



MARRINGDEAN ACRES



BILLINGSHURST

.....


A MODERN
TRADITION

.....



MARRINGDEAN
ACRES

—
BILLINGSHURST



.....

Set amongst the rolling hills
of the West Sussex countryside,
Marringdean Acres is an exclusive
collection of 2, 3, 4 and 5 bedroom
homes blending traditionally
crafted exteriors with the best
of contemporary interior design.
Create your perfect family home
at Marringdean Acres.

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THE FREEDOM OF OPEN SPACE

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Away from the hustle and bustle of the city,
there's open countryside and green spaces to be explored,
freedom to move and space to breathe.

A home at Marringdean Acres offers even more space to enjoy
– with gardens for family meals, camping out or just enjoying
the peace and tranquillity.

.....

A MODERN TRADITION

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*The annual camp out in the back garden
complete with bunting and bubbles*



.....

A BEAUTIFUL LOCATION

.....

You'll find beautiful open countryside right on your doorstep at Marringdean Acres, perfect for a morning stroll with the dog.

Just seven miles away is the stunning South Downs National Park; and slightly further afield, the south coast with its seaside resorts, coastlines and natural habitats is easily accessible for weekend walks, picnics and Saturday sandcastles.

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A MODERN TRADITION

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*A Sunday morning stroll
through the fields*

.....

ALL THE ESSENTIALS

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.....

Billingshurst has everything within easy reach; butchers, bakers, doctors surgery, supermarkets, pubs for lunch and cafés for morning coffee or afternoon tea are right on your doorstep.

For bigger brands, a visit to nearby Pulborough serves up a selection of local produce plus well-known supermarkets such as Sainsbury's and Tesco Metro.

Or for even more choice, the historic market town of Horsham with its host of pavement cafés, smart restaurants, stylish boutiques, high street brands and excellent range of leisure facilities is less than 8 miles away.

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A MODERN TRADITION
.....
Shopping at Billingshurst Farmers' Market



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SPOILT FOR CHOICE

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Despite its size, there's a great range of dining on the menu in Billingshurst. It is home to a wide range of culinary favourites such as Whispers (with its famous full English breakfast) and the exotic delights of Chef Thai Cuisine and Blue India.

For traditional pub fare, Billingshurst has three village pubs including The Kings Head with home-cooked food and live music at the weekend, and The Six Bells in the heart of the village with a large garden for summer drinks.

Just a few miles away in the village of Wisborough Green, you'll find The Three Crowns and The Cricketers Arms. Nearby Horsham is renowned for its wide choice of restaurants, including Michelin starred restaurant, Tristan.

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A MODERN TRADITION

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*Saturday lunch with the girls
at The Six Bells*

SOMETHING FOR EVERYONE



At Marringdean Acres you'll never be far from a whole range of sports and leisure facilities. There is a large complex of sports fields, a fishing lake and woodland nearby. Billingshurst Leisure Centre is within easy reach – with its four lane, 25m swimming pool, fitness classes and gym as well as a full timetable of children's activities.

If you'd prefer a round of golf, you're well catered for too; Foxbridge Golf Club, with its adjoining bluebell woodland, even offers tuition for children through its JOLF coaching and camps, or nearby Slinfold Park Golf and Country Club has its own Health Club and Retreat Spa.



A MODERN TRADITION

*A Sunday morning round of golf
at Foxbridge Golf Club*



A MODERN TRADITION
.....
*Joining your big sister
at Junior School*

.....

IN THE KNOW

.....



.....

The local area is renowned for its choice of schools, with a fantastic range of both state and private schools for all ages.

In the village you'll find Billingshurst Infants and Junior Schools and The Weald Community School and Sixth Form. Tanbridge House School, Millais School (for girls) and The Forest School (for boys) are in nearby Horsham, with Christ's Hospital School, Farlington School, Cranleigh School, Pennthorpe School and Seaford College all within easy reach.

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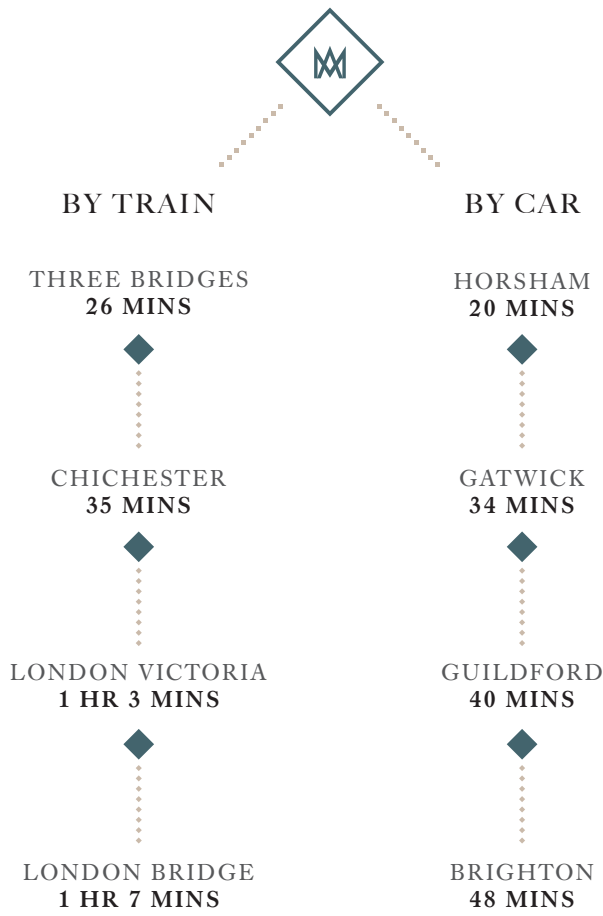
Dauxwood Pre-School	0.2 miles
The Weald Community School	0.5 miles
Billingshurst Infants and Junior Schools	0.6 miles
Bobtails Montessori Nursery	1.7 miles
Climbing Bears Pre-School	3.8 miles
Ingfield Manor School	3.9 miles
Loxwood Primary School	6.8 miles
Pennthorpe School	6.9 miles
Plastow and Kirdford Primary School	8.3 miles

Distances obtained from Googlemaps.com

SUPERB
CONNECTIONS

A home at Marringdean Acres embraces the best of village life with excellent connections to get you to work, school or college quickly and easily.

Billingshurst mainline station is a pleasant 10 minute walk from the development and a regular rail service will whisk you to London Bridge in an hour or to Chichester in half an hour. For further convenience there is a direct service into London Bridge during both morning and evening rush hour*.



Train times obtained from TfL.com. Drive times obtained from Googlemaps.com. *Direct service at 7.35 and 17.51.



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The homes at Marringdean Acres have been thoughtfully designed combining traditional architecture with contemporary interior design, making this the perfect place for modern family life.

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DESIGNED FOR FAMILY LIFE

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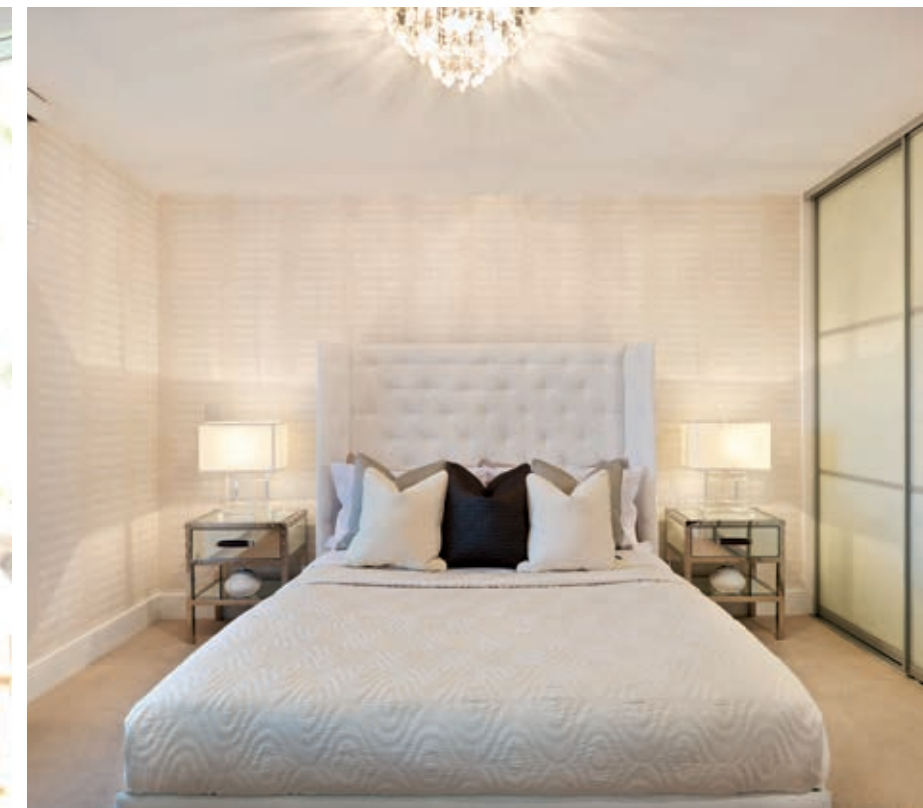
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At Marringdean Acres our homes are designed to the highest specification, with contemporary layouts to work for family life. Kitchens are thoughtfully laid out to work for you and your needs; stainless steel, glass and ceramic create a stylish environment to entertain, while integrated Siemens appliances ensure our kitchens are practical too. Spacious bathrooms and en suites feature Villeroy & Boch off-the-floor white sanitaryware with chrome Hansgrohe fittings, heated towel rails and ceramic tiling by Minoli.

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Photographs depict showhomes and other Fabrica developments. For indicative purposes only.



SITE PLAN

An exclusive collection of 2, 3, 4 & 5 bedroom homes in the heart of the West Sussex countryside. Marringdean Acres, creating a modern tradition.



- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Shared Ownership
- Rented

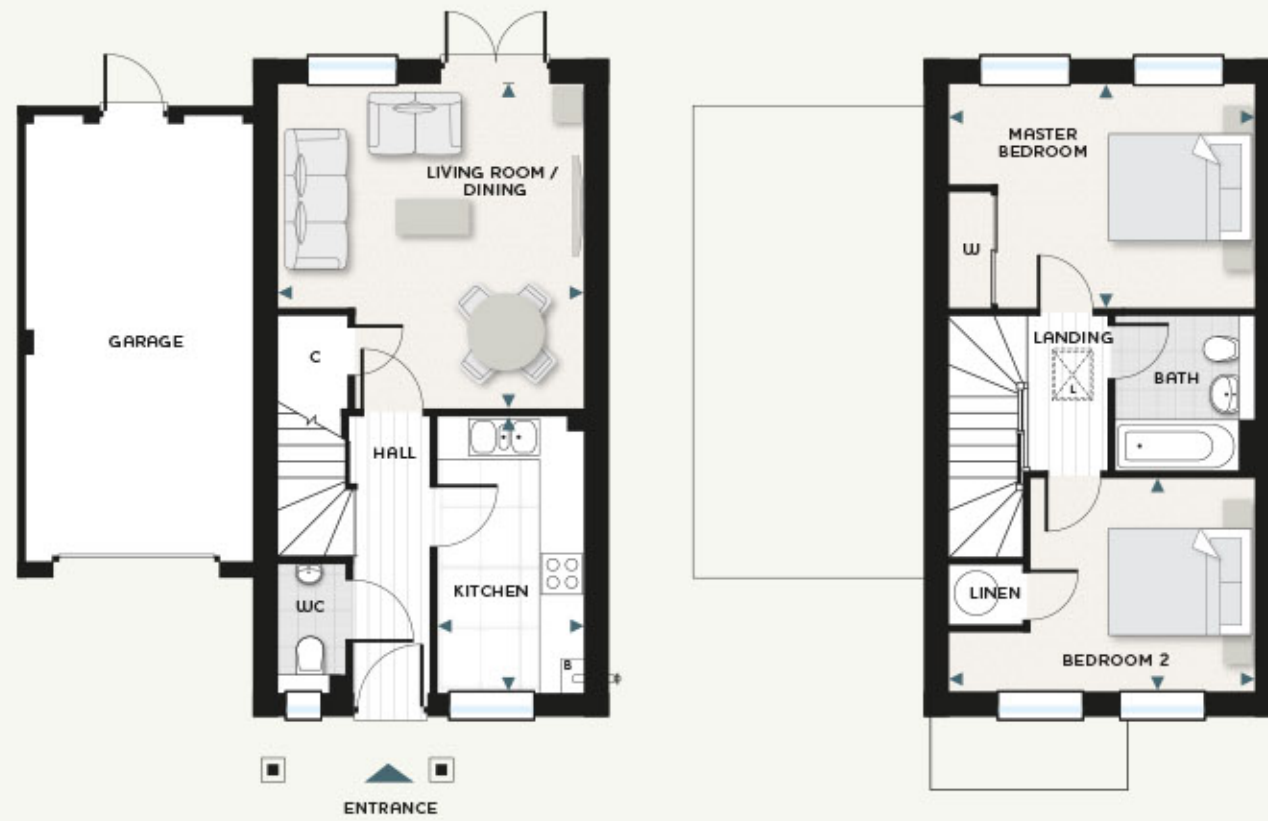


These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and position of roads, footpaths, street lighting and other features as the development proceeds. Site plan illustration for indicative purposes only.

PLOTS 128, 130 & 131*

STANFORD | 2 BEDROOM HOUSE

TOTAL AREA: 71 SQ M | 764 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room / Dining	4.19 m x 4.44 m	13' 9" x 14' 7"	Master Bedroom	3.53 m x 3.08 m	11' 7" x 10' 1"
Kitchen	1.99 m x 3.77 m	6' 6" x 12' 5"	Bedroom 2	4.19 m x 2.92 m	13' 9" x 9' 7"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points - - - - Reduced ceiling height

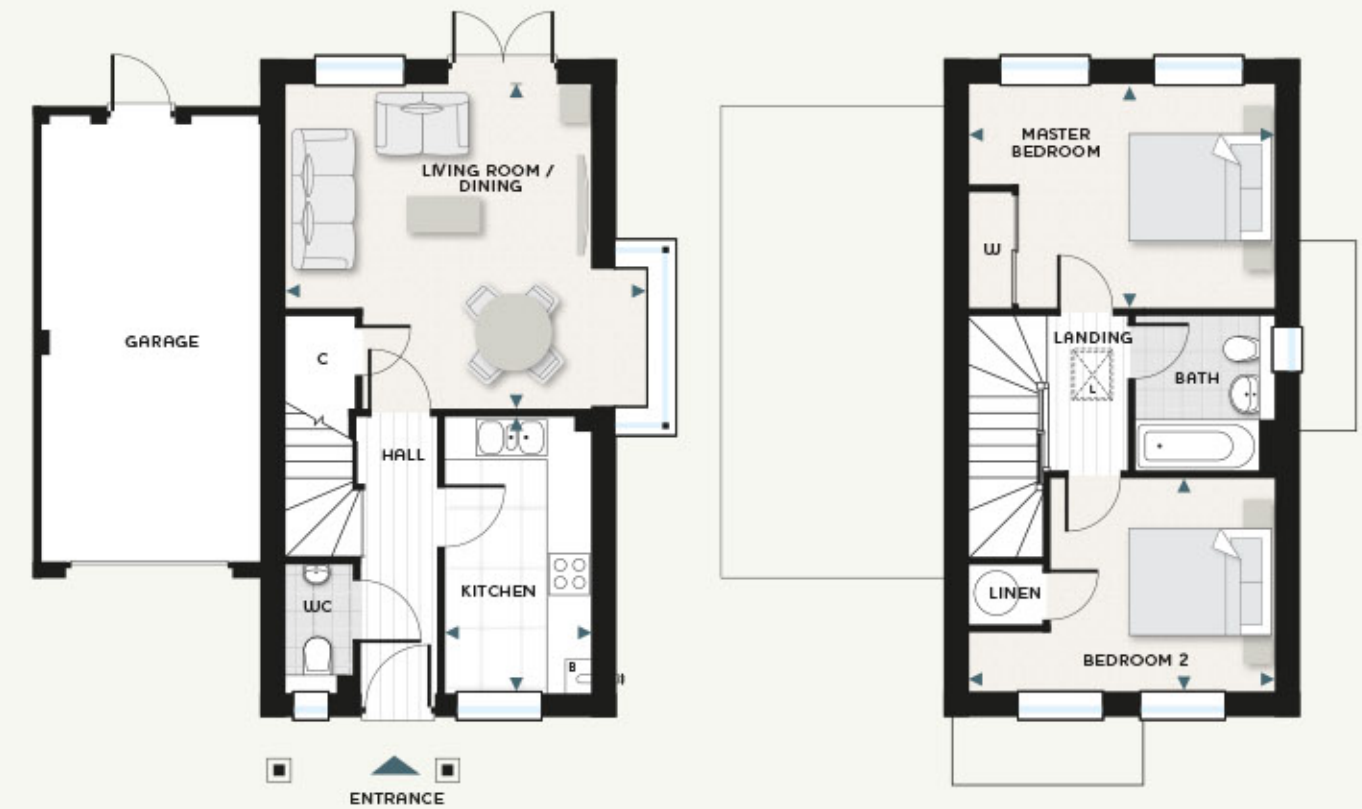
Plot 128 is shown. *Plot 131 is handed. Plot 130 as per plot 128 but plot 130 garage is situated next to plot 131 garage.

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 129

STANFORD | 2 BEDROOM HOUSE

TOTAL AREA: 72 SQ M | 781 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room / Dining	4.98 m x 4.44 m	16' 4" x 14' 7"	Master Bedroom	4.19 m x 3.08 m	13' 9" x 10' 1"
Kitchen	1.99 m x 3.77 m	6' 6" x 12' 4"	Bedroom 2	4.19 m x 2.92 m	13' 9" x 9' 7"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points - - - - Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOTS 124, 125*, 126 & 127*
LARCH | 3 BEDROOM HOUSE

TOTAL AREA: 88 SQ M | 953 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	5.03 m x 3.52 m	16' 6" x 11' 6"
Kitchen / Dining	2.65 m x 5.01 m	8' 8" x 16' 5"

Master Bedroom	2.67 m x 3.16 m	8' 9" x 10' 5"
Bedroom 2	2.67 m x 3.27 m	8' 9" x 10' 9"
Bedroom 3	2.24 m x 2.67 m	7' 4" x 8' 9"



B Boiler L Loft W Wardrobe C Cupboard <=> Measurement points - - - - Reduced ceiling height

Plot 124 and 126 are shown. *Plots 125 and 127 are handed. Please speak to sales agent about positioning of garages.

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 132
ROSIER | 3 BEDROOM HOUSE

TOTAL AREA: 81 SQ M | 876 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room / Dining	4.62 m x 4.54 m	15' 2" x 14' 11"
Kitchen	2.44 m x 4.01 m	8' 0" x 13' 2"

Master Bedroom	3.31 m x 2.89 m	10' 10" x 9' 6"
Bedroom 2	2.57 m x 3.11 m	8' 5" x 10' 2"
Bedroom 3	1.93 m x 2.63 m	6' 4" x 8' 8"



B Boiler L Loft W Wardrobe C Cupboard <=> Measurement points - - - - Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 133 ROSIER | 3 BEDROOM HOUSE

TOTAL AREA: 81 SQ M | 876 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room/ Dining	5.41 m x 4.54 m	17' 9" x 14' 11"
Kitchen	2.44 m x 4.01 m	8' 0" x 13' 2"

Master Bedroom	3.31 m x 4.21 m	10' 10" x 13' 10"
Bedroom 2	2.57 m x 3.47 m	8' 5" x 11' 4"
Bedroom 3	1.93 m x 2.63 m	6' 4" x 8' 8"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOTS 134 & 135* HADFOLD | 3 BEDROOM HOUSE

TOTAL AREA: 81 SQ M | 876 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room/ Dining	4.62 m x 4.54 m	15' 2" x 14' 11"
Kitchen	2.44 m x 4.01 m	8' 0" x 13' 2"

Master Bedroom	3.31 m x 2.89 m	10' 10" x 9' 6"
Bedroom 2	2.57 m x 3.47 m	8' 5" x 11' 4"
Bedroom 3	1.93 m x 2.63 m	6' 4" x 8' 8"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points Reduced ceiling height

Plot 134 is shown. *Plot 135 is handed and does not have a garage. Boiler to plot 135 is in the kitchen. The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOTS 138* & 139 HAWTHORN | 3 BEDROOM HOUSE

TOTAL AREA: 96 SQ M | 1037 SQ FT

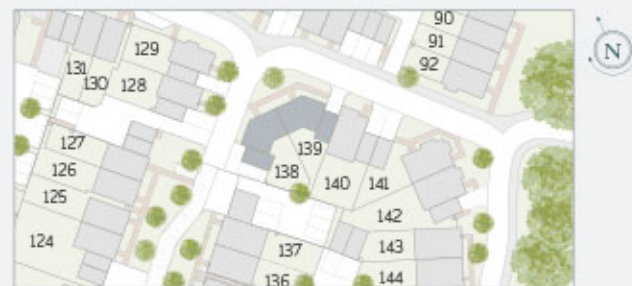


GROUND FLOOR

Living Room/ Dining	3.41 m x 5.63 m	11' 2" x 18' 6"
Kitchen/ Breakfast	2.54 m x 5.63 m	8' 4" x 18' 6"

FIRST FLOOR

Master Bedroom	2.94 m x 3.30 m	9' 8" x 10' 10"
Bedroom 2	3.32 m x 2.58 m	10' 11" x 8' 6"
Bedroom 3	2.64 m x 2.20 m	8' 8" x 7' 2"



B Boiler W Wardrobe C Cupboard ◀▶ Measurement points ---- Reduced ceiling height

Plot 139 is shown. *Plot 138 is handed.

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 80 ELM | 4 BEDROOM HOUSE

TOTAL AREA: 130 SQ M | 1407 SQ FT



GROUND FLOOR

Living Room	3.39 m x 4.61 m	11' 2" x 15' 1"
Kitchen	2.55 m x 2.85 m	8' 5" x 9' 4"
Dining	3.02 m x 4.37 m	9' 11" x 14' 4"
Study	3.39 m x 2.41 m	11' 2" x 7' 11"

FIRST FLOOR

Master Bedroom	3.62 m x 3.38 m	11' 10" x 11' 1"
Bedroom 2	4.14 m x 2.94 m	13' 6" x 9' 7"
Bedroom 3	3.47 m x 3.34 m	11' 4" x 10' 11"
Bedroom 4	3.47 m x 2.15 m	11' 4" x 7' 0"



B Boiler L Loft W Wardrobe C Cupboard ◀▶ Measurement points ---- Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 147
ELM | 4 BEDROOM HOUSE

TOTAL AREA: 131 SQ M | 1419 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.39 m x 4.61 m	11' 2" x 15' 1"
Kitchen	2.55 m x 2.85 m	8' 5" x 9' 4"
Dining	3.02 m x 4.37 m	9' 11" x 14' 4"
Study	3.39 m x 2.41 m	11' 2" x 7' 11"

Master Bedroom	4.51 m x 4.27 m	14' 9" x 14' 0"
Bedroom 2	2.95 m x 4.14 m	9' 8" x 13' 7"
Bedroom 3	3.35 m x 3.48 m	10' 12" x 11' 5"
Bedroom 4	2.15 m x 3.48 m	7' 1" x 11' 5"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 148
ELM | 4 BEDROOM HOUSE

TOTAL AREA: 132 SQ M | 1425 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.39 m x 4.61 m	11' 2" x 15' 1"
Kitchen	2.55 m x 2.85 m	8' 5" x 9' 4"
Dining	3.02 m x 4.37 m	9' 11" x 14' 4"
Study	3.39 m x 2.41 m	11' 2" x 7' 11"

Master Bedroom	4.51 m x 4.27 m	14' 9" x 14' 0"
Bedroom 2	2.95 m x 4.14 m	9' 8" x 13' 7"
Bedroom 3	3.35 m x 3.48 m	10' 12" x 11' 5"
Bedroom 4	2.15 m x 3.48 m	7' 1" x 11' 5"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 122 WILLOW | 4 BEDROOM HOUSE

TOTAL AREA: 132 SQ M | 1423 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.41 m x 5.23 m	11' 2" x 17' 2"	Master Bedroom	3.75 m x 3.75 m	12' 4" x 12' 4"
Kitchen / Dining	4.74 m x 5.23 m	15' 7" x 17' 2"	Bedroom 2	2.95 m x 4.04 m	9' 8" x 13' 3"
			Bedroom 3	2.92 m x 2.63 m	9' 7" x 8' 8"
			Bedroom 4	2.50 m x 2.63 m	8' 3" x 8' 8"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points ---- Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 140 CHESTNUT | 4 BEDROOM HOUSE

TOTAL AREA: 130 SQ M | 1407 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.39 m x 5.71 m	11' 2" x 18' 9"	Master Bedroom	4.45 m x 4.27 m	14' 7" x 14' 0"
Kitchen / Dining	5.62 m x 5.27 m	18' 5" x 17' 4"	Bedroom 2	2.95 m x 4.14 m	9' 8" x 13' 7"
			Bedroom 3	3.35 m x 3.48 m	10' 12" x 11' 5"
			Bedroom 4	2.15 m x 3.48 m	7' 1" x 11' 5"



B Boiler L Loft W Wardrobe C Cupboard ◀ ▶ Measurement points ---- Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 123 HORNBEAM | 4 BEDROOM HOUSE

TOTAL AREA: 108 SQ M | 1171 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.54 m x 4.66 m	11' 7" x 15' 4"
Kitchen	2.85 m x 3.23 m	9' 4" x 10' 7"
Dining	2.92 m x 4.42 m	9' 7" x 14' 6"

Master Bedroom	2.83 m x 2.88 m	9' 3" x 9' 5"
Bedroom 2	2.91 m x 2.91 m	9' 7" x 9' 7"
Bedroom 3	2.30 m x 2.88 m	7' 7" x 9' 5"
Bedroom 4	2.22 m x 2.18 m	7' 3" x 7' 2"



B Boiler L Loft W Wardrobe C Cupboard Measurement points Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOTS 136* & 137 HORNBEAM | 4 BEDROOM HOUSE

TOTAL AREA: 109 SQ M | 1173 SQ FT

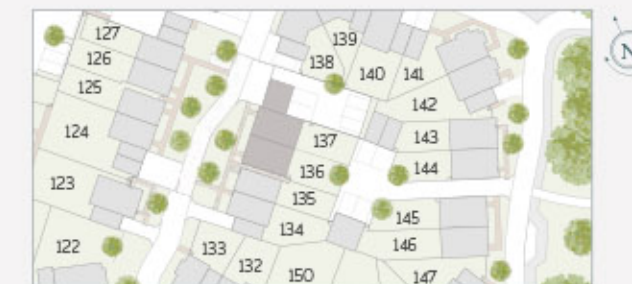


GROUND FLOOR

FIRST FLOOR

Living Room	3.54 m x 4.67 m	11' 7" x 15' 4"
Kitchen / Dining	5.81 m x 4.42 m	19' 1" x 14' 6"

Master Bedroom	3.39 m x 2.88 m	11' 1" x 9' 5"
Bedroom 2	3.48 m x 2.64 m	11' 5" x 8' 8"
Bedroom 3	2.31 m x 2.88 m	7' 7" x 9' 5"
Bedroom 4	2.22 m x 2.18 m	7' 3" x 7' 2"



B Boiler L Loft W Wardrobe C Cupboard Measurement points Reduced ceiling height

Plot 137 is shown. *Plot 136 is handed.
The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 141
HORNBEAM | 4 BEDROOM HOUSE

TOTAL AREA: 109 SQ M | 1173 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.54 m x 4.66 m	11' 7" x 15' 4"
Kitchen / Dining	5.81 m x 4.42 m	19' 1" x 14' 6"

Master Bedroom	3.39 m x 2.88 m	11' 1" x 9' 5"
Bedroom 2	3.48 m x 2.91 m	11' 5" x 9' 7"
Bedroom 3	2.31 m x 2.88 m	7' 7" x 9' 5"
Bedroom 4	2.22 m x 2.18 m	7' 3" x 7' 2"



B Boiler L Loft W Wardrobe C Cupboard Measurement points Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 142
HORNBEAM | 4 BEDROOM HOUSE

TOTAL AREA: 110 SQ M | 1189 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.54 m x 4.66 m	11' 7" x 15' 4"
Kitchen / Dining	5.81 m x 4.42 m	19' 1" x 14' 6"

Master Bedroom	3.39 m x 2.88 m	11' 1" x 9' 5"
Bedroom 2	3.48 m x 2.91 m	11' 5" x 9' 7"
Bedroom 3	2.31 m x 2.88 m	7' 7" x 9' 5"
Bedroom 4	2.22 m x 2.18 m	7' 3" x 7' 2"



B Boiler L Loft W Wardrobe C Cupboard Measurement points Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOTS 143*, 144, 145* & 146
HORNBEAM | 4 BEDROOM HOUSE

TOTAL AREA: 109 SQ M | 1173 SQ FT



GROUND FLOOR

FIRST FLOOR

Living Room	3.54 m x 4.66 m	11' 7" x 15' 4"
Kitchen	2.85 m x 3.23 m	9' 4" x 10' 7"
Dining	2.92 m x 4.42 m	9' 7" x 14' 6"

Master Bedroom	2.82 m x 2.88 m	9' 3" x 9' 5"
Bedroom 2	2.91 m x 2.91 m	9' 7" x 9' 7"
Bedroom 3	2.31 m x 2.88 m	7' 7" x 9' 5"
Bedroom 4	2.22 m x 2.18 m	7' 3" x 7' 2"



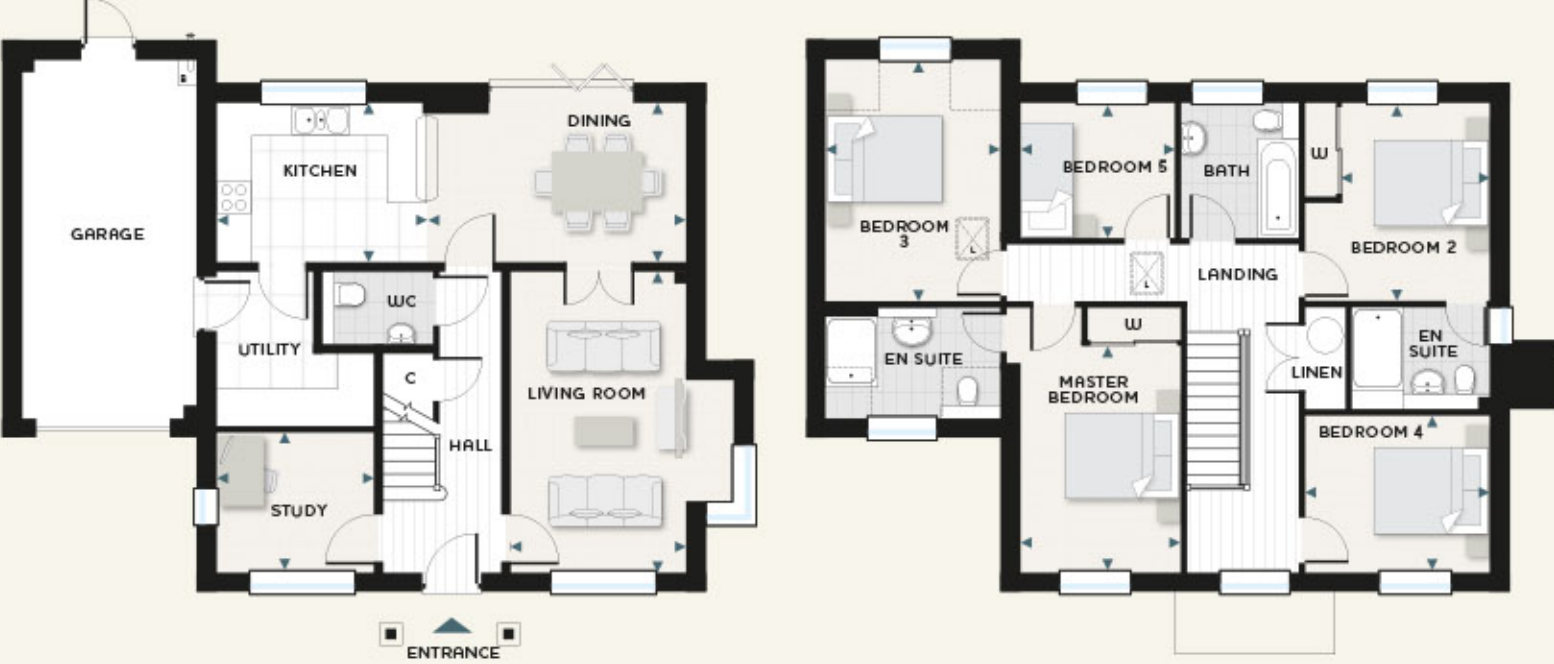
B Boiler L Loft W Wardrobe C Cupboard < > Measurement points - - - Reduced ceiling height

Plots 144 and 146 are shown. *Plots 143 and 145 are handed. Please speak to sales agent about positioning of garages.

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 82
REDLANDS | 5 BEDROOM HOUSE

TOTAL AREA: 151 SQ M | 1626 SQ FT

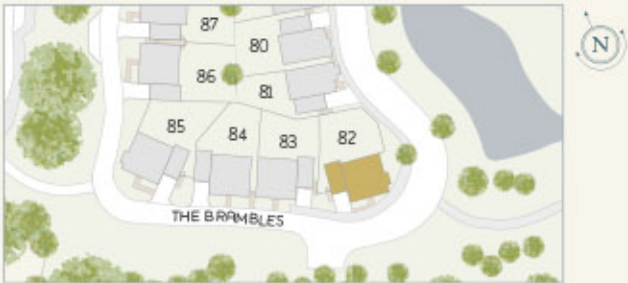


GROUND FLOOR

FIRST FLOOR

Living Room	5.12 m x 3.00 m	16' 8" x 9' 9"
Kitchen	3.84 m x 2.72 m	12' 6" x 8' 9"
Dining	4.21 m x 2.72 m	13' 8" x 8' 9"
Study	2.68 m x 2.29 m	8' 8" x 7' 5"

Master Bedroom	2.73 m x 3.84 m	8' 11" x 12' 7"
Bedroom 2	2.50 m x 3.37 m	8' 3" x 11' 1"
Bedroom 3	2.95 m x 4.11 m	9' 8" x 13' 6"
Bedroom 4	3.15 m x 2.66 m	10' 4" x 8' 9"
Bedroom 5	2.64 m x 2.29 m	8' 8" x 7' 6"



B Boiler L Loft W Wardrobe C Cupboard < > Measurement points - - - Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOTS 84 & 150*

REDLANDS | 5 BEDROOM HOUSE

TOTAL AREA: 149 SQ M | 1610 SQ FT



GROUND FLOOR

Living Room	3.00 m x 5.12 m	9' 10" x 16' 10"
Kitchen	3.84 m x 2.72 m	12' 7" x 8' 11"
Dining	4.12 m x 2.72 m	13' 6" x 8' 11"
Study	2.69 m x 2.29 m	8' 10" x 7' 6"

FIRST FLOOR

Master Bedroom	2.73 m x 3.84 m	8' 11" x 12' 7"
Bedroom 2	2.50 m x 3.37 m	8' 3" x 11' 1"
Bedroom 3	2.95 m x 4.11 m	9' 8" x 13' 6"
Bedroom 4	3.15 m x 2.66 m	10' 4" x 8' 9"
Bedroom 5	2.64 m x 2.29 m	8' 8" x 7' 6"



B Boiler L Loft W Wardrobe C Cupboard Measurement points Reduced ceiling height

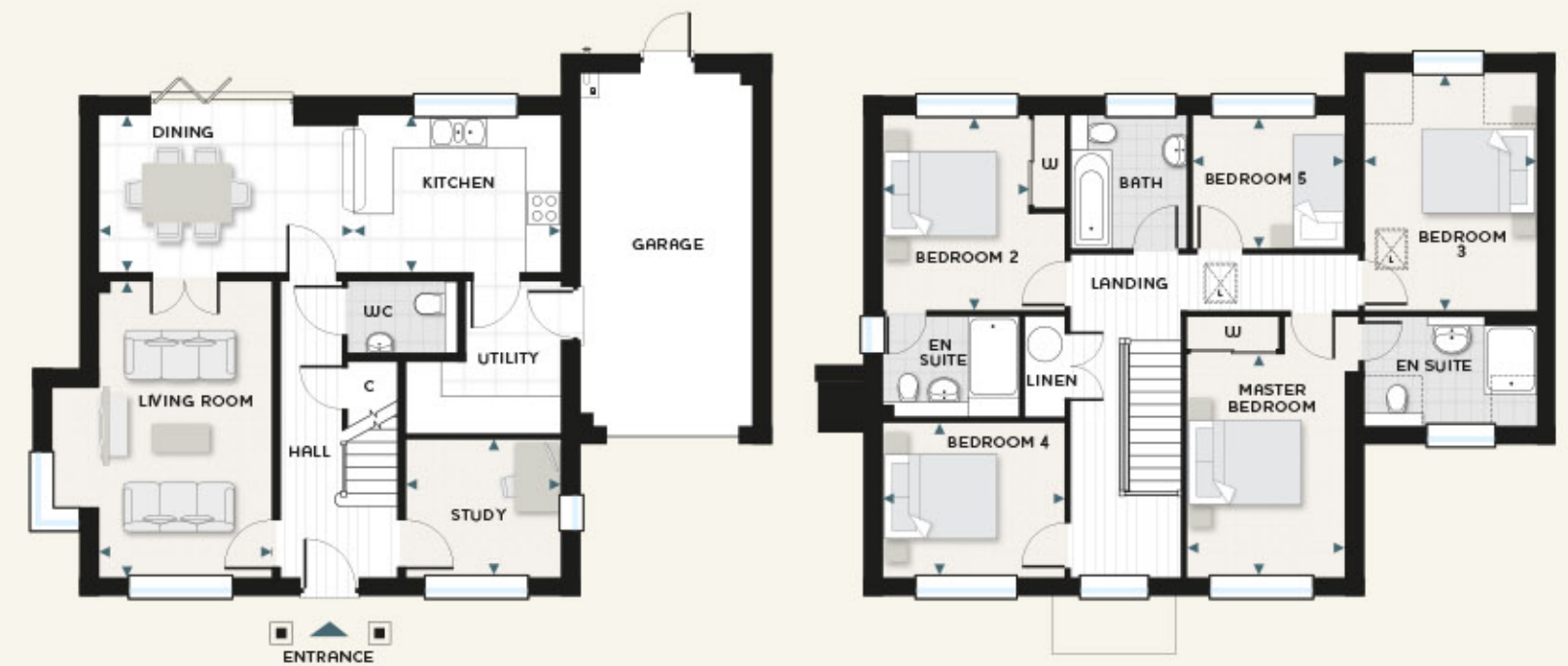
Plot 84 shown. *Total area to plot 150: 168 sq m | 1808 sq ft.

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOT 85

REDLANDS | 5 BEDROOM HOUSE

TOTAL AREA: 151 SQ M | 1626 SQ FT



GROUND FLOOR

Living Room	5.13 m x 3.01 m	16' 9" x 9' 10"
Kitchen	3.84 m x 2.72 m	12' 7" x 8' 11"
Dining	4.12 m x 2.72 m	13' 6" x 8' 11"
Study	2.69 m x 2.29 m	8' 9" x 7' 6"

FIRST FLOOR

Master Bedroom	4.50 m x 2.73 m	14' 9" x 8' 11"
Bedroom 2	3.16 m x 3.37 m	10' 4" x 11' 0"
Bedroom 3	4.11 m x 2.95 m	13' 5" x 9' 8"
Bedroom 4	3.16 m x 3.02 m	10' 4" x 9' 10"
Bedroom 5	2.30 m x 2.64 m	7' 6" x 8' 8"



B Boiler L Loft W Wardrobe C Cupboard Measurement points Reduced ceiling height

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

PLOTS 86 & 149

REDLANDS | 5 BEDROOM HOUSE

TOTAL AREA: 149 SQ M | 1610 SQ FT



GROUND FLOOR

Living Room	3.00 m x 5.12 m	9'10" x 16'10"
Kitchen	3.84 m x 2.72 m	12' 7" x 8' 11"
Dining	4.12 m x 2.72 m	13' 6" x 8' 11"
Study	2.69 m x 2.29 m	8' 10" x 7' 6"

FIRST FLOOR

Master Bedroom	2.73 m x 3.84 m	8' 11" x 12' 7"
Bedroom 2	2.50 m x 3.37 m	8' 3" x 11' 1"
Bedroom 3	2.95 m x 4.11 m	9' 8" x 13' 6"
Bedroom 4	3.15 m x 2.66 m	10' 4" x 8' 9"
Bedroom 5	2.64 m x 2.29 m	8' 8" x 7' 6"



B Boiler L Loft W Wardrobe C Cupboard Measurement points Reduced ceiling height

Plot 86 shown. *Total area to plot 149: 168 sq m | 1808 sq ft

The dimensions shown on the floorplans are approximate. Each home is built individually so the precise measurements may vary from those shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

SPECIFICATION

KITCHENS

- Stylish fitted kitchens with postformed work surfaces and upstands (choice subject to stage of construction)
- Siemens double oven to four and five bedroom properties
- Siemens single oven to two and three bedroom properties
- Siemens gas on glass hob
- Stainless steel chimney hood and splashback
- Franke stainless steel one-and-a-half bowl sink complete with mixer tap
- Floor tiling by Minoli
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer to all two, three and four bedroom houses. Five bedroom houses have an integrated fridge and space for a fridge/freezer in the utility room
- Plumbing for washing machine in utility room to five bedroom houses and to kitchen in all other plots

BATHROOMS & EN SUITES

- Villeroy & Boch white sanitaryware with off the floor W/C and semi pedestal wash hand basins
- Hansgrohe taps to wash hand basins
- Hansgrohe bath mixer in chrome with shower attachment
- Bath screen
- Shower cubicles with sliding or pivot door and Hansgrohe thermostatic shower
- Bathroom to five bedroom houses has splashback to main bathroom basin
- Quality wall and floor tiling from Minoli, full height to wet areas and half height to walls with sanitaryware.
- Shaver socket to main en suite and bathroom
- Heated chrome towel rail with a summer circuit to bathroom and en suites

HEATING & ENERGY EFFICIENCY

- Gas fired central heating with energy efficient Potterton condensing boiler and thermostatic valves to all radiators so that each room can be independently controlled
- Energy efficient bulbs to all rooms
- Solar PV panels to all properties

INTERNAL FINISHES & ELECTRICS

- Timber staircase with beeswax finish to hardwood handrail and spindles
- Internal doors by Vicaima, flush oak wood effect with chrome ironmongery
- Fitted wardrobes to bedroom 1 in all houses and to bedrooms 1 and 2 in four and five bedroom properties
- Contemporary skirtings and architraves finished in Dulux white diamond satinwood
- Choice from four Dulux paint colours to walls subject to stage of construction
- TV/FM/Sky+ master plate to living room, dining area and all bedrooms†
- Star wired BT points to living room, dining area and all bedrooms
- Switches and sockets to be white throughout, except kitchen, which will have satin chrome finish
- Spur and BT point for burglar alarm
- Log burners and stone hearths for plots 82, 85, 122, 133 and 141

EXTERNAL FEATURES & SECURITY

- Composite front doors with 3 point locking system
- Outside light with photocell and timer to front door with point provided for rear lighting
- UPVC windows and rear/casement doors with chrome ironmongery. Bi-fold sliding doors to four and five bedroom properties (see floorplans for further details)
- Turf to all gardens
- Buff riven paving to pathways and patio areas
- Garden sheds and water butts to all plots
- Parking including car barns and garages (please refer to sales advisor for details)
- Maintained landscaped areas incorporating a Trim Trail*

† Subject to installation of dish and subscription and purchase of optional distribution amp if required to two or more rooms.

* Subject to estate change.

BETTER WAYS TO LIVE



Photographs depict (from left to right, top to bottom) Marlborough Place, Ripley; The Grove, Broadbridge Heath; Cereston, Billingshurst; Queens Wharf, London W6

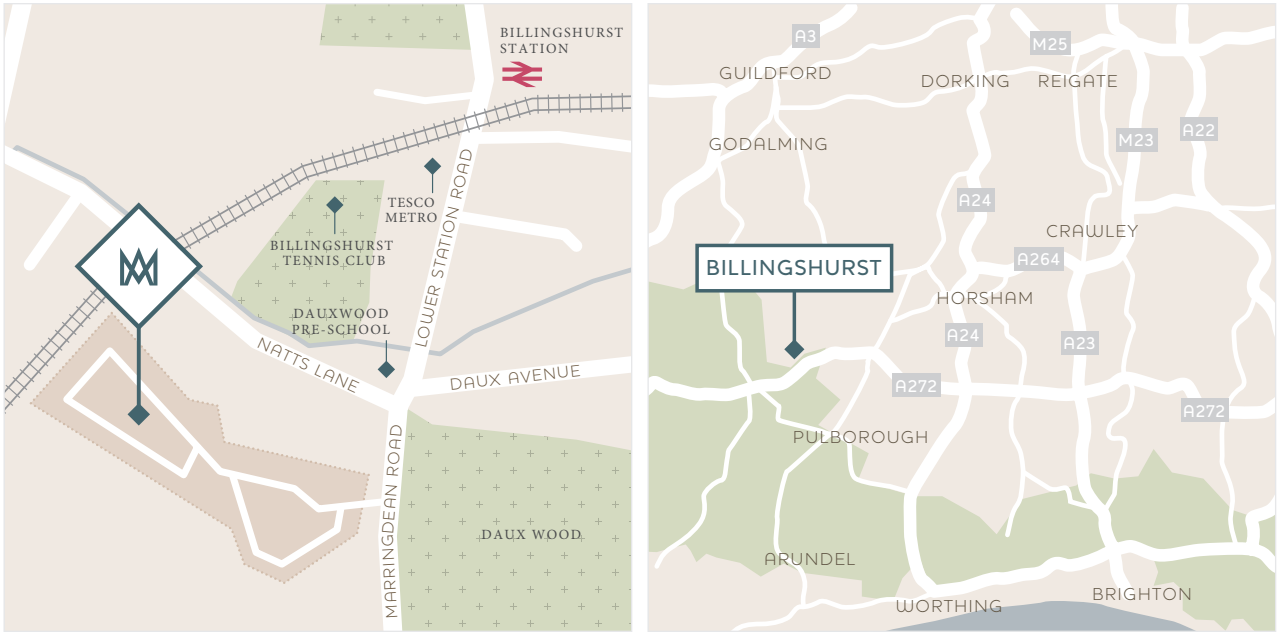
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Photograph depicts Cereston, Billingshurst.

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From Billingshurst High Street (A272), take the first exit at the roundabout onto Alicks Hill followed by a left turn on to Station Road. Continue along Lower Station Road past Billingshurst Station on your left. Continue along Marringdean Road and you will find Marringdean Acres on your right.

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