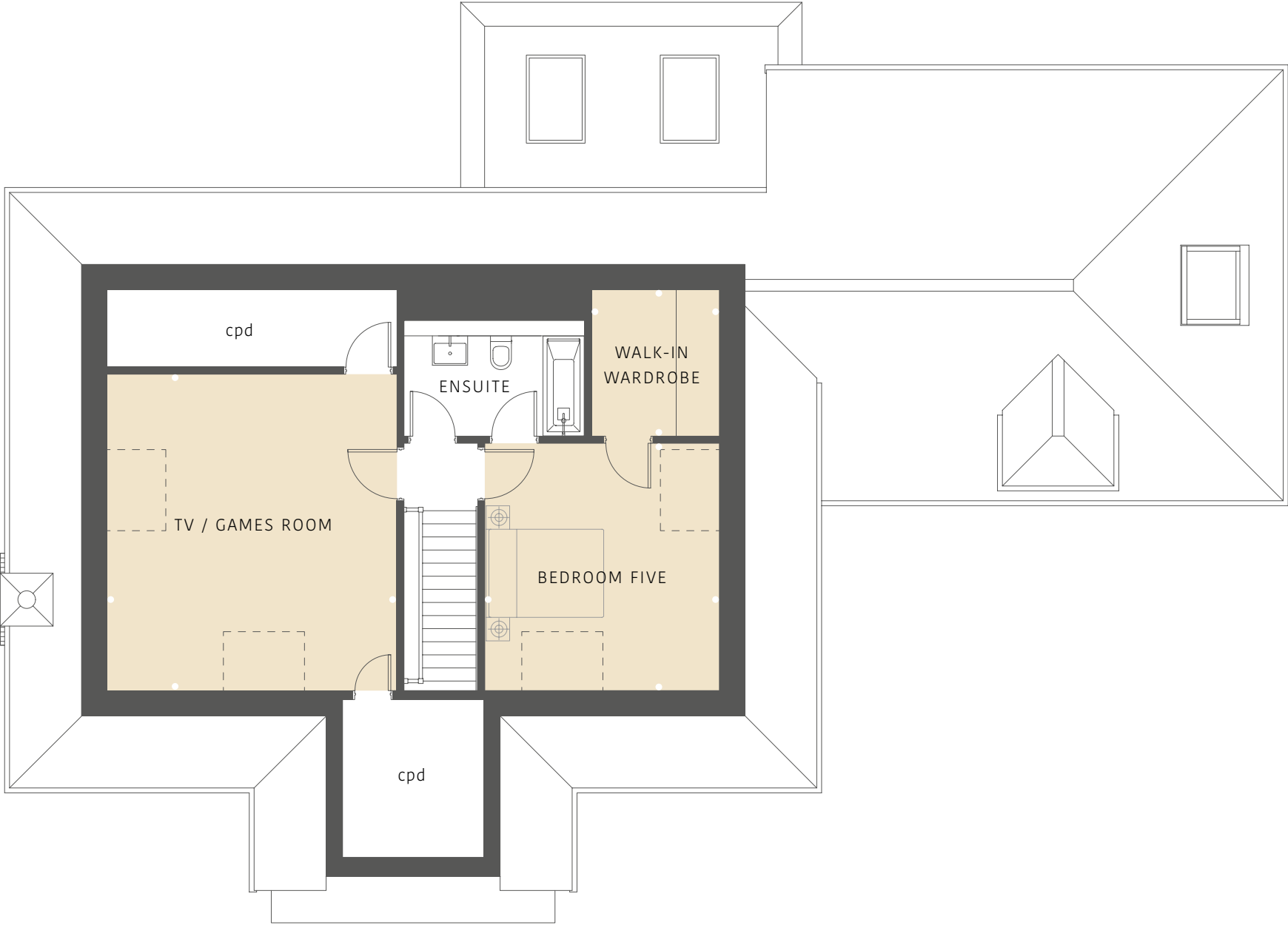
WALK-IN WARDROBE

2.56m x 2.13m 8'5" x 7'0"

ENSUITE

TV / GAMES ROOM

5.44m x 5.00m 17'10" x 16'5"





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Stretton House

Ground Floor

KITCHEN / FAMILY / BREAKFAST ROOM
8.41m x 5.07m 27'7" x 16'7"

FAMILY / LIVING ROOM
5.07m x 3.98m 16'7" x 13'0"

UTILITY
2.30m x 2.25m 7'6" x 7'4"

LIVING ROOM
6.04m x 4.97m 19'9" x 16'4"

DINING ROOM
4.98m x 4.00m 13'8" x 13'1"

CLOAKROOM

GARAGE
6.54m x 6.20m 20'4" x 21'5"



Stretton House

First Floor

- MASTER BEDROOM

4.96m x 4.26m 16'3" x 14'0"

WALK-IN WARDROBE

3.05m x 2.28m 10'0" x 7'6"

ENSUITE
- BEDROOM TWO

5.06m x 4.45m 16'7" x 14'7"

ENSUITE
- BEDROOM THREE

4.98m x 3.16m 16'4" x 10'4"

ENSUITE
- BEDROOM FOUR

5.72m x 4.20m 16'8" x 13'9"

ENSUITE
- HOME OFFICE

5.91m x 5.87m 19'5" x 19'3"



Stretton House

Second Floor

BEDROOM FIVE

4.41m x 4.11m 14'5" x 13'5"

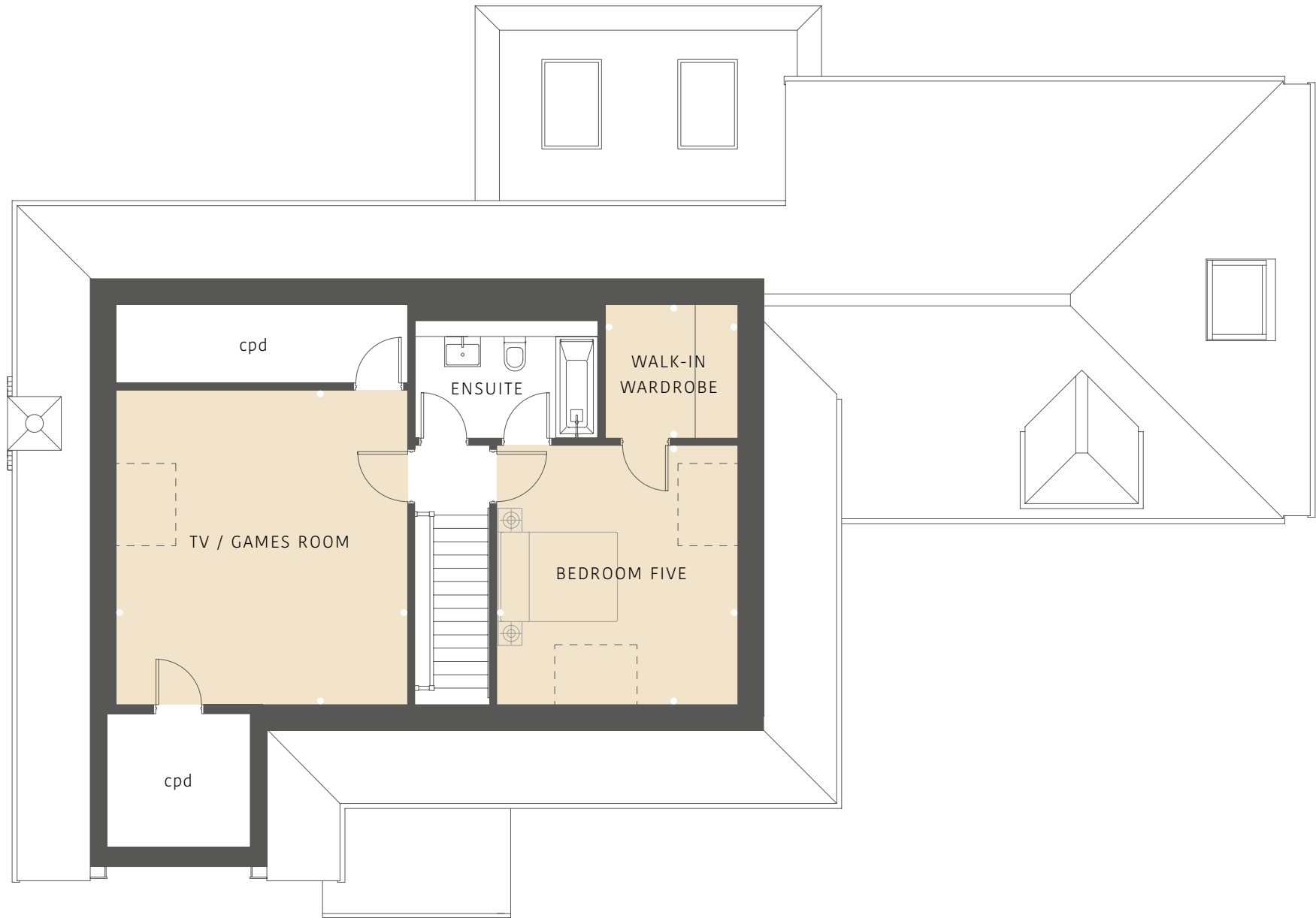
WALK-IN WARDROBE

2.31m x 2.17m 7'7" x 7'1"

ENSUITE

TV / GAMES ROOM

5.33m x 4.96m 17'5" x 16'3"





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Ashby House

Ground Floor

KITCHEN		
5.64m x 4.28m	18'6" x 14'1"	
FAMILY / BREAKFAST ROOM		
5.64m x 4.40m	18'6" x 14'5"	
FAMILY / LIVING ROOM		
5.64m x 3.70m	18'6" x 12'2"	
UTILITY		
2.49m x 2.45m	8'2" x 8'0"	
LIVING ROOM		
6.03m x 5.64m	19'9" x 18'6"	
DINING ROOM		
5.64m x 4.23m	18'6" x 13'10"	
CLOAKROOM		
GARAGE		
6.54m x 6.20m	21'5" x 20'4"	



Ashby House

First Floor

- MASTER BEDROOM

5.63m x 5.18m 18'5" x 16'12"

WALK-IN WARDROBE

3.85m x 1.94m 12'7" x 6'4"

ENSUITE

3.87m x 3.41m 12'8" x 11'2"
- BEDROOM TWO

5.18m x 4.74m 16'12" x 15'7"

ENSUITE
- BEDROOM THREE

5.64m x 3.52m 18'6" x 11'7"

ENSUITE
- BEDROOM FOUR

5.64m x 4.06m 18'6" x 13'4"

ENSUITE
- HOME OFFICE

6.36m x 5.87m 20'10" x 19'3"



Ashby House

Second Floor

BEDROOM FIVE

4.70m x 4.65m 15'5" x 15'4"

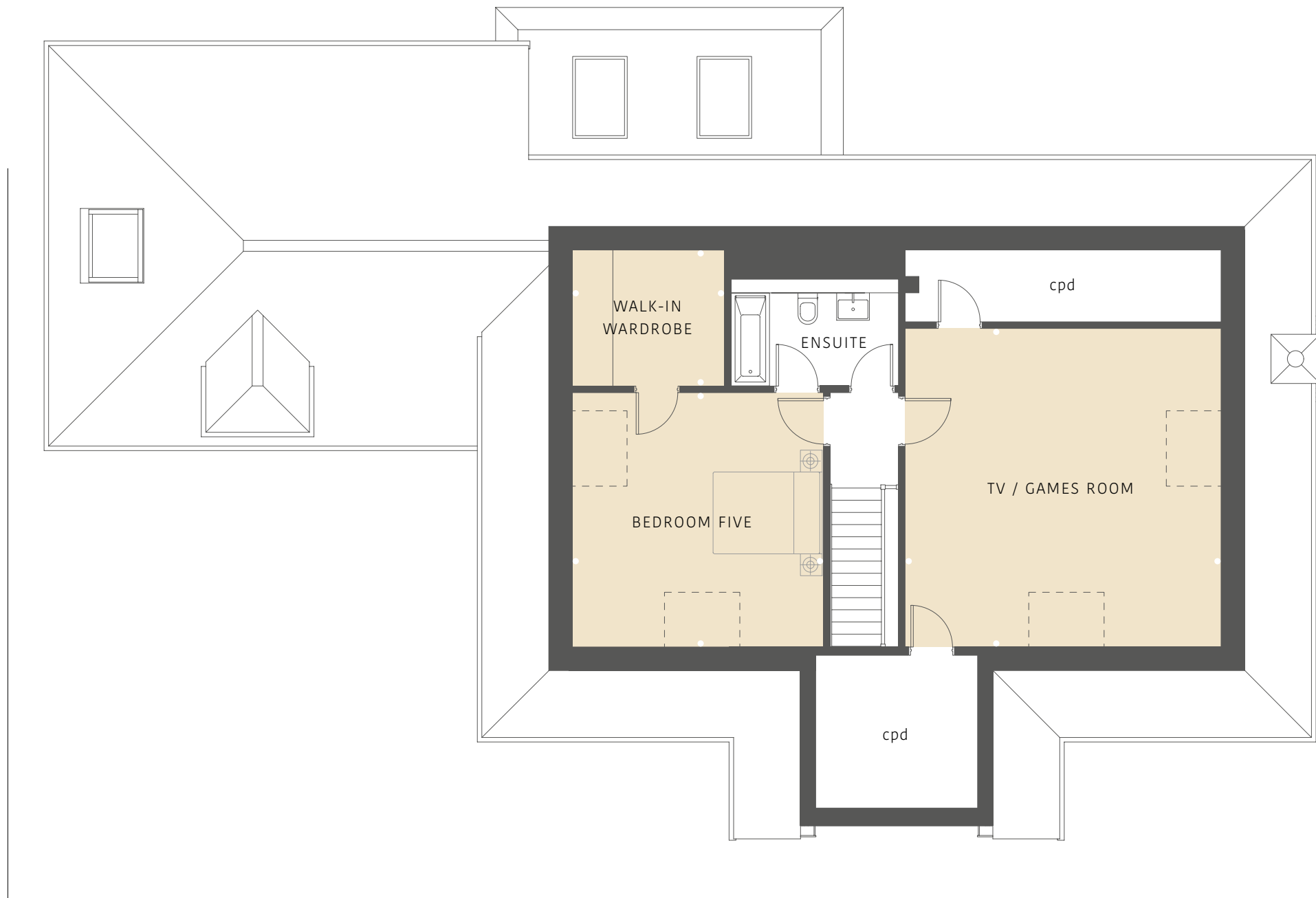
WALK-IN WARDROBE

2.66m x 2.56m 8'9" x 8'5"

ENSUITE

TV / GAMES ROOM

5.89m x 5.86m 19'4" x 19'3"





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Bindley House

Ground Floor

KITCHEN		
5.19m x 4.68m	17'0" x 15'4"	
FAMILY / BREAKFAST ROOM		
5.19m x 4.10m	17'0" x 13'5"	
FAMILY / LIVING ROOM		
5.19m x 4.06m	17'0" x 13'4"	
UTILITY		
2.65m x 2.60m	8'8" x 8'6"	
LIVING ROOM		
6.07m x 5.19m	19'11" x 17'0"	
DINING ROOM		
5.19m x 4.98m	17'0" x 16'4"	
CLOAKROOM		
GARAGE		
6.54m x 6.20m	21'5" x 20'4"	



Bindley House

First Floor

- MASTER BEDROOM

6.52m x 4.64m 21'5" x 15'3"

WALK-IN WARDROBE

3.42m x 2.43m 11'3" x 8'0"

ENSUITE

4.0m x 3.75m 13'1" x 12'4"
- BEDROOM TWO

5.55m x 4.59m 18'2" x 15'1"

ENSUITE
- BEDROOM THREE

5.19m x 4.15m 17'0" x 13'7"

ENSUITE
- BEDROOM FOUR

5.19m x 4.54m 17'0" x 14'11"

ENSUITE
- HOME OFFICE

5.91m x 5.87m 19'5" x 19'3"



Bindley House

Second Floor

BEDROOM FIVE

5.15m x 4.22m 16'10" x 13'10"

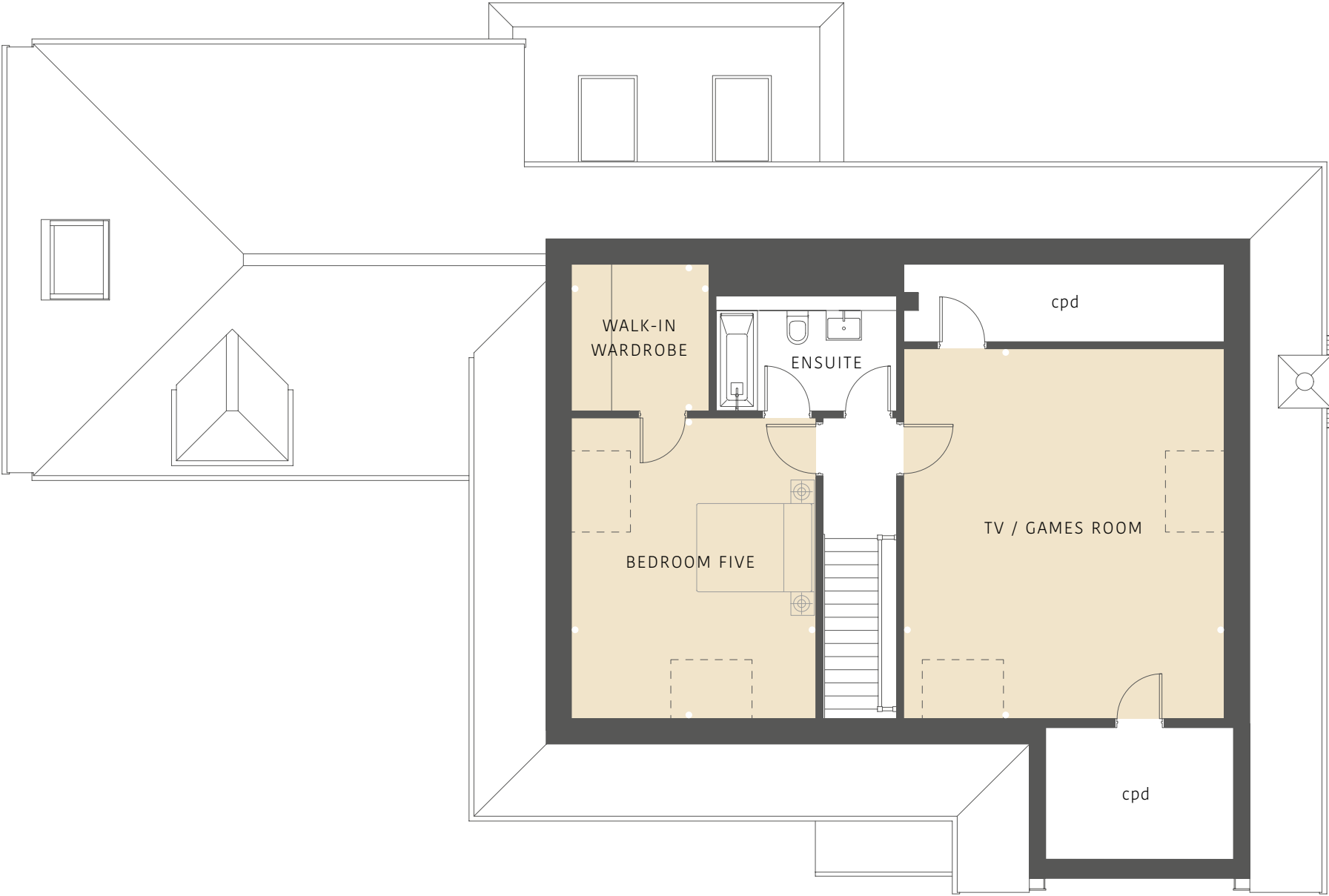
WALK-IN WARDROBE

2.56m x 2.30m 8'5" x 7'6"

ENSUITE

TV / GAMES ROOM

6.34m x 5.52m 20'10" x 18'1"



Indulgent

SOPHISTICATED FINISHES



The Lower Garden Finer Points

KITCHEN

Stunning German Hacker Kitchens complemented with Stone work surfaces and upstands, splashbacks and waterfall ends

Extensive cooking facilities are provided using Siemens integrated appliances and comprise twin single pyrolytic ovens, compact combination microwave, warming drawer and large format induction hob with concealed extractor hood

Further appliances are provided in the Kitchen and include an integrated dishwasher, full height built in fridge, wine cooler and Quooker hot tap and with a full height freezer fitted in the utility room

UTILITY ROOM

The Utility Room is fitted with a comprehensive range of co-ordinated storage cupboards also complemented with Stone worksurface and upstands

Spaces for a separate washing machine and tumble dryer are provided

BATHROOMS, ENSUITES & CLOAKROOMS

Villeroy and Boch and Utopia furniture is fitted to Bathrooms and Ensuites

High quality taps and shower fittings are fitted with ceiling mounted shower heads

Fitted bathroom furniture has been specifically selected to provide storage to the Cloakroom, house Bathrooms and Ensuites

Contemporary ladder towel rails are fitted to all Bathrooms and Ensuites

Carefully selected large format tiles finish each design

LIGHTING & ELECTRICAL

Smart lighting circuits are provided to selected rooms with scene setting facilities and app based controls to

include a separate lamp lighting circuit to the Living Room

LED lights are fitted under Kitchen wall units providing ambient lighting to the Kitchen area

LED down lighters are provided throughout the Kitchen / Family Room, Utility Room, Living Room, Bathrooms/Ensuites and landing with low voltage pendant lighting elsewhere

A separate lamp lighting circuit is provided to the Living Room

Chrome light switches are provided throughout with sockets placed in appropriate locations in white

Shaver sockets are incorporated in both the Bathrooms and Ensuite designs, either discreetly located in a mirrored cabinet or a dedicated fitting

Externally, dusk and dawn sensor light fittings provide lighting around the home

An external waterproof socket is provided to the property for homeowner convenience

Garage doors are fitted with electric remote controls

CENTRAL HEATING & HOT WATER

Heating and hot water are provided using gas fired boiler and unvented hot water pressurised cylinders

Central heating is provided throughout the property via underfloor heating to the ground floor with upper floors controlled by radiators

DOORS & WOODWORK

Bespoke, timber finished front doors with long handles and secure deadlock mechanism provide distinctive entrances to the home

Bespoke glazed staircase with oak newel posts complemented with oak handrails

Contemporary Italian chrome door furniture is used to contrast against oak finished internal doors

Bi-fold doors open fully onto the rear garden and patio area

TV / HOME MEDIA / SPECIALIST WIRING

High speed fibre broadband installed to each home

A dedicated media cupboard is home to all TV distribution and associated electrics

Wired provision is made for SkyQ distribution to each TV position via dedicated cabling

Each TV position has hard wired internet provision in addition to a standard digital aerial

To accommodate wall hanging of televisions, both high-level and low-level sockets are pre installed in the Family Room area of the Kitchen and Living Room allowing for the choice of positions without any visible cabling

CAT 5 (data) cabling to all primary rooms

Wifi booster points provided in selected locations on each floor

Fitted digital aerial and Sky dish

Intruder alarm with full PIR detection system installed to NACOSS standards

Sonos in-ceiling speakers installed to the Kitchen and Family areas with wired provision to external speakers, Master Bedroom, Ensuite and Home Office

HOME OFFICE

Fitted Kitchen area with a range of units to match the main Kitchen complemented with Stone worksurface and upstands

Additional power and data points for multiple occupants

Storage cupboards fitted with shelving

TV distribution linked to main house for multi use

FLOORING

Amtico flooring complements the hallway and extends into the Kitchen and Family area along with the Utility Room*

All Ensuites and the Family Bathroom are finished with complementing floor tiles

Neutral carpeting is fitted to all other areas**

FINISHING TOUCHES

All internal walls and ceilings are decorated in Dulux emulsion

Internal softwood joinery is finished in Brilliant White Satin with oak finished in clear stain

Brilliant White specially moulded contemporary deep skirting and architraves

Master Bedrooms with separate Dressing Rooms are fitted with bespoke hanging arrangements

All other bedrooms complete with fitted wardrobes with bespoke hanging rails and storage shelves where shown

EXTERNAL FEATURES

Rear gardens include pathways and generously sized patio leading directly off the Kitchen/Family area for useable, easy outside entertaining

Extensively landscaped planted front gardens with rear gardens completely turfed

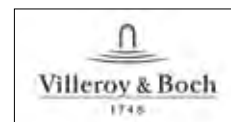
Spacious driveways provide ample parking for several cars

Twin external taps is provided for convenience

Rear boundaries are formed from close boarded fencing and hedging

WARRANTY & FUTURE MAINTENANCE

Complete 10 year NHBC Buildmark warranty





PHOTOGRAPHS SHOWS OAKLEA GRANGE SHOWHOME & PREVIOUS GREENPLAN DESIGNER HOMES DEVELOPMENTS

Connectivity

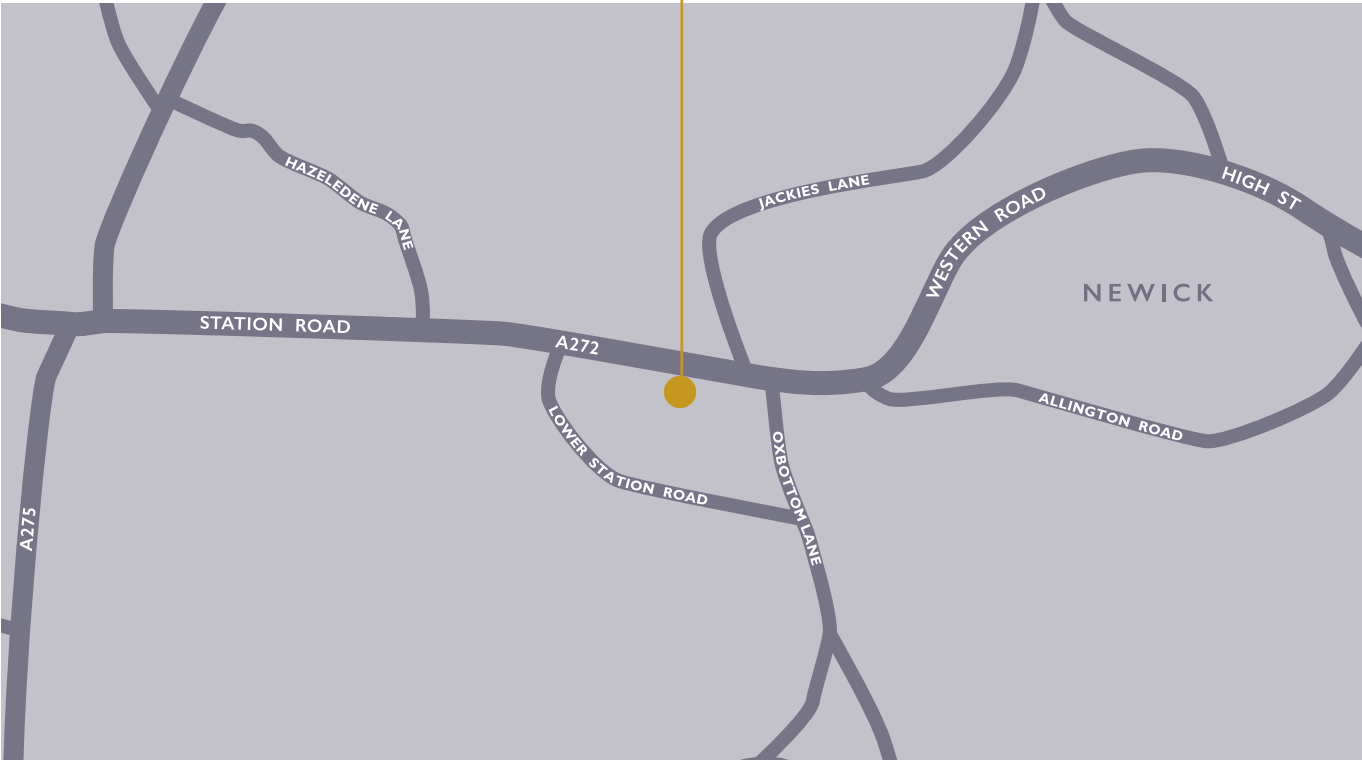
FOR WHERE YOU NEED TO BE

Directions & Distances



FROM GATWICK

Follow the M23 south until it joins the A23. Keep on the A23 for 6.5 miles and take the A272 slip road to Haywards Heath / Petersfield. At the roundabout, take the second exit onto Bolney Road / A272 and continue for 1.7 miles. At the next roundabout, take the second exit and stay on the A272 for 0.6 miles. Take the second exit at the next roundabout and continue on the A272 for 1.1 miles. At the next roundabout, take the second exit onto Tylers Green / A272. Take the second exit at the next roundabout onto Issac's Lane / A272. At the roundabout take the second exit onto Traunstein Way / A272 and go through the roundabout. Continue for 0.8 miles and take the second exit onto Rocky Lane. Follow the road for 0.4 miles and at the roundabout take the third exit and stay on Rocky Lane / A272. At the next roundabout take the second exit onto Lewes Road / A272 and continue on the A272 for 4.3 miles. At the next roundabout, take the first exit onto Lewes Road and go straight across the mini roundabout onto Station Road. After approximately one mile Oaklea Grange can be found on the right hand side.



FROM BRIGHTON

Head north on Old Steine / A23 towards Edward Street and continue for 0.8 miles. Turn left onto Mount Pleasant and take the next right onto Upper Park Place, continue and turn left onto Warren Road. Follow the road for approximately 1.8 miles and turn left onto Falmer Road / B2123. Continue for two miles and take the second exit at the roundabout onto the A27 ramp to Lewes. Merge onto Falmer Hill / A27 and continue to follow the A27. At Ashcombe roundabout, take the first exit onto Brighton Road / A27 and follow for one mile. Turn left onto Nevill Road / A275 and continue to follow the A275 for 7.3 miles. At the roundabout, take the second exit onto Lewes Road and continue straight across the mini roundabout onto Station Road. Follow Station Road for approximately one mile where Oaklea Grange can be found on the right hand side.

**HAYWARDS
HEATH**
6.1 miles by car

LEWES
8.3 miles by car

GLYNDEBOURNE
11.4 miles by car

BRIGHTON
16.1 miles by car

**ROYAL
TUNBRIDGE WELLS**
18.6 miles by car

GATWICK
21.4 miles by car

**LONDON
VICTORIA**
45 mins by train

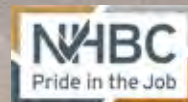
**LONDON
BRIDGE**
47 mins by train

**LONDON
ST PANCRAS**
62 mins by train



Award Winning

Greenplan Designer Homes is a privately owned Sussex based company specialising in small scale developments in prime, sought after locations. Every home is designed with flair and a strong sense of individuality whilst recognising and reflecting both the practical needs and indulgent desires of the company's customers. Irrespective of the size and scale of our developments we create individual, desirable homes with the best of contemporary styling and fitting alongside innovative elegance and luxury. Extensive time, care and thought, with particular attention to detail, is given to each home we create using the highest quality materials and products to ensure excellence throughout.



Regional Award 2018

PHOTOGRAPH SHOWS PREVIOUS GREENPLAN DESIGNER HOMES DEVELOPMENT

Innovative Elegance



 **GREENPLAN**
designer homes

PHOTOGRAPHS SHOW PREVIOUS GREENPLAN DESIGNER HOMES DEVELOPMENT



FOR MORE INFORMATION ON THIS PRESTIGIOUS DEVELOPMENT, OR FOR AN APPOINTMENT TO VIEW, PLEASE CONTACT THE SELLING AGENTS:



01444 446000
www.savills.co.uk



THE BARN RANDOLPHS FARM BEDLAM STREET HURSTPIERPOINT WEST SUSSEX BN6 9EL 01273 956266 WWW.GREEN-PLAN.CO.UK

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