

THE GROVE



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Welcome to The Grove

The Grove is an intimate collection of 3 and 4 bedroom homes in one of Horsham's most sought-after areas.

Set in charming Broadbridge Heath, The Grove is ideally located within close proximity to picturesque countryside whilst retaining excellent city connections.

Homes at The Grove are designed to meet the modern needs of residents looking for high specification homes, whilst enjoying all the pleasures of a relaxed community atmosphere.

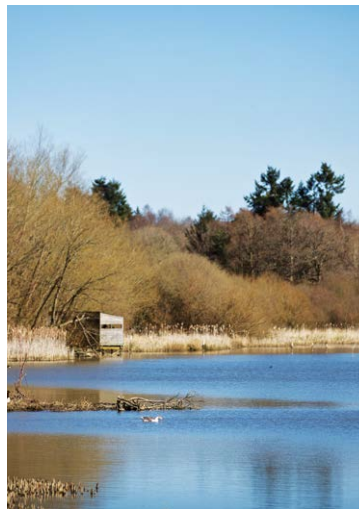
Broadbridge Heath

Broadbridge Heath is set amongst some of England's most picturesque countryside. It also offers a growing cluster of amenities within a real community.

A classically English setting with only 3,000 residents at the last census, Broadbridge Heath retains the feel of a village, without compromising on accessible amenities. Its residents benefit from a range of options including a characterful mix of boutiques in nearby Horsham to the impressive retail parks that you'll find on the outskirts of the area.



Above
Swan Walk clock tower in Horsham, Warnham Local Nature Reserve



Right
Beachy Head



Horsham and Sussex

Dating back to AD947, Horsham is the quintessential market town, growing through the years as a centre of livestock trading through periods when it was known for brewing, brickmaking and iron-smelting. In the modern era, leading industries have been to the fore, with high profile, key employers in the area.

Horsham is ideally located, with London just 30 miles to the North and the stunning Sussex coastline, with its variety of resorts from the Regency splendour and vibrant nightlife of Brighton, to the more genteel atmosphere of Worthing, Chichester or The Witterings.

The jewel in the West Sussex crown lies just south of Horsham. The South Downs is a National Park recognised as an Area of Outstanding Natural Beauty and one of the most photogenic places in the UK. The Surrey Hills, another Area of Outstanding Natural Beauty, are also within easy reach, as are towns such as Reigate and Dorking.

Drink and dine

There's a veritable wealth of dining and drinking options in the Horsham area, a town that's really coming to the fore in the modern British dining scene. Leading the charge is Tristan, a restaurant awarded a Michelin star in 2013. Other renowned venues include The Pass at South Lodge Hotel, which is also Michelin-starred, Artisan Patisserie and Lottie's Fayre. There is also a range of pubs including the ever-popular Ye Old Stout House.

In Broadbridge Heath itself, the Shelley Arms, named after locally born poet Percy Bysshe Shelley, is a classic country pub, warm and welcoming, with homemade food and ales sourced from local suppliers.



Clockwise
The Black Jug, Côte, Bills, Pizza Express

Shopping around

Residents at The Grove have an array of retail options close by. Horsham is rich in its offering, with shops catering for everyday essentials through to niche requirements, from national brands to local specialists. With Carfax at the centre, it's a bustling town, with Swan Walk and the Forum either side of West Street. Then there's East Street, bustling in character it is a rich array of specialist shops and restaurants each accessible from a quaint network of adjoining passageways and mews. Meanwhile the Causeway, to the south of the centre, offers more tranquil browsing of furniture and antique shops, along with leisure options like Horsham Museum. Every Saturday sees the Bishopric host a market with plenty of local produce on offer.

Broadbridge Heath itself offers all of life's daily essentials; from the village store to the dry cleaners, the barbers and the village Post Office. The Newbridge Nurseries garden centre is a local treasure too and has recently been joined by Stook's Cafe, offering mouthwatering local produce.



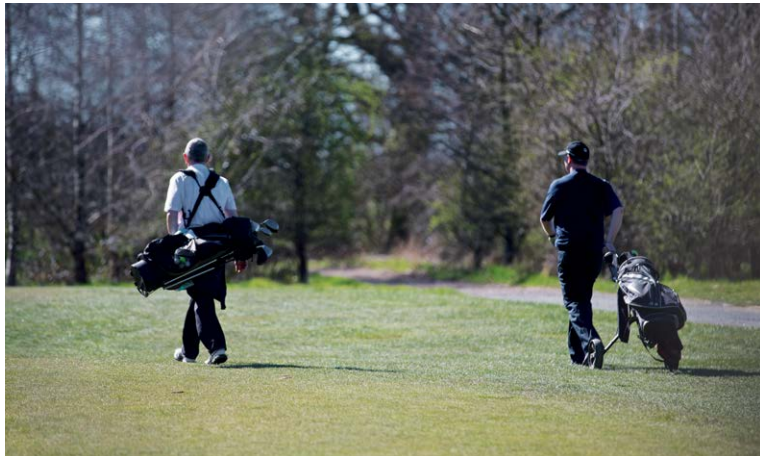
Above
Shopping on North Street

Parks and sport

Broadbridge Heath is rich in green, open space; the perfect setting for walks, bicycle rides and enjoying life's simple pleasures.

Make use of the vast expanses of Horsham Park where you can enjoy the beautiful public spaces, or be more adventurous and join the orienteers who delve further into the park. The park also boasts tennis courts, skate parks, sports pitches and the Pavilions – a leisure centre featuring a swimming pool and a gym.

Golf enthusiasts meanwhile will enjoy the range of courses that surround Broadbridge Heath, with the Rookwood and Slinfold all less than two kilometres away. There are also plans for more leisure facilities at the Broadbridge Heath Quadrant, including an ice rink and indoor bowling.



Above
Rookwood Golf Course, Horsham Park

Local is good

The area surrounding Broadbridge Heath boasts a strong community spirit. It's somewhere independent shops and market traders thrive – from the award-winning Horsham Local Produce Market to themed market days. The quaintness of such amenities mean it's easy to feel at home very quickly here.



Above
Carfax Market in Horsham



From Broadbridge Heath

Broadbridge Heath and Horsham itself, a mile to the east, are divided neatly by the A24, the trunk road linking London and the M25 to the South Coast. A short journey eastwards takes you to Crawley and Brighton.

The Grove gives residents the perfect balance of tranquil country life that's just a short commute to the City. By rail, it's less than an hour to central London and Brighton. There are trains every 20 minutes (more at peak times) from Horsham to London Bridge in the City and London Victoria for the West End, along with connecting services to Three Bridges. Heading south, there are at least two trains to Brighton every hour.

...to Horsham

| | |
|---------|---------|
| Driving | 9 mins |
| By Bus | 16 mins |
| Cycling | 12 mins |
| Walking | 34 mins |

...to Crawley

| | |
|---------|---------|
| Driving | 17 mins |
| By Bus | 41 mins |

...to East Grinstead

| | |
|---------|---------|
| Driving | 31 mins |
|---------|---------|

...to Brighton

| | |
|----------|---------|
| Driving | 39 mins |
| By Train | 59 mins |

...to central London

| | |
|----------|--------------|
| Driving | 1 hr 30 mins |
| By Train | 1 hr |

...to Gatwick Airport

| | |
|----------|---------|
| Driving | 22 mins |
| By Train | 22 mins |

Travel times source: Google Maps, Traveline & National Rail. Train times are from Horsham railway station.

Your home at The Grove



12

13

Above
The Oaks

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Photography depicts previous FABRICA development and is indicative only.



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Specification

Kitchens

- Stylish fully fitted kitchens with laminate worktops and upstands.
- Franke stainless steel one and a half bowl sink complete with mixer tap.
- Integrated Siemens appliances including double oven to 4 bed houses, single oven to 3 bed houses, glass hob, fridge freezer and dishwasher.
- Stainless steel extractor hood.
- Plumbing for washing machine.
- Ceramic floor tiles by Minoli.
- Walls to be painted in Dulux Gardenia with wet areas in white.
- Carpet to all rooms excluding wet areas.
- TV/FM/SKY+ to living room and all bedrooms.
- BT points to living room and all bedrooms.
- White switches and sockets throughout excluding the kitchen, which will have satin chrome finish.
- Provision made for wireless burglar alarm.

Bathrooms and en-suites

- Fully fitted bathrooms with Villeroy & Boch sanitaryware and Hansgrohe mixer taps.
- Bath with bath screen to family bathroom.
- Shower cubicles with sliding or pivot doors and Hansgrohe thermostatic shower to en-suite.
- Chrome heated towel rail to bathroom and en-suite.
- Ceramic wall and floor tiles by Minoli, full height to bath and shower areas and half height to walls with sanitaryware.

Internal finishes and electrics

- Solid internal doors by Vicaima, flush oak wood effect with chrome ironmongery.
- Timber staircase and oak hardwood handrail and spindles.
- Fitted wardrobes with sliding doors to bedroom 1.

Heating and energy efficiency

- Gas central heating with energy efficient BAXI condensing boiler and thermostatic valves to all radiators so that each room can be independently controlled.
- Solar photovoltaic panels.
- Energy efficient light bulbs to all rooms.

External features and security

- Composite front door with multi-point locking system and polished chrome ironmongery.
- Outside light to front door.
- White UPVC windows with chrome ironmongery.
- Turf to gardens.
- Buff riven paving to pathways and patio areas.

Build guarantee

- NHBC warranty.

The Grove Site Plan



Site plan illustration for indicative purposes only. 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.



The plans



The dimensions shown on the floorplans are approximate. Each home is built individually and precise measurements may vary from that 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.

Key: W = Fitted wardrobe, Cpd = Linen cupboard

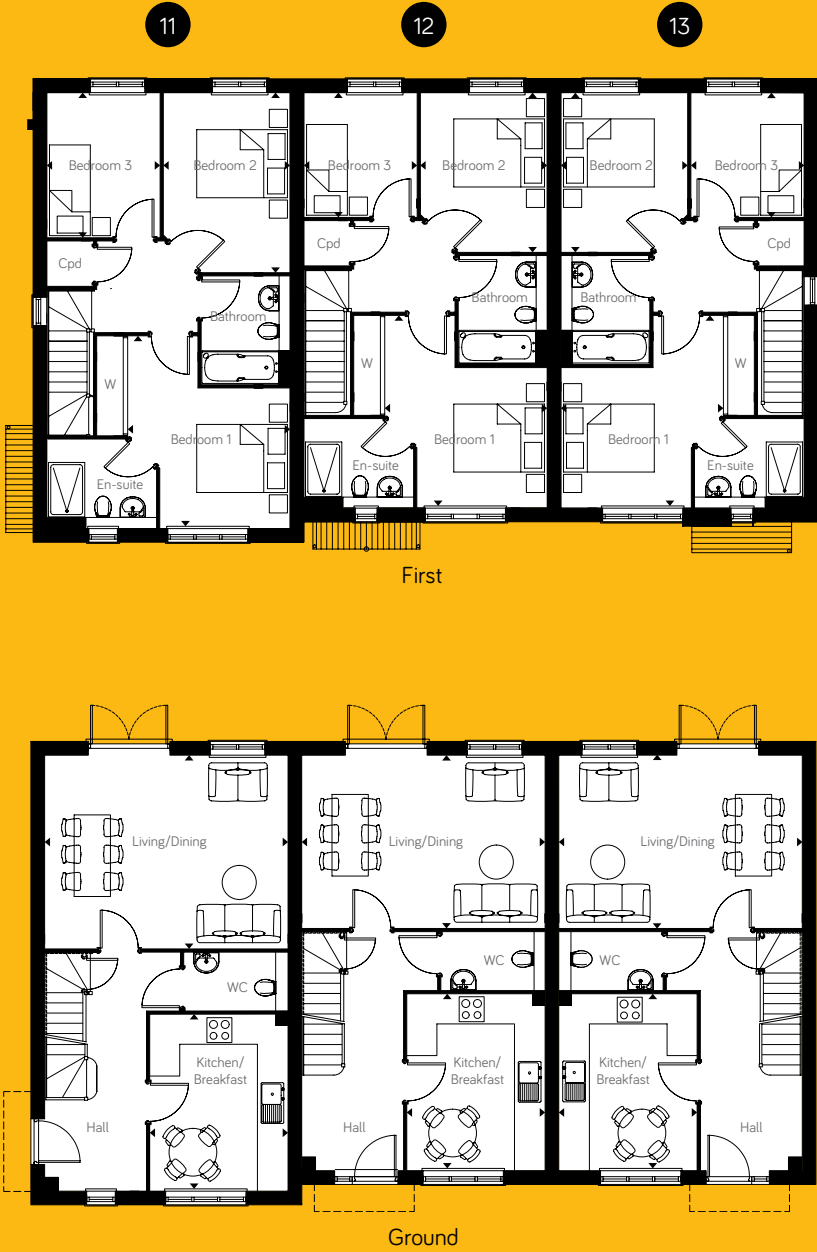


Above
The Birches & The Oaks

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The Oaks 11-13

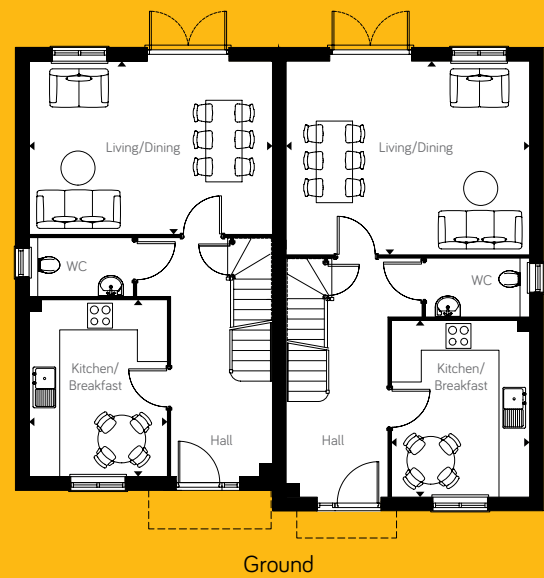
3 bedroom



| Plot 11 | 1,098 sq ft / 102 sq m | | Plot 12 and Plot 13 | 1,044 sq ft / 97 sq m | |
|-------------------|------------------------|---------------|---------------------|-----------------------|---------------|
| Living/Dining | 17'5" x 13'10" | 5.32 x 4.22 m | Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m |
| Bedroom 1 | 11'5" x 13'9" | 3.47 x 4.20 m | Bedroom 1 | 11'5" x 13'9" | 3.47 x 4.20 m |
| Bedroom 2 | 9'0" x 12'10" | 2.75 x 3.92 m | Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m |
| Bedroom 3 | 8'0" x 10'4" | 2.45 x 3.15 m | Bedroom 3 | 8'0" x 8'10" | 2.45 x 2.70 m |

The Oaks 14-15

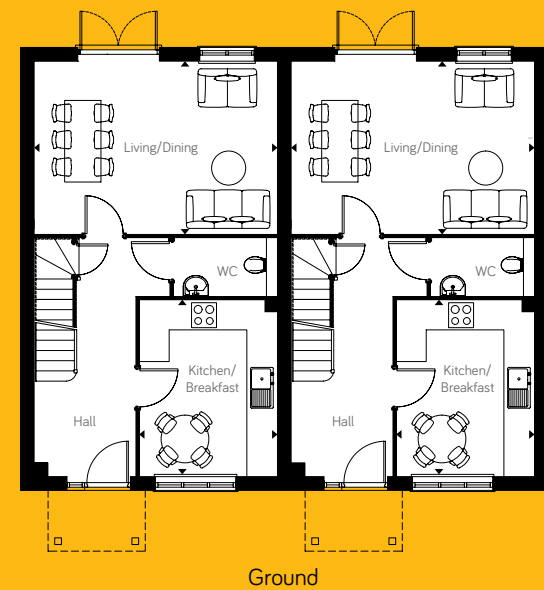
3 bedroom



| Plot 14 | 1,044 sq ft / 97 sq m | | Plot 15 | 1,098 sq ft / 102 sq m | |
|-------------------|-----------------------|---------------|-------------------|------------------------|---------------|
| Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | Living/Dining | 17'5" x 13'10" | 5.32 x 4.22 m |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | Kitchen/Breakfast | 9'10" x 11'10" | 3.00 x 3.61 m |
| Bedroom 1 | 11'10" x 13'7" | 3.62 x 4.15 m | Bedroom 1 | 11'10" x 13'7" | 3.62 x 4.15 m |
| Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | Bedroom 2 | 9'0" x 12'10" | 2.75 x 3.92 m |
| Bedroom 3 | 8'0" x 8'8" | 2.45 x 2.65 m | Bedroom 3 | 8'0" x 10'4" | 2.45 x 3.15 m |

The Oaks 16-17

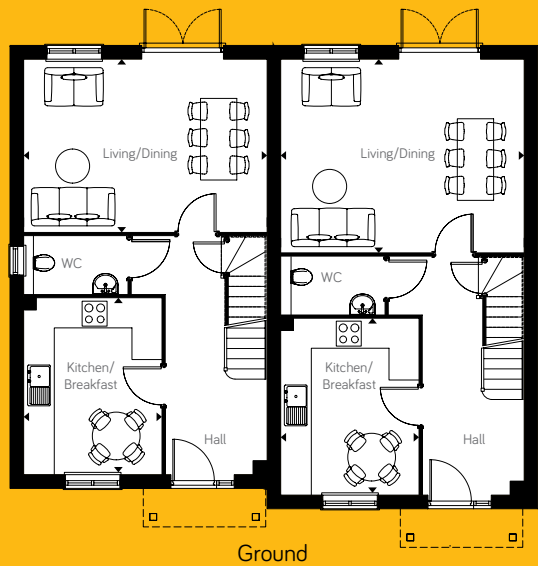
3 bedroom



| Plot 16 | 1,044 sq ft / 97 sq m | | Plot 17 | 1,044 sq ft / 97 sq m | |
|-------------------|-----------------------|---------------|-------------------|-----------------------|---------------|
| Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m |
| Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m |
| Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m |
| Bedroom 3 | 8'0" x 8'10" | 2.45 x 2.70 m | Bedroom 3 | 8'0" x 8'10" | 2.45 x 2.70 m |

The Oaks 18-19

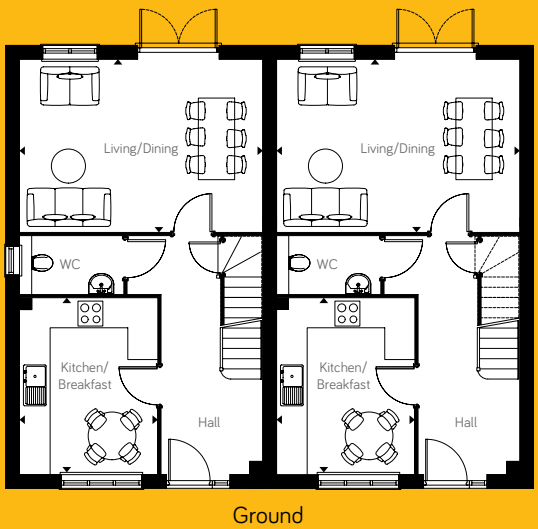
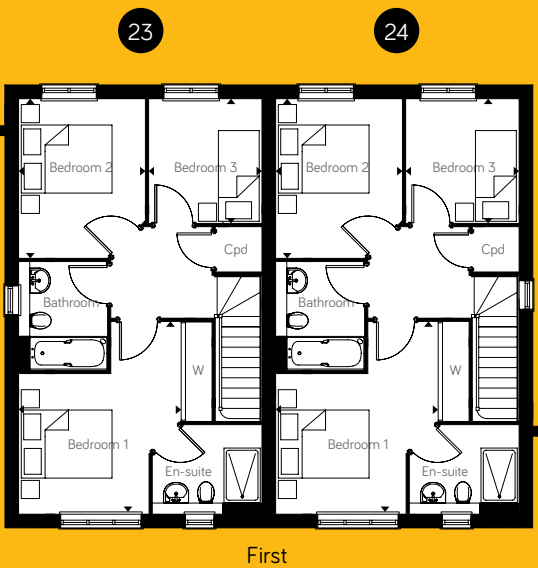
3 bedroom



| Plot 18 | 1,044 sq ft / 97 sq m | | | Plot 19 | 1,098 sq ft / 102 sq m | | |
|-------------------|-----------------------|---------------|--|-------------------|------------------------|---------------|--|
| Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | | Living/Dining | 17'5" x 13'10" | 5.32 x 4.22 m | |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | | Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | |
| Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | | Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | |
| Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | | Bedroom 2 | 9'0" x 14'4" | 2.75 x 4.38 m | |
| Bedroom 3 | 8'0" x 8'8" | 2.45 x 2.65 m | | Bedroom 3 | 8'0" x 10'4" | 2.45 x 3.15 m | |

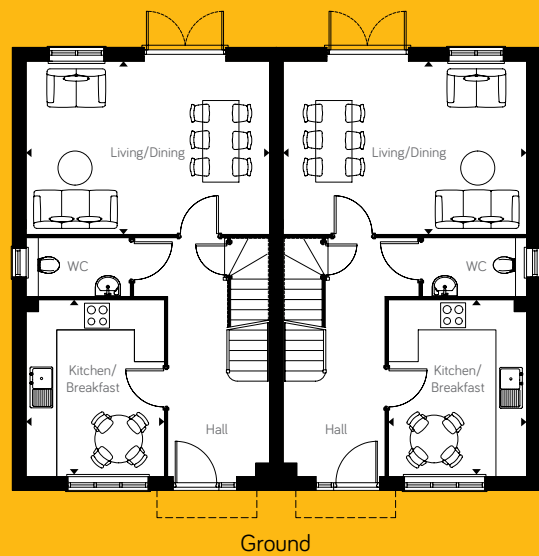
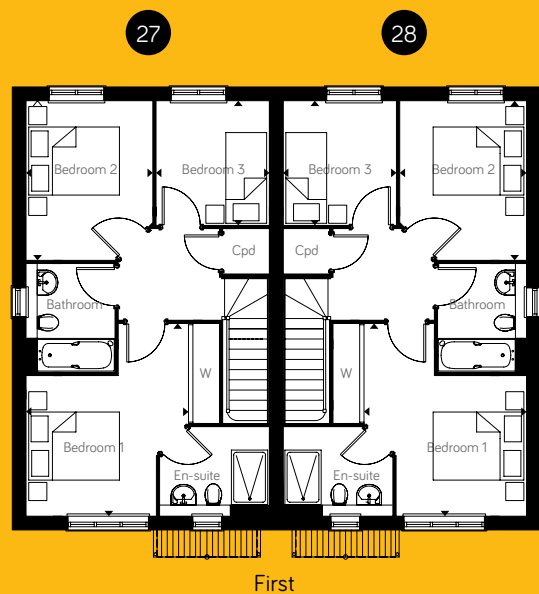
The Oaks 23-24

3 bedroom



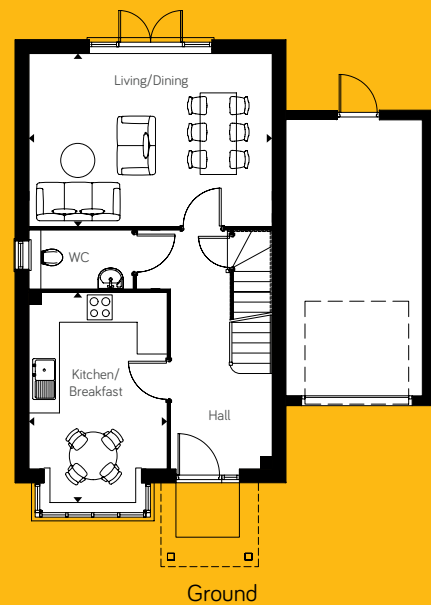
| Plot 23 | 1,044 sq ft / 97 sq m | | | Plot 24 | 1,044 sq ft / 97 sq m | | |
|-------------------|-----------------------|---------------|--|-------------------|-----------------------|---------------|--|
| Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | | Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | | Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | |
| Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | | Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | |
| Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | | Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | |
| Bedroom 3 | 8'0" x 8'10" | 2.45 x 2.70 m | | Bedroom 3 | 8'0" x 8'10" | 2.45 x 2.70 m | |

The Oaks 27–28
3 bedroom



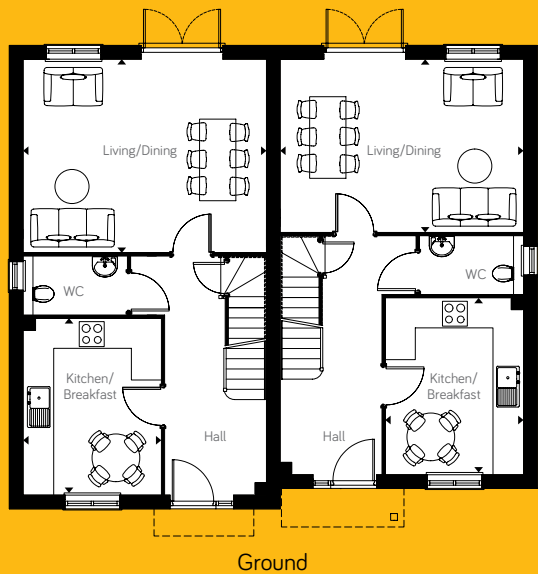
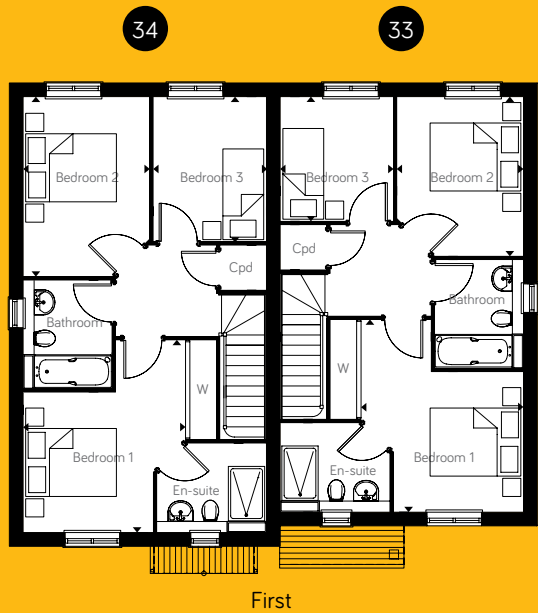
| Plot 27 | 1,044 sq ft / 97 sq m | | | Plot 28 | 1,044 sq ft / 97 sq m | | |
|-------------------|-----------------------|---------------|--|-------------------|-----------------------|---------------|--|
| Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | | Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | | Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | |
| Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | | Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | |
| Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | | Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | |
| Bedroom 3 | 8'0" x 7'7" | 2.45 x 2.32 m | | Bedroom 3 | 8'0" x 7'7" | 2.45 x 2.32 m | |

The Oaks 29
3 bedroom



| Plot 29 | 1,055 sq ft / 98 sq m | | |
|-------------------|-----------------------|---------------|--|
| Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m | |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m | |
| Bedroom 1 | 11'4" x 13'7" | 3.45 x 4.15 m | |
| Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m | |
| Bedroom 3 | 8'0" x 8'10" | 2.45 x 2.70 m | |

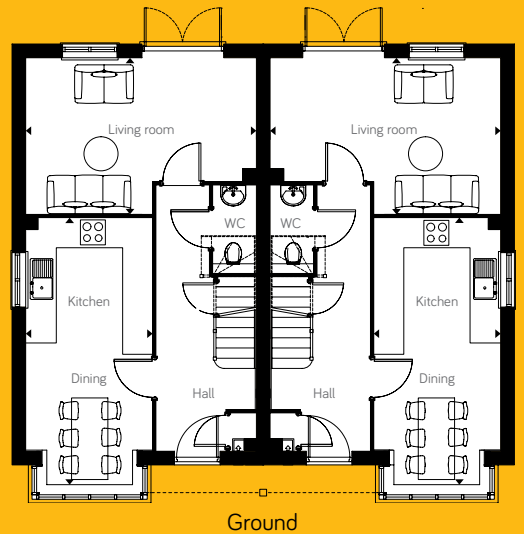
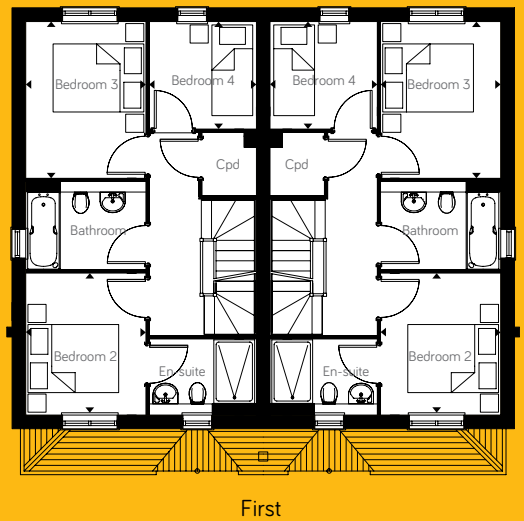
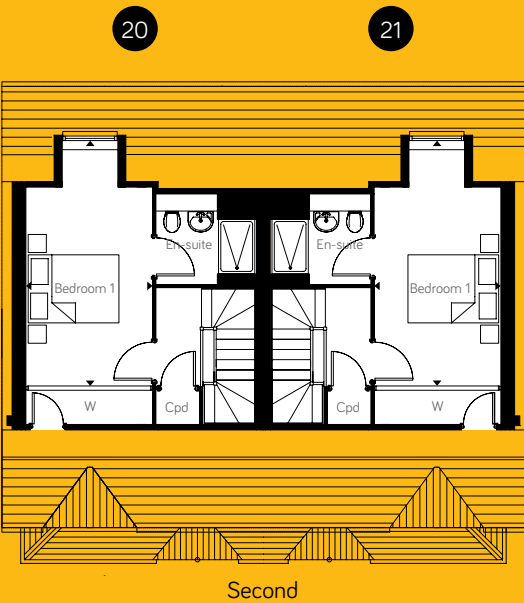
The Oaks 33–34
3 bedroom



| Plot 34 | 1,098 sq ft / 102 sq m | |
|-------------------|------------------------|---------------|
| Living/Dining | 17'5" x 13'10" | 5.32 x 4.22 m |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m |
| Bedroom 1 | 11'8" x 13'9" | 3.56 x 4.20 m |
| Bedroom 2 | 9'0" x 12'10" | 2.75 x 3.92 m |
| Bedroom 3 | 8'0" x 10'4" | 2.45 x 3.15 m |

| Plot 33 | 1,044 sq ft / 97 sq m | |
|-------------------|-----------------------|---------------|
| Living/Dining | 17'5" x 12'4" | 5.32 x 3.77 m |
| Kitchen/Breakfast | 9'10" x 12'8" | 3.00 x 3.85 m |
| Bedroom 1 | 11'8" x 13'9" | 3.56 x 4.20 m |
| Bedroom 2 | 9'0" x 11'5" | 2.75 x 3.47 m |
| Bedroom 3 | 8'0" x 12'1" | 2.45 x 3.70 m |

The Birches 20–21
4 bedroom

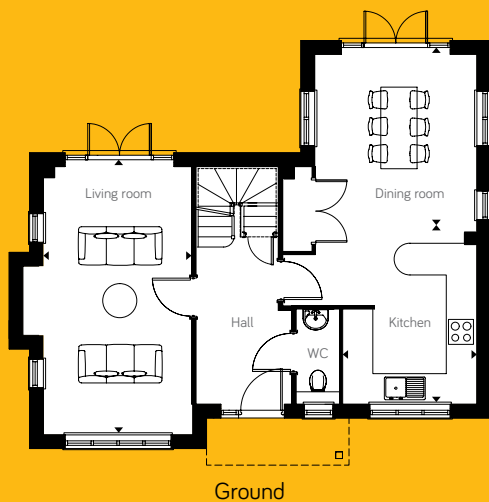
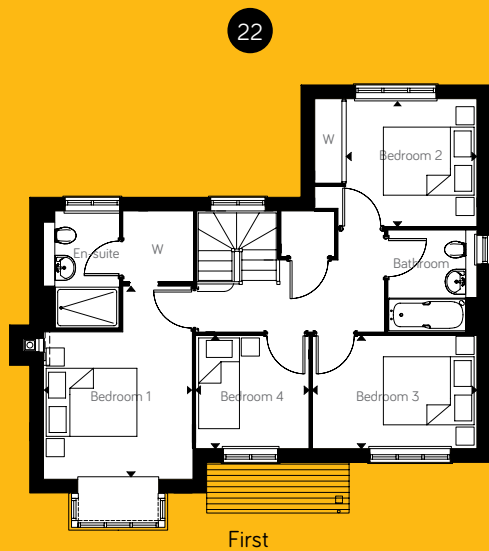


| Plot 20 | 1,249 sq ft / 116 sq m | |
|----------------|------------------------|---------------|
| Living room | 16'6" x 11'2" | 5.04 x 3.41 m |
| Kitchen/Dining | 9'0" x 19'4" | 2.75 x 5.89 m |
| Bedroom 1 | 9'0" x 17'1" | 2.75 x 5.22 m |
| Bedroom 2 | 8'6" x 10'1" | 2.60 x 3.08 m |
| Bedroom 3 | 8'6" x 11'2" | 2.60 x 3.41 m |
| Bedroom 4 | 7'7" x 7'7" | 2.32 x 2.32 m |

| Plot 21 | 1,231 sq ft / 114 sq m | |
|----------------|------------------------|---------------|
| Living room | 16'6" x 11'2" | 5.04 x 3.41 m |
| Kitchen/Dining | 9'0" x 19'4" | 2.75 x 5.89 m |
| Bedroom 1 | 9'0" x 17'1" | 2.75 x 5.22 m |
| Bedroom 2 | 8'6" x 10'1" | 2.60 x 3.08 m |
| Bedroom 3 | 8'6" x 11'2" | 2.60 x 3.41 m |
| Bedroom 4 | 7'7" x 7'7" | 2.32 x 2.32 m |

The Birches 22

4 bedroom



| Plot 22 | 1,295 sq ft / 120 sq m | |
|-------------|------------------------|---------------|
| Living room | 10'7" x 19'3" | 3.22 x 5.87 m |
| Dining room | 10'9" x 11'6" | 3.29 x 3.51 m |
| Kitchen | 9'6" x 14'2" | 2.91 x 4.33 m |
| Bedroom 1 | 10'7" x 13'7" | 3.23 x 4.15 m |
| Bedroom 2 | 9'1" x 7'8" | 2.78 x 2.33 m |
| Bedroom 3 | 11'9" x 8'0" | 3.58 x 2.45 m |
| Bedroom 4 | 8'0" x 8'0" | 2.45 x 2.45 m |

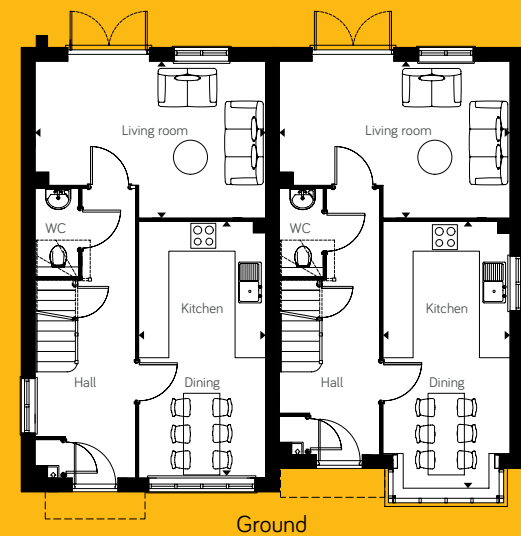
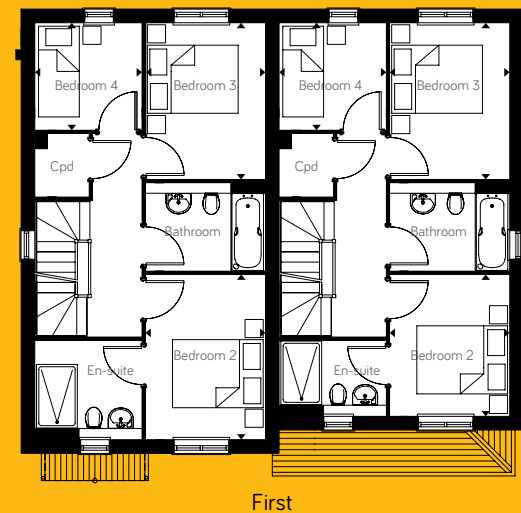
The Birches 25–26

4 bedroom



| Plot 25 | 1,270 sq ft / 118 sq m | |
|----------------|------------------------|---------------|
| Living room | 16'6" x 11'2" | 5.04 x 3.41 m |
| Kitchen/Dining | 9'0" x 18'5" | 2.75 x 5.61 m |
| Bedroom 1 | 9'0" x 17'1" | 2.75 x 5.22 m |
| Bedroom 2 | 8'6" x 11'6" | 2.60 x 3.50 m |
| Bedroom 3 | 8'6" x 11'2" | 2.60 x 3.41 m |
| Bedroom 4 | 7'7" x 7'7" | 2.32 x 2.32 m |

| Plot 26 | 1,231 sq ft / 114 sq m | |
|----------------|------------------------|---------------|
| Living room | 16'6" x 11'2" | 5.04 x 3.41 m |
| Kitchen/Dining | 9'0" x 19'3" | 2.75 x 5.89 m |
| Bedroom 1 | 9'0" x 17'1" | 2.75 x 5.22 m |
| Bedroom 2 | 8'6" x 11'1" | 2.60 x 3.38 m |
| Bedroom 3 | 8'6" x 11'2" | 2.60 x 3.41 m |
| Bedroom 4 | 7'7" x 7'7" | 2.32 x 2.32 m |



Better ways to live

FABRICA is part of an award-winning property business, building thoughtfully designed homes in carefully considered locations. From luxury developments to perfectly formed starter homes, every FABRICA development reflects our dedication to high-quality, sustainable living and exceptional customer service.

Because we manage and maintain the developments we build, our commitment to customers continues long after the final brick is laid. Our developments are built to last and our property management team constantly strives to provide excellent service to our residents.

Backed by one of the UK's largest developers, the A2Dominion Group, we manage and maintain the properties we develop and our commitment to customers continues long after the final brick is laid. Our developments are built to last and we constantly strive to provide excellent service to all our customers.



Above
Knowle Village in Fareham, Marlborough Place in Ripley

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FABRICA
by A2Dominion

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