





CLASSIC RURAL BEAUTY

Welcome to Hayeswood – a charming collection of stylish 2, 3 and 4 bedroom homes in the heart of rural West Sussex. Carefully crafted for those who appreciate modern living in peaceful surroundings, these new homes are attractive both inside and out.

Thanks to the friendly village atmosphere, picturesque countryside and excellent choice of schools and transport links nearby, Hayeswood offers an exceptional quality of life.





Photography of previous FABRICA developments, indicative only



TASTEFUL INTERIORS

Inspired by the English countryside it sits amongst, Hayeswood features bespoke décor details that evoke a sense of wellbeing from the moment you step through the front door. Pretty pockets of greenery and plenty of space throughout the development mean that nothing feels crowded.

Hayeswood has been thoughtfully designed to maximize space and reflect the needs of modern lifestyles. Open plan kitchens and dining areas create sociable hubs for friends and family to get together over long, lazy Sunday lunches. Glazed doors lead out onto private gardens and terraces – perfect spots for summer barbecues or unwinding after work. Spacious en-suite master

bedrooms offer tranquility, with fitted wardrobes and soft carpeted floors for added comfort.

Industry-leading brands have been chosen for superior-quality finishes in every room; while environmentally conscious design details – such as eco-friendly lighting and insulation – show a commitment to the natural world outside.





RURAL LIVING

Picture cosy country pubs, family-owned boutiques and heritage architecture. Add to this a friendly village community and a network of social events for all ages, plus plenty of green space and opportunity for an outdoorsy lifestyle. Slinfold presents the best of rural England.

Just a short stroll from Hayeswood, the Red Lyon pub features roaring log fires in winter and a beer garden for al fresco summer dining. St Peter's Church is a picturesque, focal point of Gothic design, while the village hall is a much-loved hive of social activity throughout the year.

There's a range of prestigious primary and secondary schools within easy reach of the development, both state and private. To name just a couple, the Weald School boasts the highest Ofsted rating of 'Outstanding' and the majestic Christ's Hospital School (ISI rated 'Excellent') is rich in traditions, being one of the oldest schools in England.



FURTHER AFIELD

Among the cluster of attractive towns that surround tranquil Slinfold, Horsham is an easy 10-minute drive away from Hayeswood. Dotted with landscaped piazzas and home to a wealth of dynamic businesses, this historic market town is an irresistible blend of old and new.

Recently refurbished, the fully pedestrianised West Street is lined with famous fashion brands such as Joules and Jigsaw. Close by, the glass-domed Swan Walk shopping centre houses independent boutiques like Sienna Rocks, stocking floaty, Italian-designed womenswear. On Albion Way, John Lewis features a contemporary café and a Waitrose.

In the heart of town, Carfax Square buzzes with atmosphere, particularly on Thursdays and Saturdays when it hosts Horsham's popular farmers market. Friendly local producers sell everything from freshly-baked macarons to tangy

homemade chutneys and organic greens. The summer months sees the square's Victorian bandstand host free concerts.

Housed in a striking glass building, The Capitol hosts award-winning theatre productions, cinema screenings and art exhibitions, making it an exciting centrepiece for arts and culture. At the local Pavilion in the Park leisure centre, you can sign up for a poolside fitness session or a cardio work out before soothing tired muscles in the sauna.





LOCAL INGREDIENTS

As well as retail and leisure, neighbouring towns are abuzz with fashionable and family-friendly eateries, from award-winning destination restaurants to local brunch spots.

Housed in a Tudor building, Horsham's La Piazzetta has a loyal following, thanks to the Sicilian chef's passion for pasta. For a truly memorable experience, book ahead at the town's Michelin-starred restaurant Tristan. This 16th century barn combines original oak beams with contemporary style - a stunning setting for innovative British menus with a French twist.

Cranleigh's quaint Maddalenas café serves up a legendary afternoon tea, complete with fluffy home-made cakes and scones, freshly cut sandwiches and warm crumpets. On the breakfast menu

at nearby Cromwell Coffee House, choose from stacked waffles with maple syrup or the best Full English in town.

Among the area's famous countryside pubs is The Sir Roger Tichborne, overlooking the open fields of north west Sussex. Inside this Victorian establishment are modern rustic interiors and a selection of craft beers and ales. In the charming hamlet of Rowhook, 15th century Chequers Inn is a charming gastropub with low beams, a large inglenook fireplace and a reputation for fresh, local food.



THE GREAT OUTDOORS

Nature-lovers and those craving a healthier lifestyle are drawn to West Sussex by the abundance of green space and breathtaking views.

Nearby South Downs Park is a national treasure, comprising 628 square miles of spectacular views, woodland, heaths and river valleys to explore. Dotted around it are traditional villages with chocolate-box thatched cottages, tearooms and country pubs, where ramblers and riders can stop off for a well-earned cream tea or pint of pale ale. While Petworth House's 700-acre landscaped deer park and the ancient wood pastures of Ebernoe Common are perfect spots for weekend walks.

Hayeswood residents can practice their backhand at one of the LTA registered tennis courts or make use of the FA accredited football pitch, both adjacent to the development. A family membership at Slinfold Golf and Country Club will grant residents year-round access to a state-of-the-art gym, pool, spa and 18-hole golf course, with designated classes for younger members. Another local highlight is the Slinfold Cricket Club, which has been bowling overs since 1775, new members are always welcome.

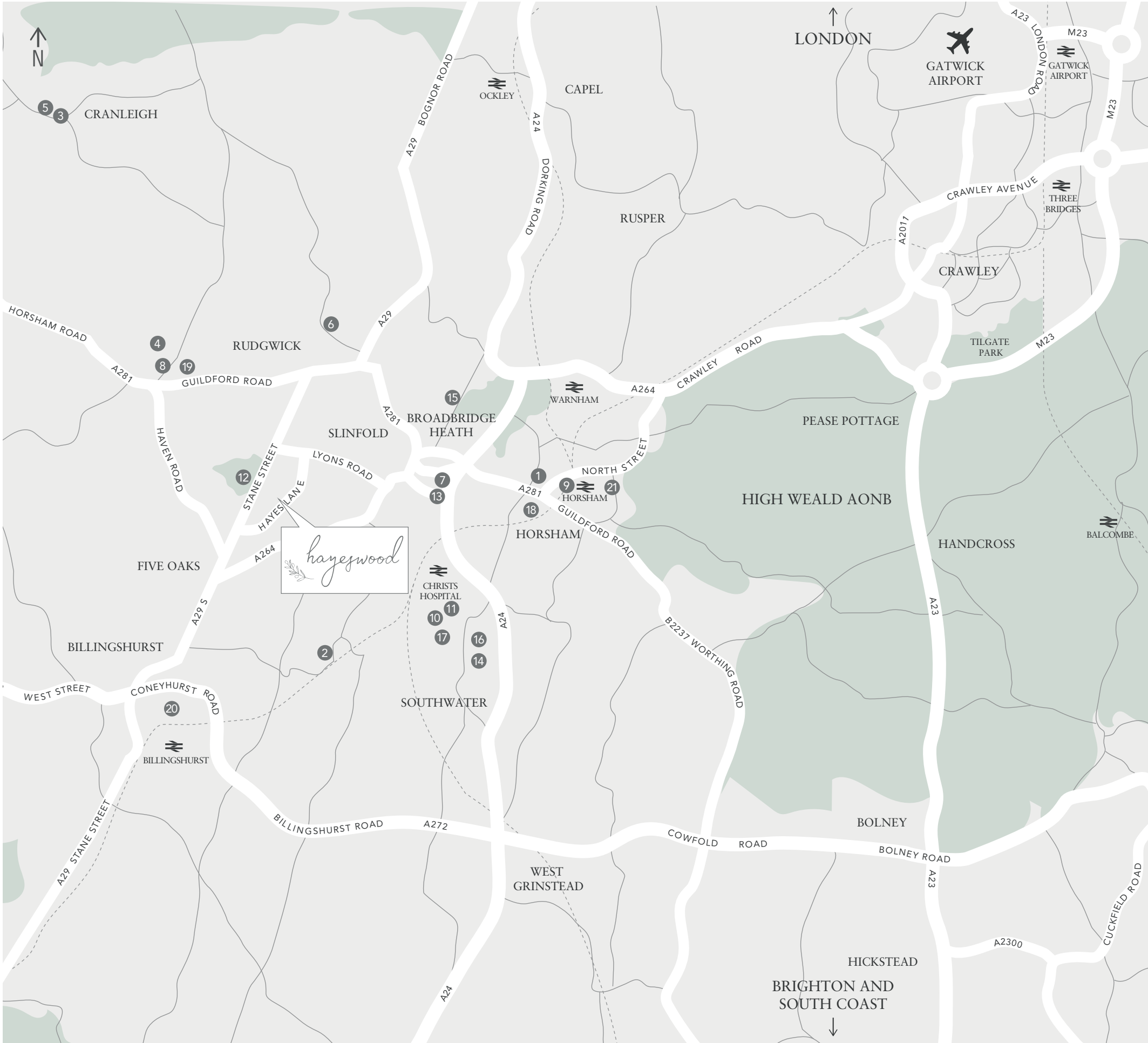
TRAVEL MADE EASY

Located away from the hustle and bustle of city life means that driving around this pocket of West Sussex is soothingly stress-free. Each Hayeswood home has its own private parking, and journeys to nearby Horsham and Guildford are around 25 minutes, thanks to Slinfold's direct access to the A29. For the days you don't want to drive, buses serve the village centre and take you in to the heart of Horsham or Guildford.

Hayeswood residents are well connected to the rest of the country as well, with a choice of three train stations within a five-mile radius: Christ's Hospital, Billingshurst and Horsham. All have a direct and regular service to London Victoria Station that takes approximately an hour, with Horsham offering a fast train to London Bridge Station too.

A major perk of living at Hayeswood is its proximity to London Gatwick. Residents can get to their airport terminal in under 30 minutes: it's a 24-minute drive or an impressively quick 17-minute train journey from nearby Horsham. Further afield, Brighton is under an hour's drive and accessible by train. Whilst Heathrow airport is just over an hour's drive away.





Map not to scale. For illustrative purposes only

LOCATION

RESTAURANTS

- 1 Horsham
 - Bill's Restaurant
 - Côte Brasserie
 - Wagamama
 - Restaurant Tristan
 - Pizza Express
 - Wabi - Contemporary Japanese Dining
 - Prezzo
 - La Piazzetta
- 2 The Café by the Lake
- 3 Cromwell Coffee House
- 4 The Milk Churn
- 5 Maddalenas
- 6 The Chequers Inn

SHOPPING

- 1 Horsham
 - John Lewis
 - Sainsbury's
 - Waitrose
- 7 Tesco Extra
- 8 Co-op Food - Rudgwick

ENTERTAINMENT

- 9 The Capitol Horsham
- 10 Christ's Hospital Theatre Box Office

LEISURE

- 11 Bluecoat Sports Health & Fitness Club
- 12 Slinfold Golf & Country Club
- 13 Broadbridge Heath Leisure Centre
- 14 Southwater Leisure Centre

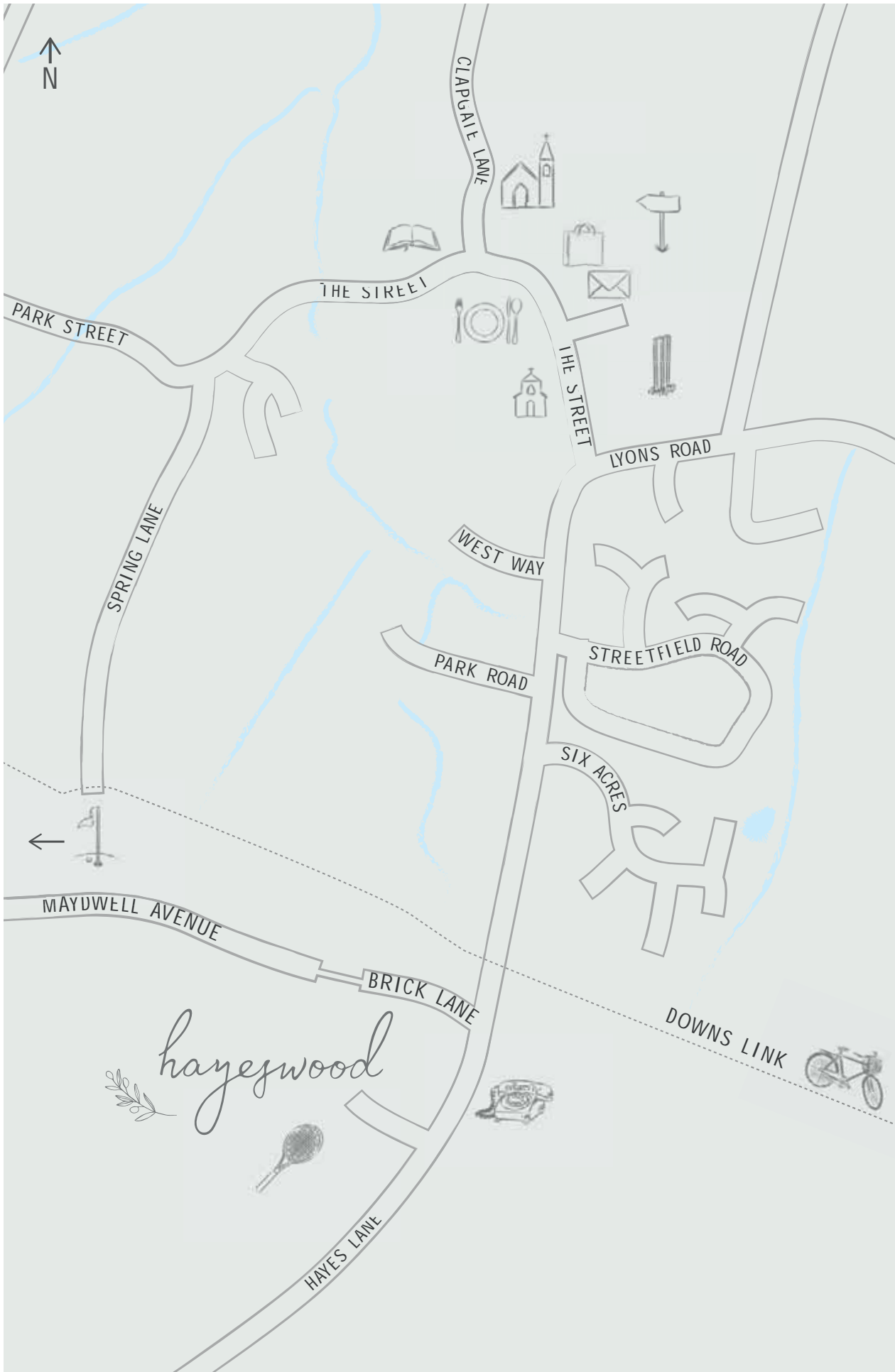
PARKS

- 15 Warnham Park
- 16 Roundstone Park

SCHOOLS


- 17 Christ's Hospital School
- 18 St Mary's C of E Primary School
- 19 Rudgwick Primary School
- 20 The Weald Community School
- 21 Millais School






Map not to scale. For illustrative purposes only


SLINFOLD VILLAGE




St Peter's C of E Church
The Street, Slinfold




The Red Lyon
The Street, Slinfold




Village Hall
The Street, Slinfold




Slinfold C of E Primary & Pre-School
The Street, Slinfold




Cricket Club
Lyons Rd, Slinfold




Tennis Club
Cherry Tree Farm, Hayes Lane,
Slinfold




Village Store
The Street, Slinfold




Post Office
The Street, Slinfold




Slinfold Chapel
The Street, Slinfold



Golf and Health Club
Stane Street, Slinfold



Micro Library
Hayes Lane, Slinfold



Downs Link Cycle Path

All of the above are under a 15 minute walk from Hayeswood



SITE PLAN

KEY

- 2 Bedroom Houses
- 3 Bedroom Houses
- 4 Bedroom Houses
- Shared Ownership

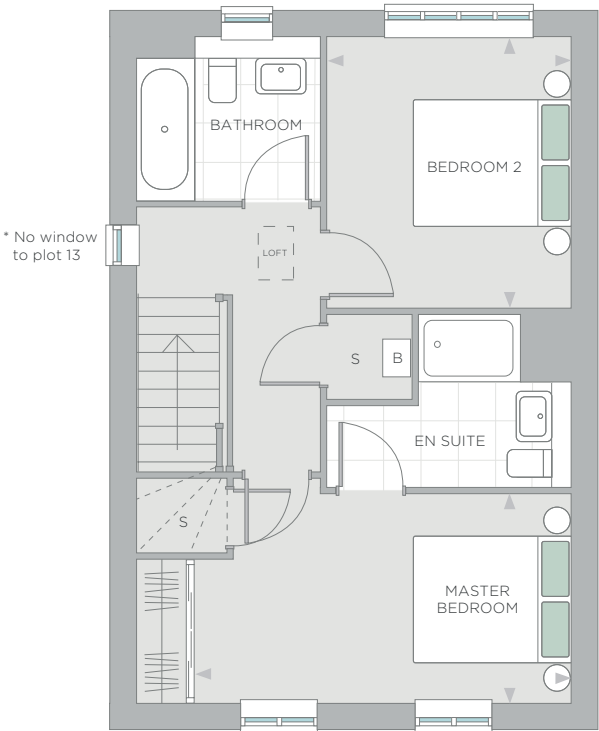
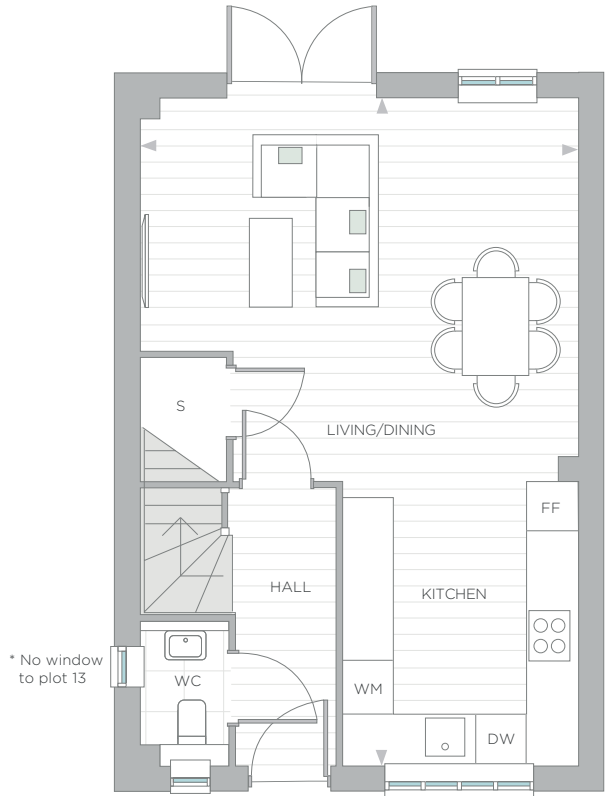
This site plan does not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds.



2 BEDROOM HOUSE

PLOTS 12, 13 & 14[†]
GROUND FLOOR

FIRST FLOOR



Plot Location

Kitchen/Living/Dining 7.99 m x 5.23 m 26'3" x 17'2"

Master Bedroom	2.50 m x 4.54 m	8'2" x 14'11"
Bedroom 2	3.24 m x 2.92 m	10'8" x 9'7"
Total Internal Area	83.6 sq m	900 sq ft

Key	
FF	Fridge Freezer
WM	Space for Washing Machine*
DW	Dishwasher
B	Boiler
H/W	Hot Water Cylinder
S	Storage

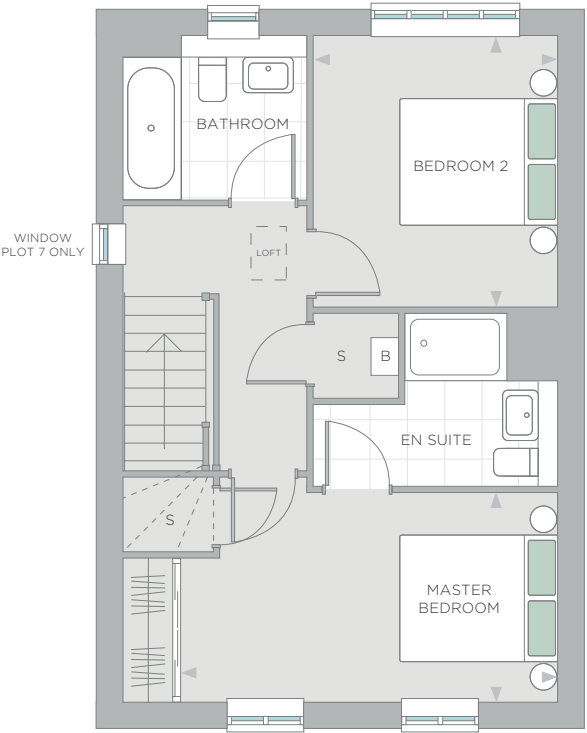
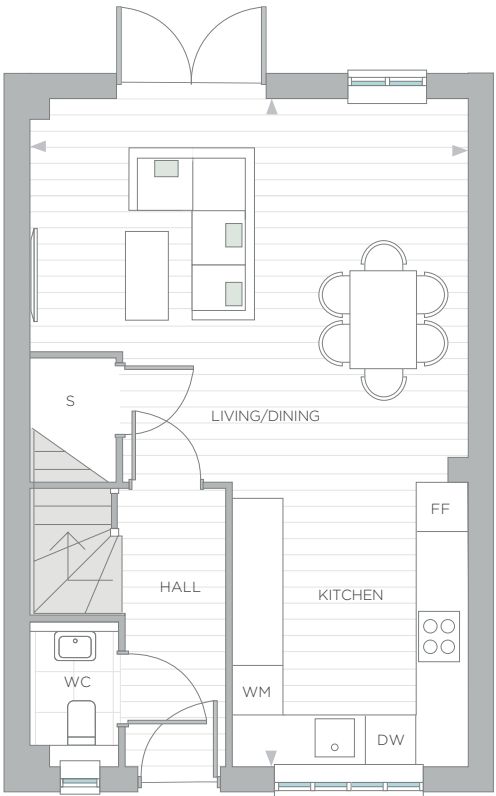


The kitchen, furniture layouts and dimensions on this floorplan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. * Washer Dryer or Washing Machine available as an upgrade, please speak to your sales executive for details. † Unit layout is mirrored of that shown.

2 BEDROOM HOUSE

PLOTS 7 & 8
GROUND FLOOR

FIRST FLOOR



Plot Location



Kitchen/Living/Dining 7.99 m x 5.23 m 26'3" x 17'2"

Master Bedroom	2.50 m x 4.54 m	8'2" x 14'11"
Bedroom 2	3.24 m x 2.92 m	10'8" x 9'7"
Total Internal Area	83.6 sq m	900 sq ft

Key	
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S	Storage

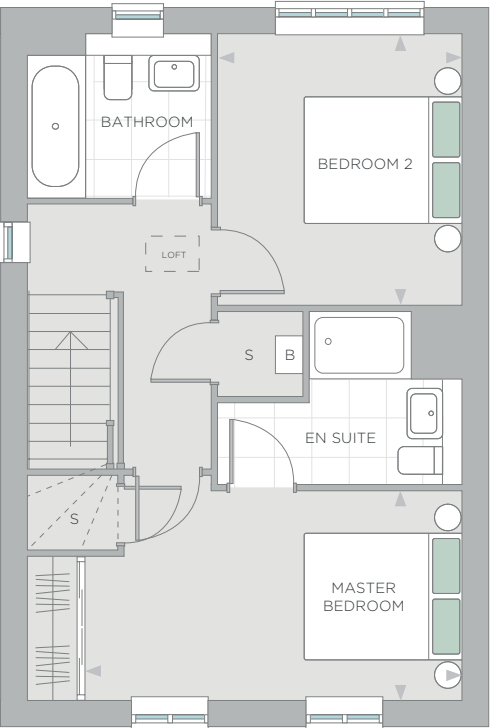
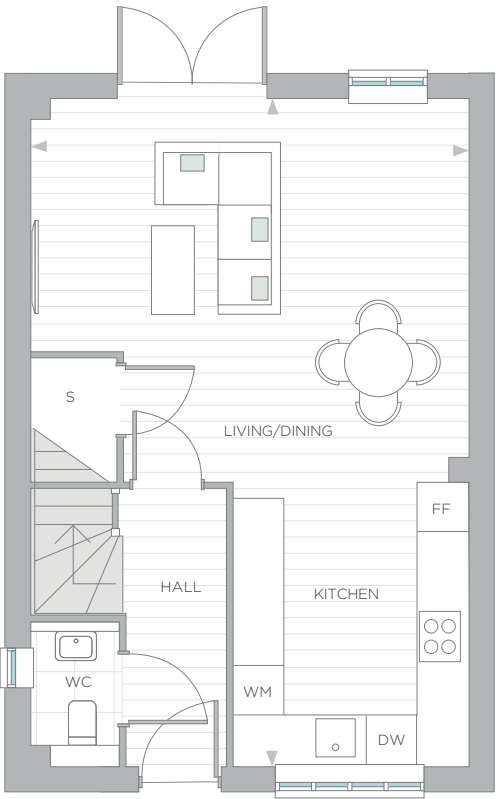
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2 BEDROOM HOUSE

PLOTS 9 & 10[†]
GROUND FLOOR

FIRST FLOOR



Plot Location



Kitchen/Living/Dining 7.99 m x 5.23 m 26'3" x 17'2"

Master Bedroom	2.50 m x 4.54 m	8'2" x 14'11"
Bedroom 2	3.24 m x 2.92 m	10'8" x 9'7"
Total Internal Area	83.6 sq m	900 sq ft

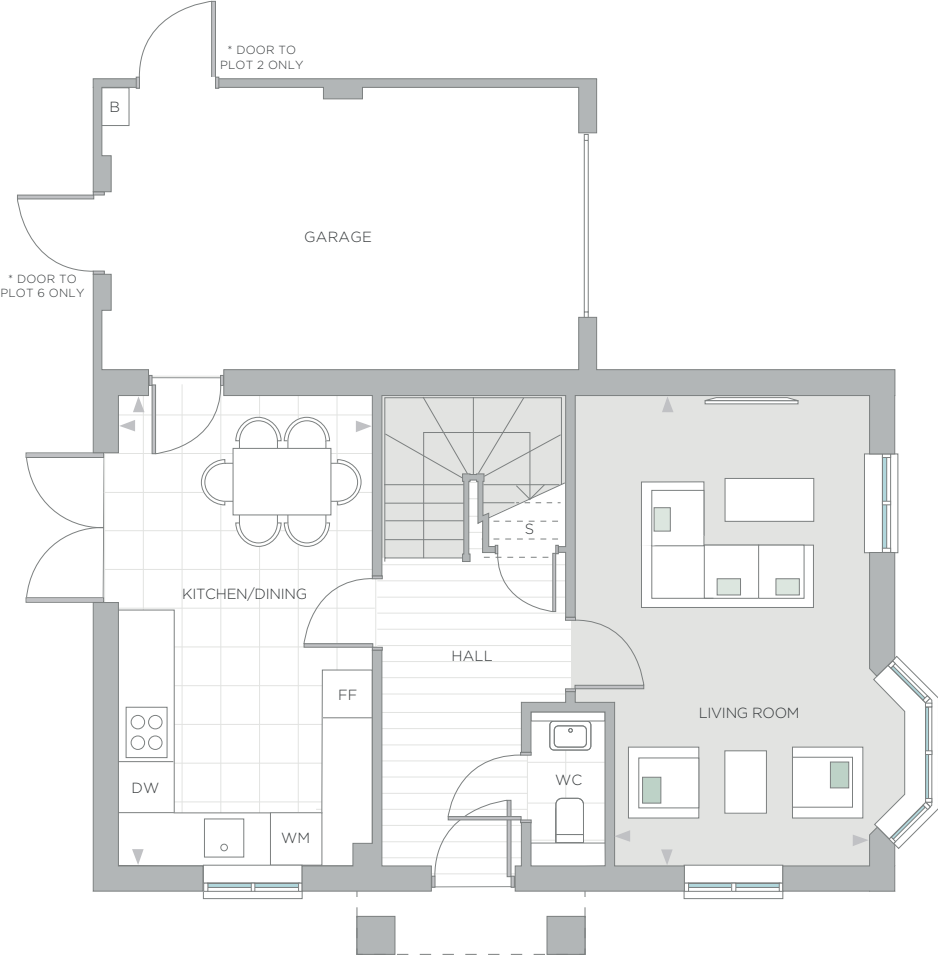
Key	
FF	Fridge Freezer
WM	Space for Washing Machine [†]
DW	Dishwasher
B	Boiler
H/W	Hot Water Cylinder
S	Storage

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3 BEDROOM HOUSE

PLOTS 2† & 6

GROUND FLOOR



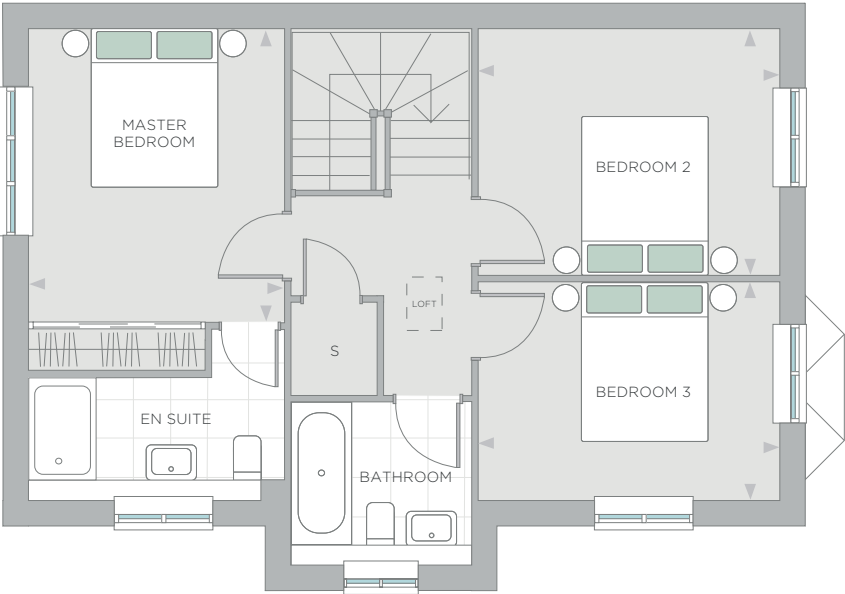
Plot Location



Kitchen/Dining	5.63 m x 3.00 m	18'6" x 9'10"
Living Room	5.63 m x 3.55 m	18'6" x 11'8"



FIRST FLOOR



Master Bedroom	3.43 m x 3.05 m	11'3" x 10'0"
Bedroom 2	2.92 m x 3.60 m	9'7" x 11'10"
Bedroom 3	2.60 m x 3.60 m	8'6" x 11'10"
Total Internal Area	103.6 sq m	1,116 sq ft

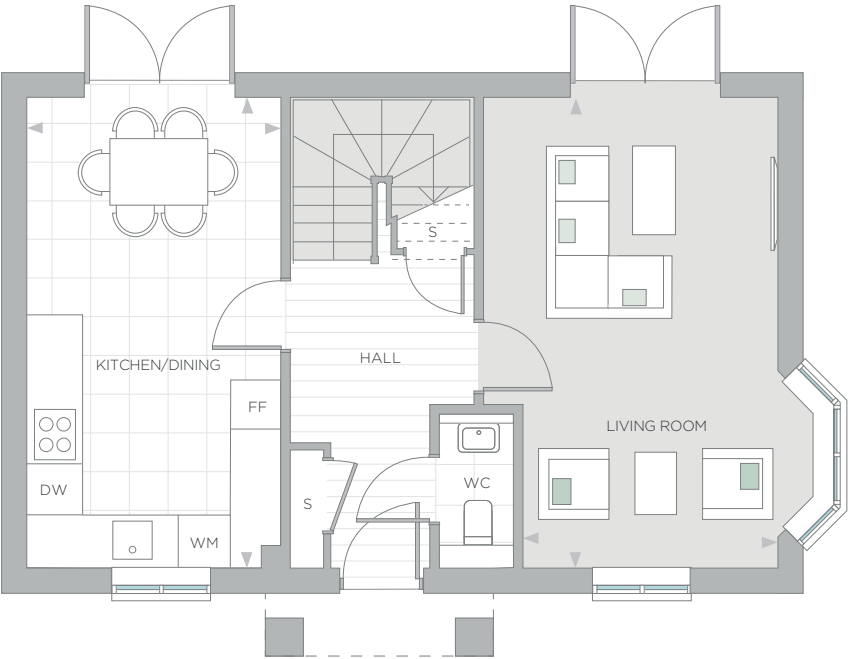
Key	
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WM	Space for Washing Machine*
DW	Dishwasher
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3 BEDROOM HOUSE

PLOT 4
GROUND FLOOR

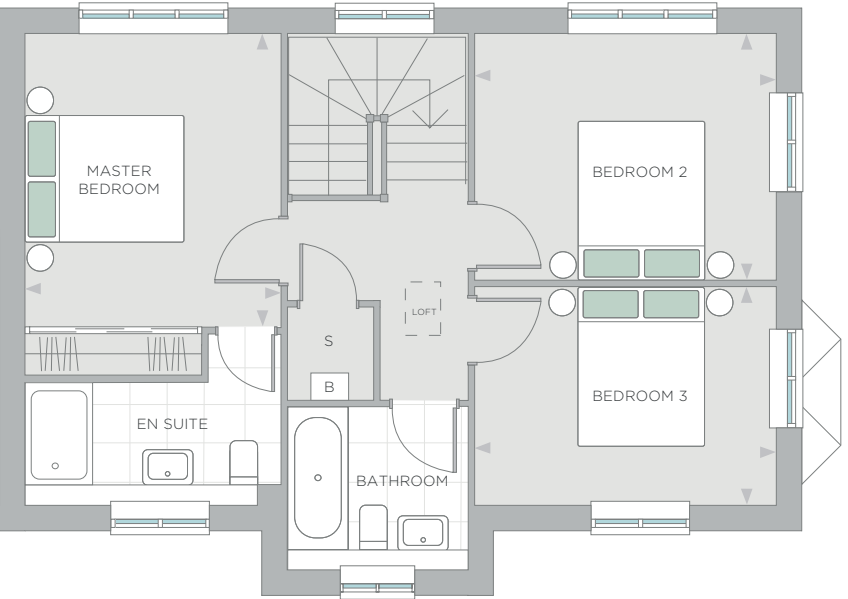


Plot Location



Kitchen/Dining	5.63 m x 3.00 m	18'6" x 9'10"
Living Room	5.63 m x 3.55 m	18'6" x 11'8"

FIRST FLOOR



Master Bedroom	3.43 m x 3.05 m	11'3" x 10'0"
Bedroom 2	2.92 m x 3.60 m	9'7" x 11'10"
Bedroom 3	2.60 m x 3.60 m	8'6" x 11'10"
Total Internal Area	103.6 sq m	1,116 sq ft

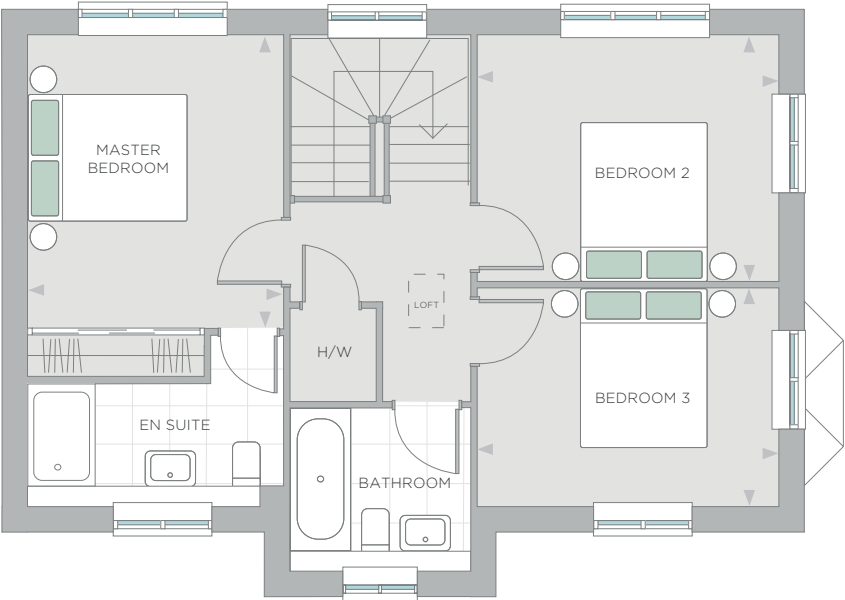
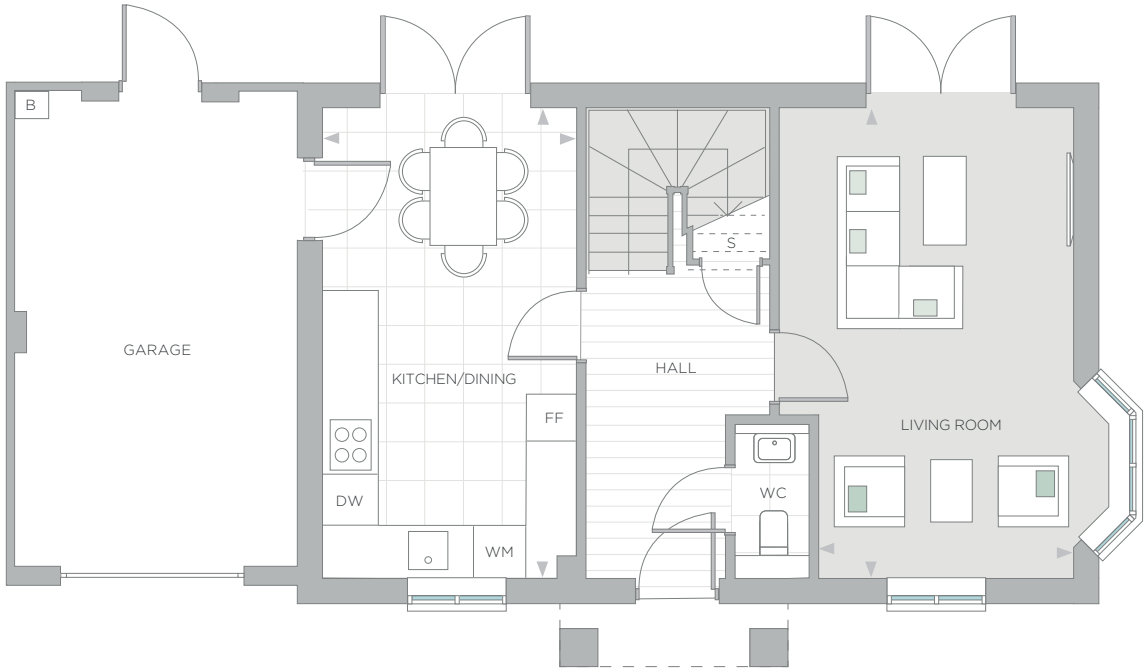
Key	
FF	Fridge Freezer
WM	Space for Washing Machine*
DW	Dishwasher
B	Boiler
H/W	Hot Water Cylinder
S	Storage

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3 BEDROOM HOUSE

PLOT 11
GROUND FLOOR

FIRST FLOOR



Plot Location



Kitchen/Dining	5.63 m x 3.00 m	18'6" x 9'10"
Living Room	5.63 m x 3.55 m	18'6" x 11'8"

Master Bedroom	3.43 m x 3.05 m	11'3" x 10'0"
Bedroom 2	2.92 m x 3.60 m	9'7" x 11'10"
Bedroom 3	2.60 m x 3.60 m	8'6" x 11'10"
Total Internal Area	103.6 sq m	1,116 sq ft

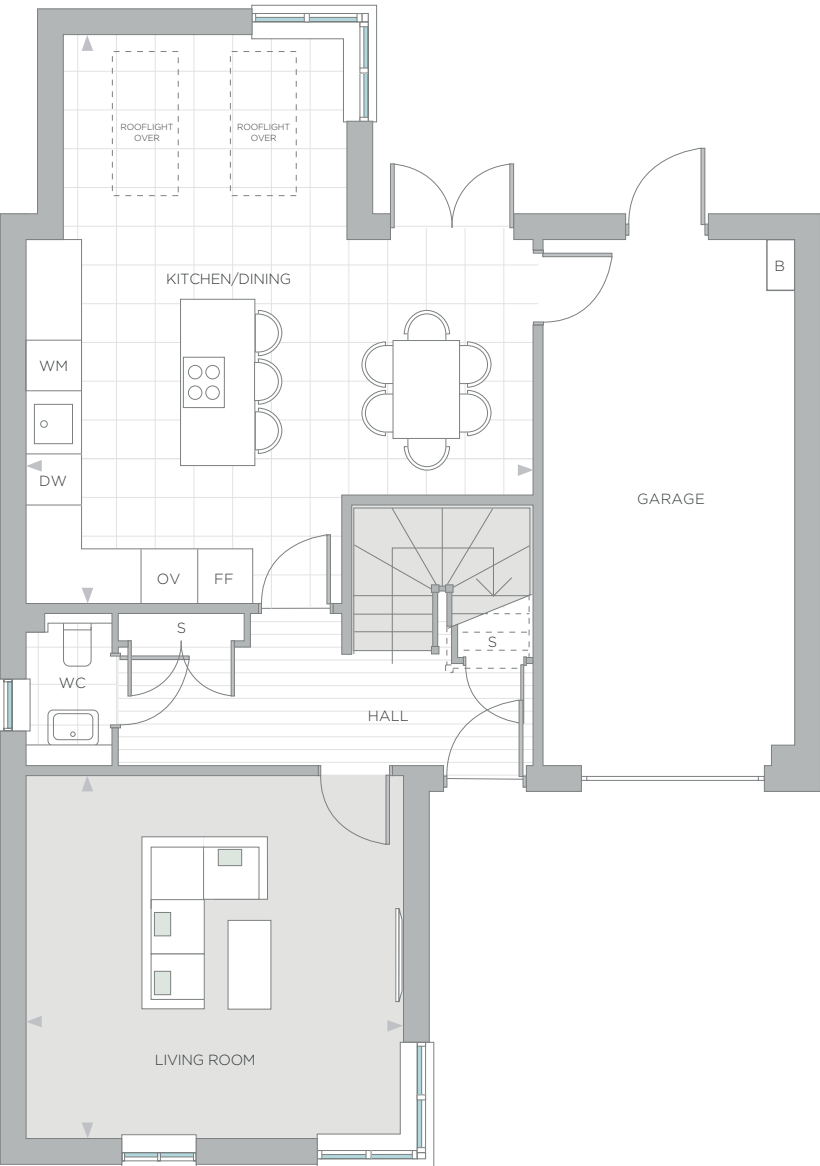
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DW	Dishwasher
B	Boiler
H/W	Hot Water Cylinder
S	Storage

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4 BEDROOM HOUSE

PLOTS 1⁺, 3 & 5⁺
GROUND FLOOR



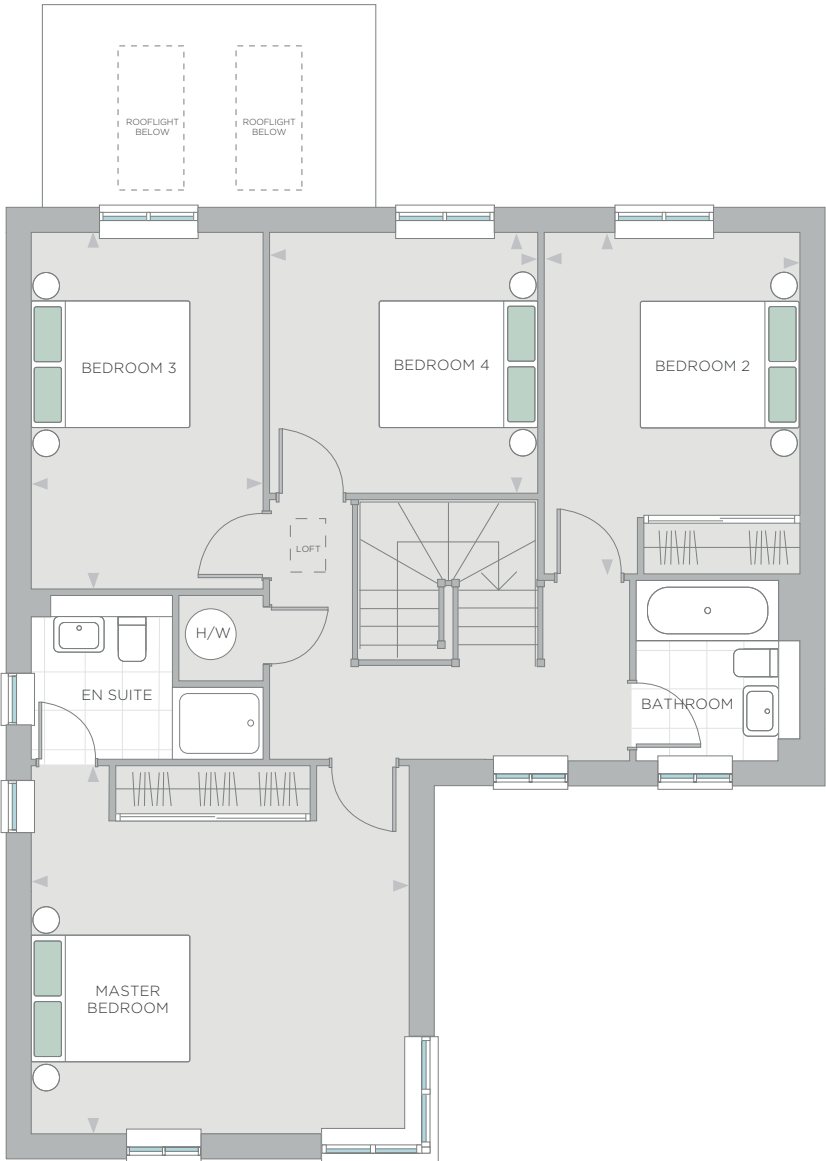
Plot Location



Kitchen/Dining	6.83 m x 6.08 m	22'5" x 19'11"
Living Room	4.51 m x 4.35 m	14'10" x 14'3"



FIRST FLOOR



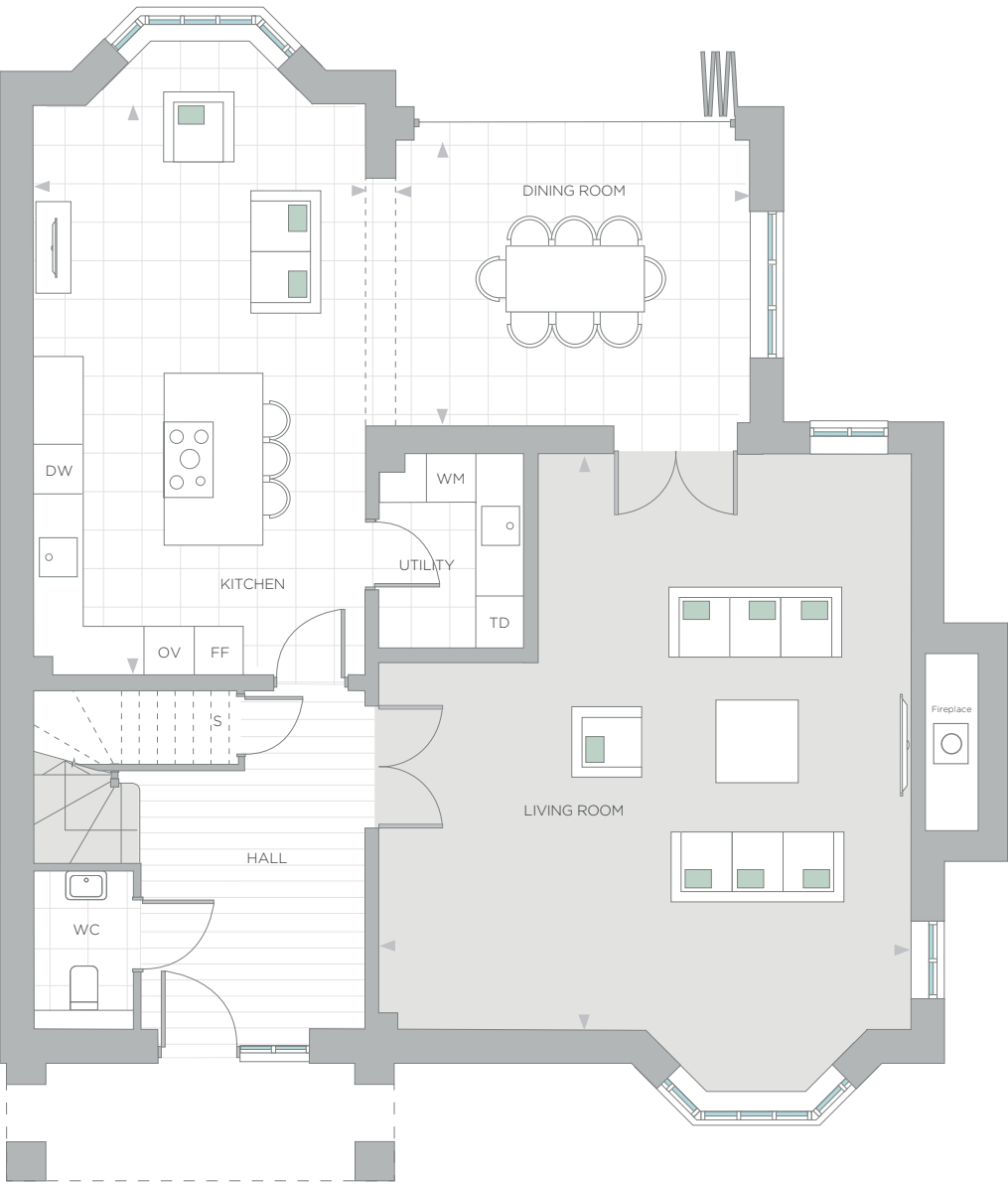
Master Bedroom	4.51 m x 4.40 m	14'10" x 14'5"
Bedroom 2	4.07 m x 3.05 m	13'4" x 10'0"
Bedroom 3	2.76 m x 4.25 m	9'1" x 13'11"
Bedroom 4	3.09 m x 3.21 m	10'2" x 10'6"
Total Internal Area	145.6 sq m	1,567 sq ft

Key	
FF	Fridge Freezer
WM	Space for Washing Machine*
OV	Oven
DW	Dishwasher
B	Boiler
H/W	Hot Water Cylinder
S	Storage

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THE POTTERS
4 BEDROOM HOUSE
PLOT 23
GROUND FLOOR



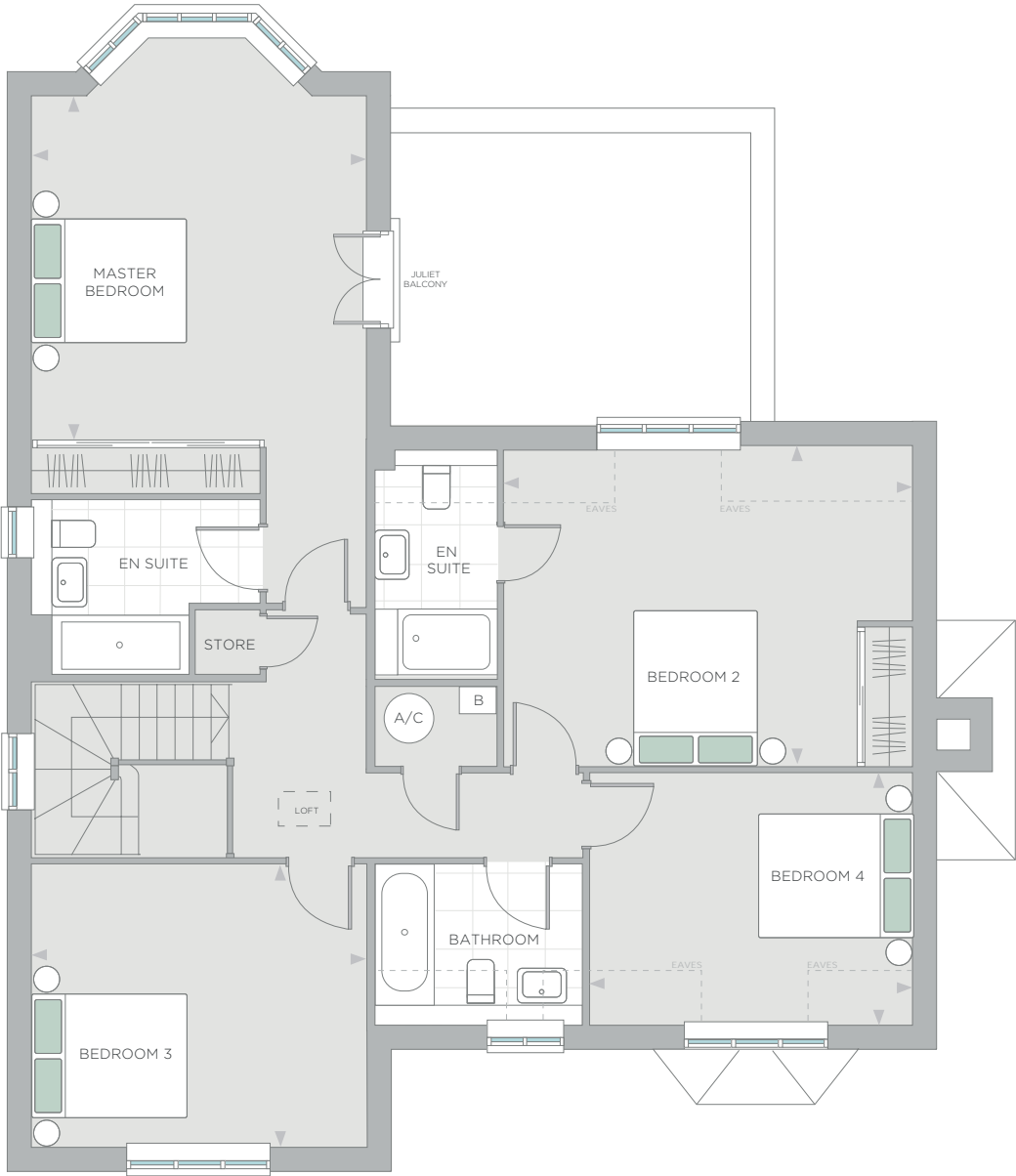
Plot Location



Living Room	7.07 m x 6.55 m	23'2" x 21'6"
Kitchen	7.02 m x 4.07 m	23'0" x 13'4"
Dining Room	3.50 m x 4.37 m	11'6" x 14'4"



FIRST FLOOR



Master Bedroom	4.20 m x 4.07 m	13'9" x 13'4"
Bedroom 2	3.49 m x 5.05 m	11'6" x 16'7"
Bedroom 3	3.44 m x 4.07 m	11'3" x 13'4"
Bedroom 4	3.49 m x 3.95 m	11'6" x 13'0"
Total Internal Area	216.2 sq m	2,328 sq ft

Key	
FF	Fridge Freezer
WM	Space for Washing Machine*
OV	Oven
DW	Dishwasher
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H/W	Hot Water Cylinder
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SPECIFICATION

Kitchen

- Fitted kitchen with either matte or Shaker style doors and matte laminate work surface
- Integrated Siemens appliances including:
 - Double oven to 4 bedroom homes
 - Single oven to 2 & 3 bedroom homes
 - Gas hob
 - Fridge/Freezer
 - Dishwasher
- Recirculating cooker hood
- One and a half bowl Franke stainless steel sink with mixer tap
- Space and connection for free standing washing machine

Bathroom and en suite

- White sanitaryware with Hansgrohe taps
- Ecostat bath/shower mixer over bath
- Ecostat thermostatic mixer in shower cubicles
- Ceramic wall and floor tiling
- Heated towel rail

External features and security

- HardiePlank® composite weatherboarding to some plots
- Spur and telephone outlet for burglar alarm (alarm not supplied)
- Mains connected smoke detector
- 180° front door viewer
- Boundary fencing
- Garden shed
- Infra-red front porch light on timer
- Blank points for rear garden lighting

Internal finishes and electrics

- Ceramic floor tiling to kitchens in 3 and 4 bedroom homes, Oak effect laminate flooring to 2 bedroom home kitchens
- Oak effect laminate flooring to all hallways and dining rooms and 2 bedroom home living rooms
- Carpets to all bedrooms and 3 and 4 bedroom home living rooms
- Fitted wardrobes to master bedrooms

Heating and energy efficiency

- Gas central heating with Potterton boiler
- Thermostatically controlled radiators



Photography of previous FABRICA developments, indicative only

SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 37,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the south east combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.



Computer generated images are indicative only

- 01. City Wharf, Islington
- 02. Cedar Place, Chertsey
- 03. Elmsbrook, Bicester
- 04. Jubilee Meadows, Hersham

FABRICA

by A2Dominion

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FABRICA

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