





Elysian Fields is a new development created by
Countryside, combining traditionally designed new homes
with modern amenities in the desirable village location
of Broadbridge Heath, close to Horsham, and less
than one hour from London.

76.X











Modern Village Living

Elysian Fields at Wickhurst Green is about more than exceptional homes in a beautiful setting. It is about embracing traditional values and using fresh inspiration to create a real community that offers an outstanding quality of life.



Imagine a place that provides the peace and security of the quintessential English village, with superb amenities for the 21st Century family.

A place offering contemporary living and classic A place where you can escape the stresses of urban for the community.

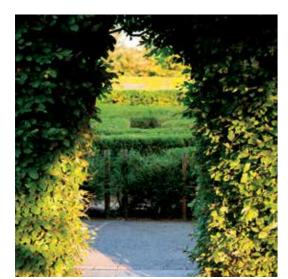
style, with light, spacious and stylish family homes life, slow down and really enjoy living, yet be in the designed around a village centre providing a hub
City within an hour. Welcome to Elysian Fields at Wickhurst Green.

Idyllic Landscape

Wickhurst Green as a community has been specially designed to perfectly integrate with both the surrounding countryside and the existing leafy landscape of Broadbridge Heath.

landscape, with extensive planting, ponds and mature trees creating a tranquil, picturesque

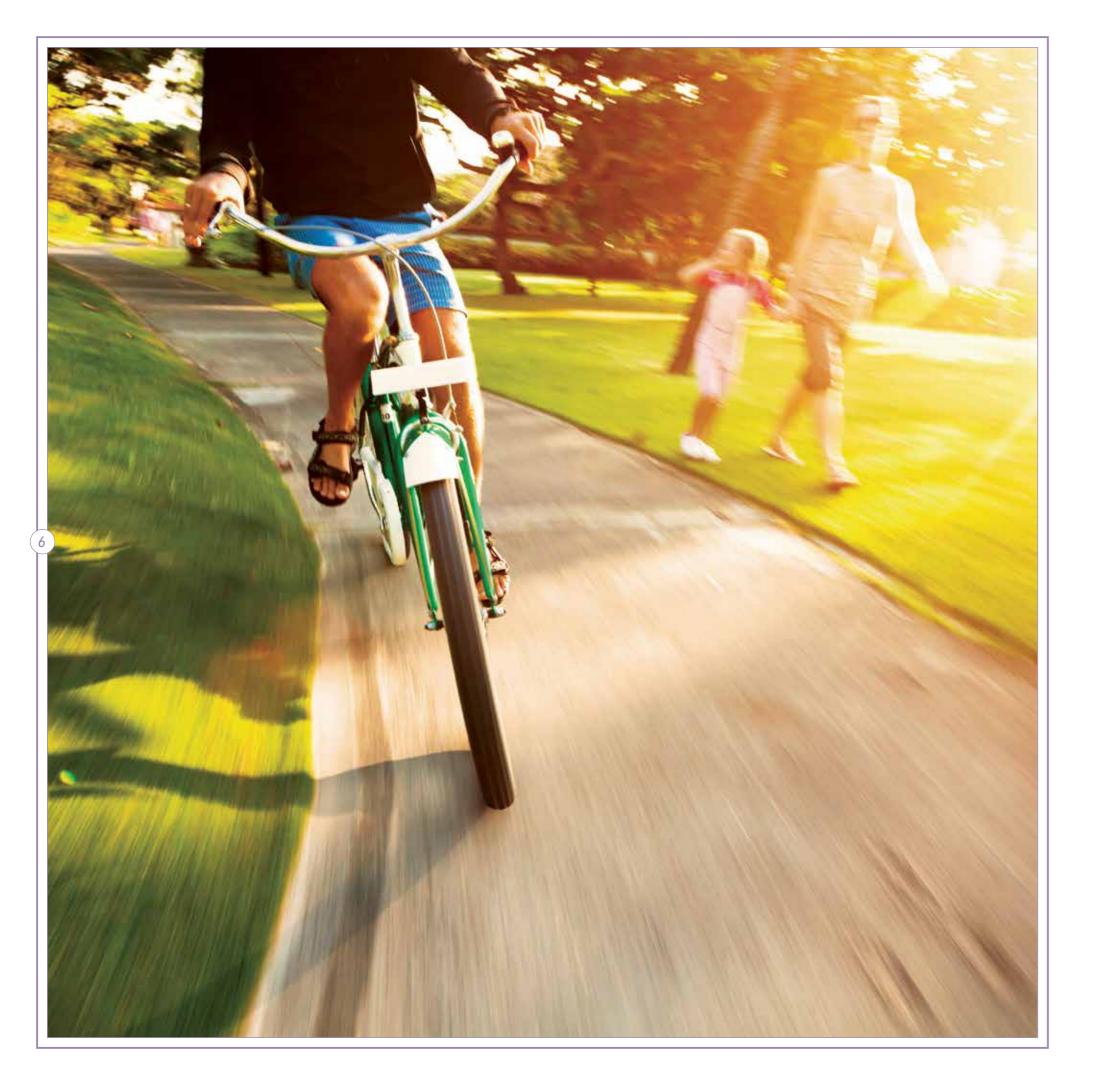
The homes are positioned within an attractive A network of footpaths and cycleways running For those wanting more of a hands on throughout our development allows for easy experience, you can really connect with nature access to beautifully landscaped green areas for with the opportunity to 'grow your own' in the recreation and swathes of open space for play, new allotments open to the whole community. whilst establishing a traditional village-style layout.

















21st Century Community

The vision for Wickhurst Green is to provide excellent amenities and open spaces for everybody in Broadbridge Heath to enjoy.



the village centre will be easily accessible to all environment for a healthy, mixed and modern residents. Designed to be the heart of the community, neighbourhood. There will be a new primary the village centre is expected to comprise of retail, school with playing fields, which will be delivered and villages. commercial and childcare facilities.

Strategically located to the north of the development, Integral to the vision is the creation of the ideal by the County Council, plus several sports pitches, a pavilion and two large play areas designed for a range of age groups.

All this, integrates with more tranquil areas of open space for reflection and relaxation, and new transport links connecting with the local towns



Classic Design

Elysian Fields at Wickhurst Green will provide homes built to Countryside's exceptional standards, all sensitively designed with classic, traditional exteriors to create a sympathetic extension to Broadbridge Heath.

To respect the local vernacular, the traditional Typical features include orange-red stock design and local materials of the surrounding villages brick with matching coloured headers is and towns have been adopted to recreate the juxtaposed with hung tiles, rendering and

distinctive architectural character of West Sussex. white weatherboarding evocative of local rural outbuildings.

The formal frontages and rooflines vary to create a visually interesting streetscape, some homes featuring porches or gabled entrances, a mixture of dormer and bay windows, and pitched roofs with ridged brown clay or grey slate tiles.













Go to Town

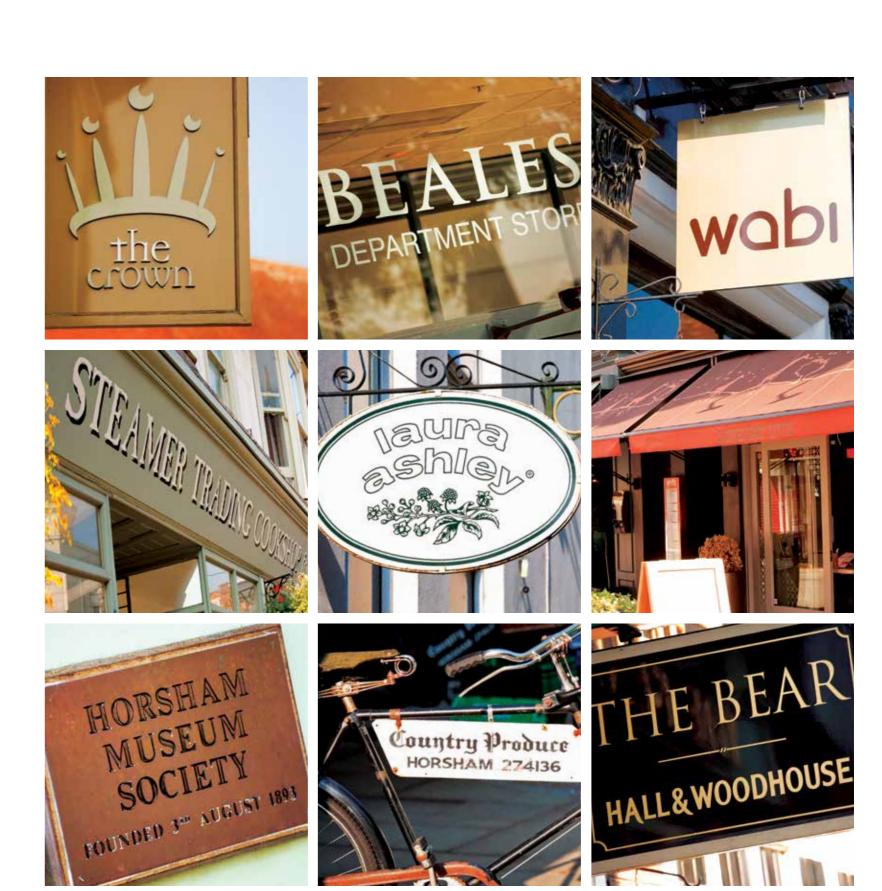
Just two miles away, Horsham is a wonderful mix of old and new, retaining the charm and atmosphere of an historical country market town, but with a relaxed continental vibe.

From Swan Walk's range of popular high street stores, to quirky and independent shops and boutiques nestling among the town's attractive streets and hidden passageways, the town offers a varied shopping experience, and the bustling market still opens on Thursdays and Saturdays.

There are plenty of places to stop for sustenance. Whether for a lakeside stroll or something more Cosmopolitan restaurants and pavement cafés spill energetic, Horsham Park has it all, with tranquil out onto the streets, or the attractive old pubs landscaped gardens, tennis courts and even an and inns provide a taste of history. For something orienteering course. Regular events for children a little more cultural, there are several theatres, along with free jazz concerts and music festivals museums and galleries to choose from, including makes this the perfect summer venue. Horsham Museum and Art Gallery, surrounded by the beautiful original buildings of the Causeway.









Conveniently Connected

With excellent local, UK and international transport links, Wickhurst Green's ideal location offers a metropolitan lifestyle in a picturesque village setting.



There are regular bus services running from Frequent services from Horsham reach London Situated just off the A24, there is direct access Broadbridge Heath into Horsham in just over five Victoria and London Bridge in around 55 minutes. for commuting north into London or south to minutes, connecting to surrounding villages and
There are also regular trains to the south coast, towns. Proposed new services and bus stops at Surrey, Kent and Hampshire, and it's only Wickhurst Green will make it even easier to get 17 minutes to Gatwick Airport. to the town centre and the railway station.

Worthing. It's just over 20 miles to the beautiful South Downs, and a little further to Chichester. Wickhurst Green is just 17 miles from Gatwick Airport, less than 30 minutes by car, or you can reach Heathrow within an hour.



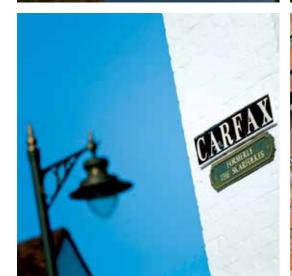








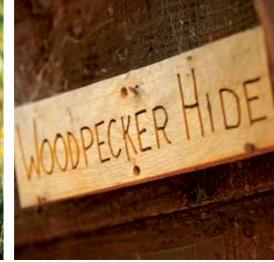










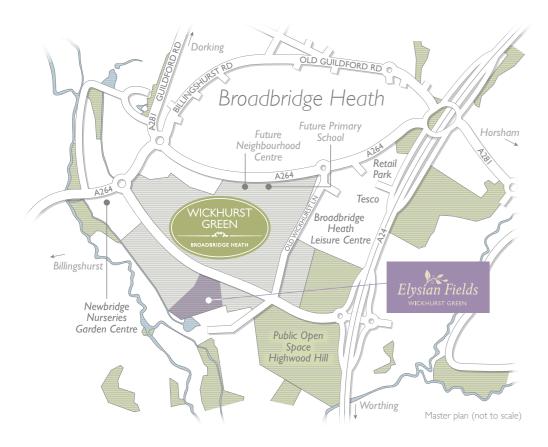






The houses at Elysian Fields are arranged around a streetscape designed to echo a traditional English village, with a network of streets for good connectivity by foot.

There is easy access from every home to areas of green open space, with trees and planting creating an idyllic landscape whilst helping to soften and integrate the existing road infrastructure with the more rural surroundings.



Five Bedroom Homes

- The Wells
- The Waveley

Four Bedroom Homes

- The Wakeford
- The Carter
- The Tullett

Three Bedroom Homes

- The Farley
- The Churchill
- The Chantler
- The Thompson

Two Bedroom Homes

- The Heydon
- * Affordable Housing
- (PS) Underground pumping station
- Transformer







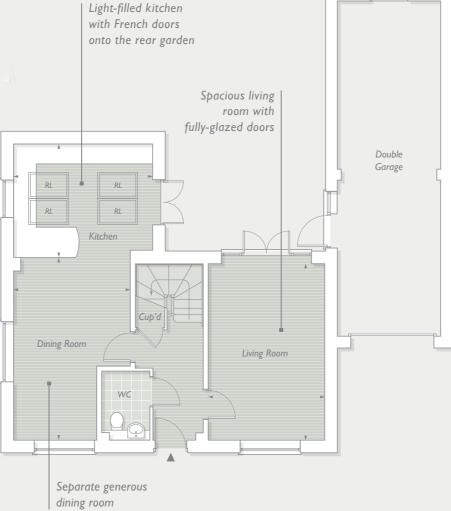
 Kitchen
 $4.18m \times 3.40m$ $13'8" \times 11'1"$

 Dining Room
 $3.51m \times 5.50m$ $11'6" \times 18'0"$

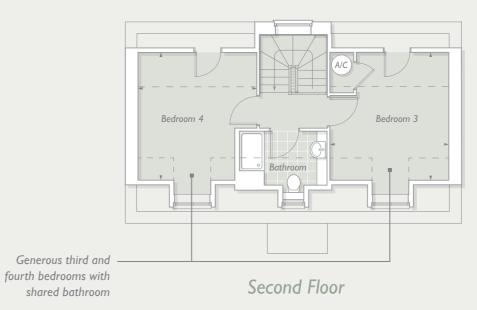
 Living Room
 $3.49m \times 5.30m$ $11'5" \times 17'4"$

The Wells

A luxury three storey, five bedroom home with kitchen and living room opening onto a spacious rear garden, and a master bedroom benefitting from an en suite and owners' retreat.



Ground Floor



 Bedroom 3
 3.57m × 3.85m
 11'7" × 12'8"

 Bedroom 4
 3.57m × 3.85m
 11'7" × 12'8"

 TOTAL INT. AREA
 167.26 sq.m
 1800 sq.ft



 Master Bedroom
 $6.94m \times 2.97m$ $22'9" \times 9'8"$

 Guest Bedroom
 $3.15m \times 3.81m$ $10'4" \times 12'5"$

 Bedroom 5
 $3.57m \times 2.42m$ $11'7" \times 7'10"$

*False window applies to plots 18 & 29 only. RL - Roof Light. Note: Layout varies from plot to plot. Please ask Sales Consultant for more details.

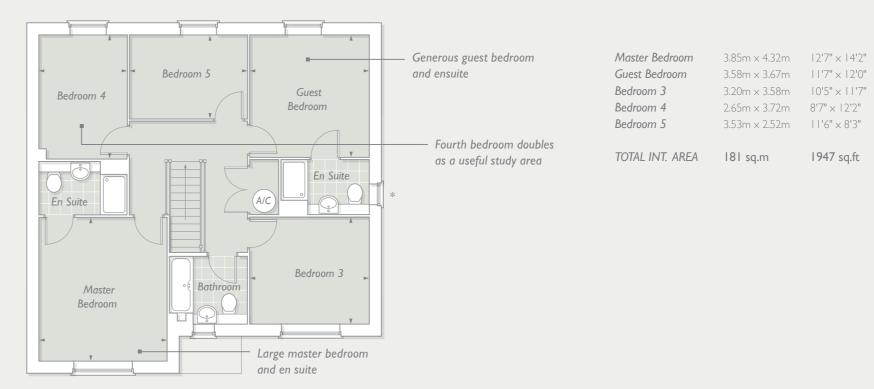
All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Window positions may vary due to orientation of the plot. Please speak to a Sales Consultant for further details.



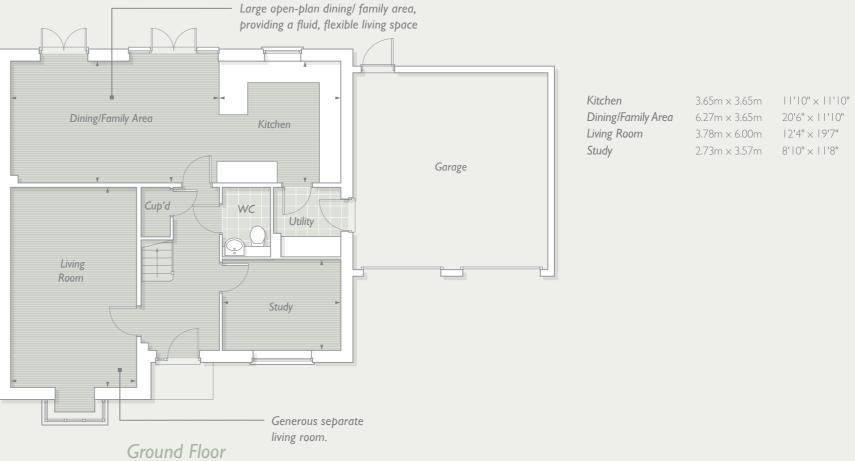
The Waveley



An impressive five bedroom home with an open-plan kitchen/dining/family room with double doors leading to the garden . The ground floor also has a separate living room and study. A further three double bedrooms are on the first floor, along with a spacious master and guest bedroom; both with ensuites.



First Floor



6.27m × 3.65m 20'6" × 11'10" 3.78m × 6.00m | 12'4" × 19'7" 2.73m × 3.57m 8'10" × 11'8"

1947 sq.ft

*Window applies to plot 32 only. Plot 32 has detached garage.

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The Wakeford



Ground Floor

Kitchen 2.50m × 4.27m 8'2" × 14'0" Living/Dining/ Garden Room 6.10m × 4.85m 20'0" × 15'10"



Expansive master bedroom

benefitting from a dressing

Guest Bedroom

Spacious guest bedroom

with private en suite



First Floor

Master Bedroom 6.09m × 4.30m 20'0'' × 14'1'' Bedroom 3 2.64m × 4.20m 8'7" × 13'8" Bedroom 4 2.14m × 2.75m 7'0" × 9'0"

Second Floor

Guest Bedroom 2.64m × 5.94m 8'7" × 19'5" Guest Bedroom TOTAL INT. AREA 138.83 sq.m 1494 sq.ft TOTAL INT. AREA 141.69 sq.m 1525 sq.ft

PLOT 48 VARIATION

2.64m × 7.05m 8'8" × 23'1"

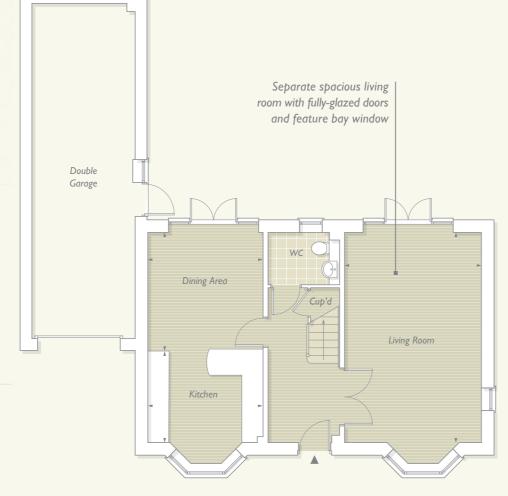
RL - Roof Light. Note: Layout varies from plot to plot. Please ask Sales Consultant for more details.

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 Kitchen
 $3.48m \times 2.76m$ $11'5" \times 9'1"$

 Dining Area
 $3.48m \times 3.56m$ $11'5" \times 11'7"$

 Living Room
 $4.11m \times 6.32m$ $13'6" \times 20'8"$



Ground Floor

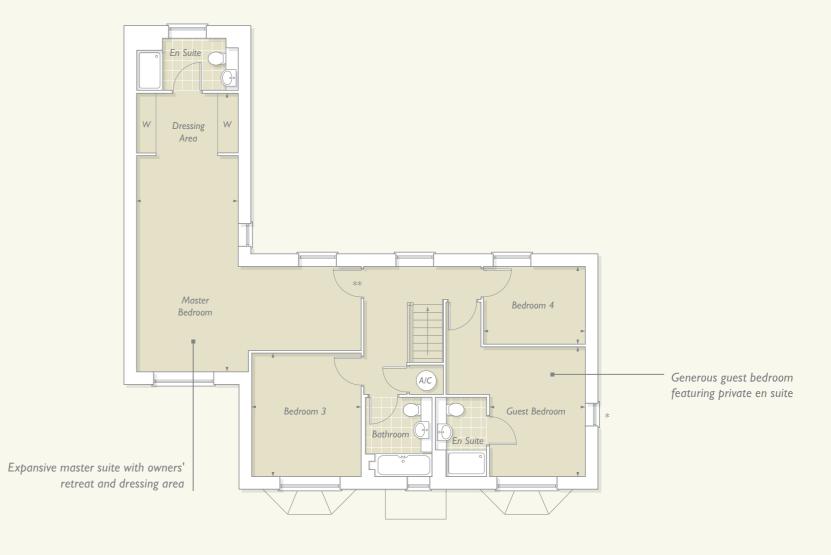
 Master Bedroom
 3.05m × 8.37m
 10'0" × 27'6"

 Guest Bedroom
 2.87m × 3.91m
 8'8" × 12'9"

 Bedroom 3
 3.30m × 3.73m
 10'9" × 12'3"

 Bedroom 4
 3.03m × 2.33m
 9'10" × 7'8"

TOTAL INT. AREA 158.47 sq.m 1705 sq.ft



First Floor

*Window applies to plots 19, 24 & 36 only. **Plot 24 has double doors from Master Bedroom to landing.

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The Carter

A grand four bedroom home with both the dining room and spacious living room opening onto the garden, a generous guest suite and an impressive master suite with dressing area and private retreat.



 Kitchen
 2.62m × 3.59m
 8'6" × 11'8"

 Dining Area
 3.33m × 3.17m
 10'10" × 10'4"

 Living Room
 4.50m × 4.02m
 14'8" × 13'2"

 Breakfast Area
 2.62m × 3.75m
 8'6" × 12'3"



breakfast area. The ground floor benefits from a separate dining room and a living room opening onto the garden. The first floor is home to a large master bedroom and ansuits, two first bor double bedrooms.

The Tullett

Ground Floor

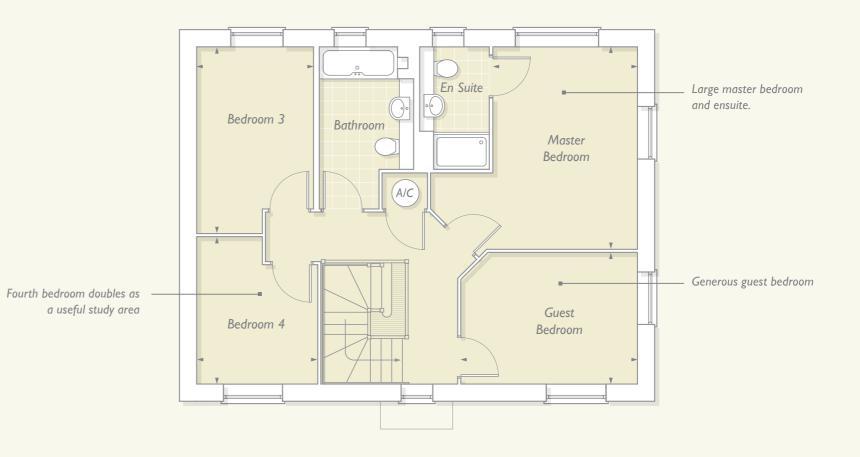
 Master Bedroom
 3.14m × 4.40m
 10'3" × 14'5"

 Guest Bedroom
 3.84m × 2.86m
 12'7" × 9'5"

 Bedroom 3
 2.54m × 4.04m
 8'4" × 13'3"

 Bedroom 4
 2.63m × 3.20m
 8'7" × 10'5"

TOTAL INT. AREA 140.62 sq.m 1513 sq.ft



First Floor



The Farley

20

A three bedroom semi-detached house with an open plan ground floor featuring at open-plan living/dining area with full-height glazed doors opening onto the rear garder

Light-filled garden room serves Kitchen opening Large master as a beautiful onto spacious bedroom dining area living/dining area, ideal for Garage entertaining Master Guest Kitchen Living/Dining/Garden Room Third bedroom doubles as a useful study **Ground Floor** First Floor

Kitchen $3.37m \times 2.80m$ $11'1" \times 9'2"$ Living/Dining/

4.63m × 7.46m | 15'2" × 24'5"

 Master Bedroom
 4.15m × 2.75m
 13'6" × 9'0"

 Guest Bedroom
 3.88m × 2.75m
 12'9" × 9'0"

 Bedroom 3
 2.10m × 2.14m
 6'9" × 7'0"

 TOTAL INT. AREA
 91.07 sq.m
 980 sq.ft

*Plot 49 has no garage. **Canopy may vary plot to plot. RL - Roof Light.

Garden Room

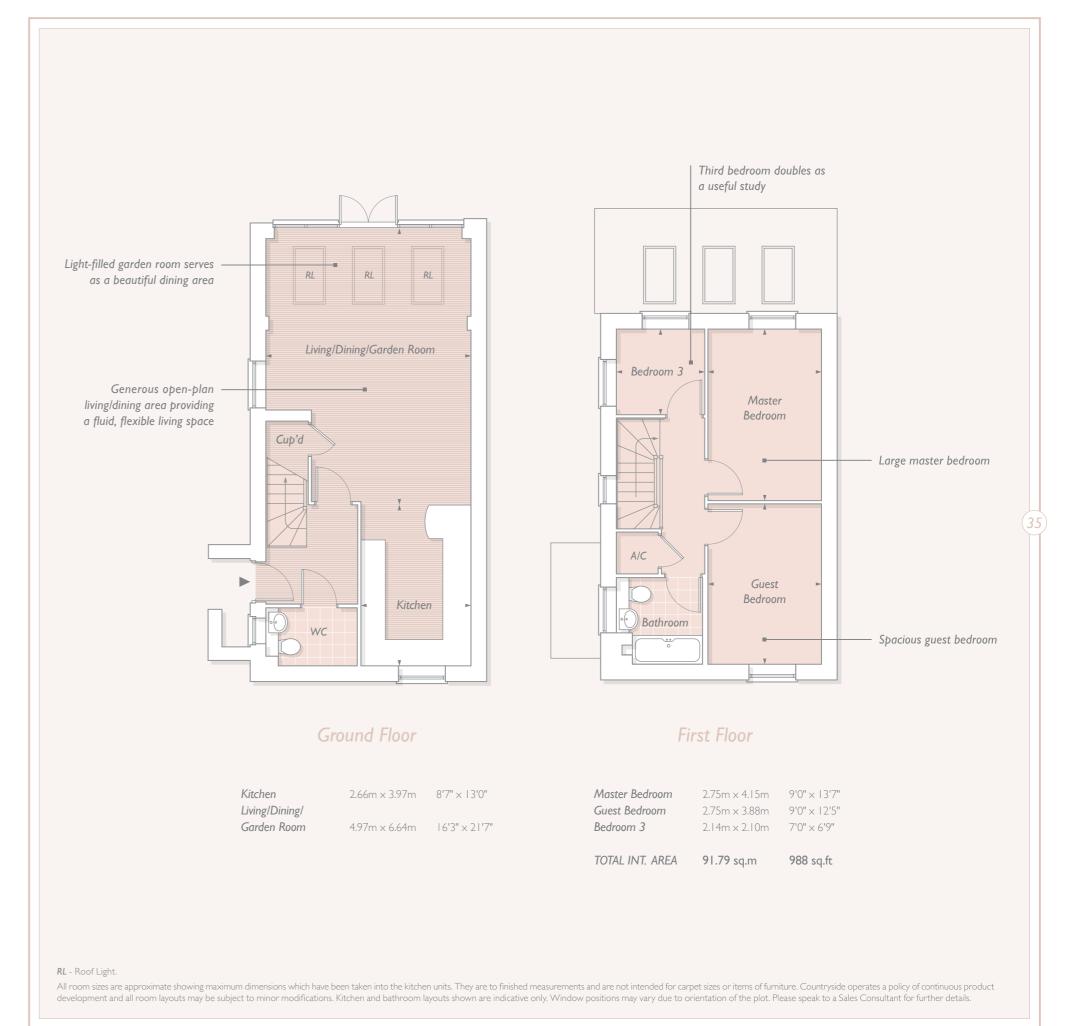
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The Chantler



An attractive three bedroom house featuring an open plan living/dining area leading to a spacious garden room.



Artist's impression is indicative only. Material finishes, window positions and landscaping will vary.



The Thompson

A superbly designed three bedroom home with a large garden room opening onto the rear garden and a master bedroom with spacious dressing area.

Master Bedroom Master Bedroom 2.95m × 4.24m 9'7" × 13'9" Dressing Area 4.40m × 2.56m 14'4" × 8'4" Guest Bedroom 4.08m × 2.56m | 13'4" × 8'4" Bedroom 3 $2.14m \times 2.15m$ $7'0" \times 7'0"$ TOTAL INT. AREA 112.35 sq.m 1209 sq.ft Guest Bedroom Dressing Area Expansive master suite featuring fitted wardrobes as standard and private en suite Bedroom 3 First Floor Light-filled garden room serves as a beautiful dining area Kitchen Garage Living/Dining/ Garden Room 4.71m × 8.24m 15'5" × 27'0" Living/Dining/Garden Room ►¬ Kitchen opening onto spacious living/dining area, ideal for entertaining **Ground Floor** RL - Roof Light.

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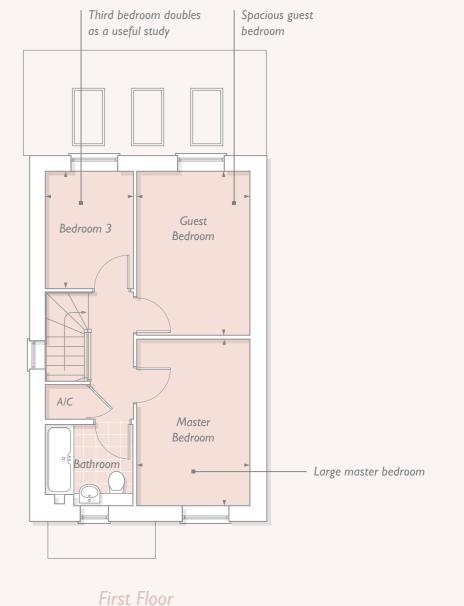


The Churchill



An attractive three bedroom house featuring an open plan ground floor design with garden room opening onto the rear garden.

Light-filled garden room serves as a beautiful dining area Living/Dining/Garden Room Kitchen



Ground Floor

FIRST FIOOR

Kitchen	2.40m × 4.15m	7'9"×13'6"
Living/Dining/		
Garden Room	6.21mm x 4.97m	20'4" × 16'3"

 Master Bedroom
 2.75m × 4.06m
 9'0" × 13'3"

 Guest Bedroom
 2.75m × 3.95m
 9'0" × 12'10"

 Bedroom 3
 2.14m × 2.72m
 7'0" × 8'9"

TOTAL INT. AREA 91.82 sq.m 988 sq.ft

RL - Roof Lig

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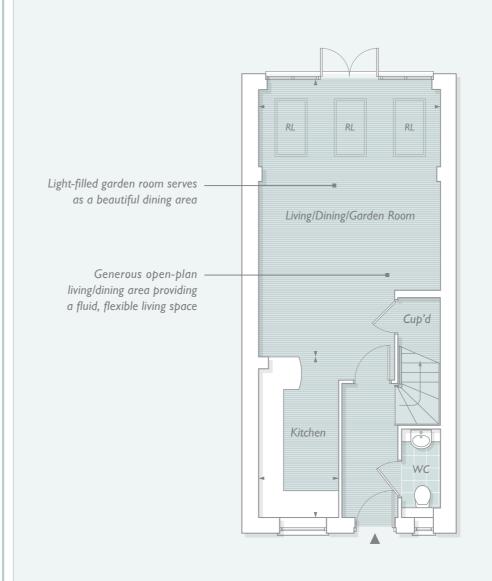
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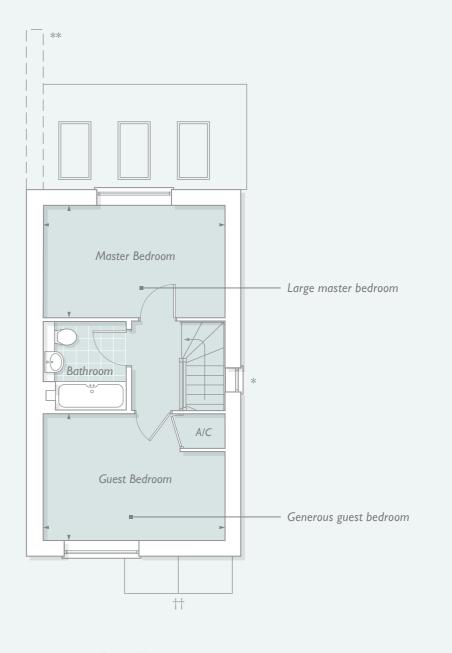


The Heydon



An attractive, spacious house benefitting from two large double bedrooms and an open plan ground floor design leading to a spacious garden room.





Ground Floor

6.71mm × 4.40m 22'0" × 14'4"

 Kitchen
 1.94m × 3.9m
 6'4" × 12'8"

 Living/Dining/

First Floor

 Master Bedroom
 $4.40m \times 2.73m$ $14'4" \times 9'0"$

 Guest Bedroom
 $4.40m \times 3.07m$ $14'4" \times 10'1"$

TOTAL INT. AREA 81.41 sq.m 876 sq.ft

*Window applies to plots 13 & 15 only. **Wall applies to plot 15 only. †† Canopy may vary plot to plot. **RL** - Roof Light.

Garden Room

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Window positions may vary due to orientation of the plot. Please speak to a Sales Consultant for further details.



Countryside's long-standing reputation for design excellence promises homes that are the perfect balance of classic and contemporary, with elegant interiors featuring modern integrated appliances and natural, timeless décor; the perfect place for you and your family to grow.



the home. Open kitchens lead into living/dining personal haven to retire, relax and recharge. spaces and garden rooms for a flexible, fluid and sociable living environment.

layouts and glazed French doors opening onto bedrooms with an en suite, dressing area and units and chrome accessories keep the interiors gardens for an abundance of natural light throughout even a luxury private retreat to some houses; your clean and fresh, whilst subtle shades of stone,

The focus is on light and space, with open plan

The generous and stylish bedrooms include master

Contemporary touches such as gloss finish kitchen cream, mushroom and ivory create a calming, neutral backdrop.











Exceptional Quality as Standard

Every home at Elysian Fields at Wickhurst Green features the superb quality specification and attention to detail that you would expect from Countryside.



Kitchen

- Individually designed contemporary style kitchen White sanitary ware with chrome taps
- Fitted kitchen: base units in Clay Oak and wall units in Ivory Gloss finish
- Laminate worktops and matching upstands to 2 and 3 bedroom houses ■ White stone worktops and upstands to 4 and
- 5 bedroom houses ■ 1/2 bowl surface mounted sink with monobloc
- mixer tap to 2 and 3 bedroom houses
- 1½ bowl undermounted sink with monobloc mixer tap to 4 and 5 bedroom houses
- Single oven and compact oven/microwave to 2 and 3 bedroom houses
- Double oven to 4 and 5 bedroom houses
- 4 ring ceramic hob
- Extractor cooker hood
- Integrated fridge/freezer or separate fridge and freezer as appropriate
- Integrated dishwasher
- Washing machine to all houses except Tullett and Waveley
- Colour co-ordinated Amtico Spacia flooring

Bathroom

- White sanitary ware with chrome taps
- Double-ended bath with Oak effect panel
- Floor mounted WC with soft close seat
- Hand basin with recessed Oak effect shelf below
- Chrome thermostatic shower mixer with diverter handle
- Clear shower screen where applicable
- Over bath shower screen in selected homes (please see floorplans for details)
- Colour co-ordinated Amtico Spacia flooring and wall tiles
- Mirror to WC and bathroom

En Suite

- Sliding, pivot or bifold shower door as appropriate
- Chrome thermostatic shower with sliding shower rail
- Floor mounted WC with soft close seat
- Hand basin with Oak effect shelf and monobloc mixer tap
- Colour co-ordinated Amtico Spacia flooring and ceramic wall tiles
- Wall-mounted mirror

General Finishes

- Fitted wardrobes to master bedroom in selected homes (please see floorplans for details). The Wells house type features additional fitted wardrobes to guest bedroom.
- Semi solid core doors painted white with matching skirtings, architraves and staircases
- UPVC sealed double glazed windows
- Chrome finish internal door furniture throughout
- Walls painted in matt finish Natural Calico
- Ceilings in Brilliant White
- Smoke alarms and carbon monoxide detectors positioned where required throughout

Heating & Lighting

- Gas fired central heating and hot water system with central programme
- Energy efficient downlighters to kitchen, hall, bathrooms, en suites and cloakroom
- Pendant lighting to living areas, landings, dining room and bedrooms
- White switches and sockets
- Worktop lighting to kitchen
- Radiators with individual thermostatic controls to all rooms
- Chrome heated towel rail to bathrooms and en suites

Home Entertainment & Communications

- Digitally compatible TV/FM aerial points
- Wired for Sky+
- Broadband capability supplied to main data point to all houses (subject to future connection by purchaser)

External

- Landscaped front garden
- Rear garden turfed and patio laid
- Outside tap
- Shed supplied to rear garden to selected plots
- Water butt in rear garden to all houses (where applicable)
- External lighting to front and rear of houses (where applicable)
- External electrical point and compost units to rear garden

Why Buy New?

Our outstanding range of new homes is designed process. Move into a brand new home from

design' can be a costly and time-consuming

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a ten-year NHBC guarantee. Buy a could be faced with?



Your Environment

We have an excellent track record in building high This development contributes to a higher quality new homes that are comfortable, highly quality of life by protecting the environment, energy and water efficient, and which aim to promoting social cohesion and integration into improve our customers' quality of life. In choosing a existing communities, strengthening the local new home from Countryside you are reducing your economy. We achieve this through building environmental footprint and saving money, which at attractive residential areas with their own

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's In addition, our new homes are well designed, carbon emissions are generated in homes and in comfortable, safe and adaptable, and wherever in older homes is wasted immediately. However, a new home from Countryside is, on average, 6.5 times more energy efficient than one built just 30 The Code for Sustainable Homes years ago.

this time of ever increasing utility costs is important. architectural character and identity, green open spaces, and convenient transport links to essential new homes are designed and built in advance of local amenities such as schools and shops. Britain, on average, £1 in every £3 spent on energy possible they are constructed from materials that reduced costs through superior energy and water have a reduced impact on the environment.

We are reducing our environmental impact by measuring our schemes against the Government's Code for Sustainable Homes (the Code). The Code provides a comprehensive measure of the sustainability of individual new homes and developments. The Code ensures that new homes deliver measurable improvements in key areas such as carbon dioxide emissions and water use. Each development is rated from Code Level 1 through to zero carbon at Code Level 6.

Elysian Fields at Wickhurst Green has been rated as Code Level 3.

The Code covers nine categories including: energy and CO₂ emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. The Code ensures that current building regulations.

The Code offers our customers the benefits of efficiency, and reduced maintenance, as well as comfortable, healthy, and flexible internal living spaces. It therefore helps to reduce carbon dioxide emissions, which in turn safeguards the environment.

To find out how easy it is to cut costs around the house - and help the environment – visit www.countryside-properties.com/interactive-house

To calculate your personal carbon footprint visit http://carboncalculator.direct.gov.uk/index.html

















About Us

At Countryside, we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature From the character of the homes we build to the style and character, designed to work for the way planning of environments and the unique detailing people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



Our Customer Service

The customer care team at Countryside is committed to providing you, our customers, with quality homes.

goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, independent financial consultants. or what queries, questions or complaints you may have, you can be confident that our people and and the 'Consumer Code for Home Builders'. are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

The whole team is working to achieve one common Our customer care begins at the outset, with our 10-Year Warranty trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through

procedures will adhere to the terms of our Charter carries our commitment to quality and improvement. decoration including tolerances, performance You have the added assurance of every home Copies of the 'Consumer Code for Home Builders' carrying the NHBC Warranty (Buildmark) against www.nhbc.co.uk/Builders/ProductsandServices/ structural defects for a ten-year period following

TechnicalStandards. We also carry the NHBC the date of legal completion.

> Each property is quality checked and commissioned by our dedicated customer care team before handover to its new owner.

Each new owner will be invited to attend a handover of their new home with a member of the customer service team.

Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes.

The standards provide guidance on every part Every home at Elysian Fields at Wickhurst Green of the building process from foundations to and technical standards. To find out more visit Warranty (Buildmark) against structural defects for a 10-year period following the date of legal

> Further information can be found on www. nhbc.co.uk/Warrantiesandcover/Homeowners/ WhatdoesBuildmarkcover.

> Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme.

Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www. consumercodeforhomebuilders.com/index.



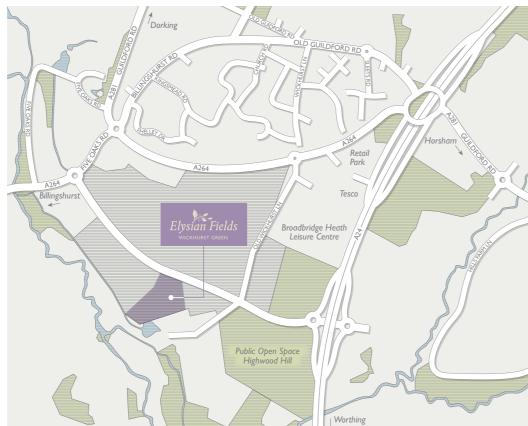




Area map (not to scale)



Local map (not to scale)



Finding Us

From M25

for the A24/Leatherhead/Dorking. At the roundabout, At the roundabout, take the second exit onto take the third exit onto the A243 and, at the next Horsham Road/A264. Continue for around 3 miles service from the station to Broadbridge Heath. roundabout, take the second exit onto the Leatherhead By-Pass Road/A24. Take the second exit stay on the A264. After approximately 2 miles, and Hampshire. at the next roundabout, continuing on the A24, take the second exit at the roundabout onto the A24. and the first exit at the next roundabout, onto

At the Farthings Hill Interchange, take the Dorking Road/A24. Follow the A24 for 15 miles, A281/A264 exit to Horsham/Guildford/Bognor then turn right onto Bell Road. At the roundabout, Regis/A29. At the roundabout, take the third exit take the first exit onto Church Street. At the next onto the A264. After one mile, take the first exit at roundabout take the first exit again onto Bailing Hill, the roundabout, and Wickhurst Green is on the left. then continue onto Broadbridge Heath Road. After approximately half a mile, turn right onto Billingshurst Road. Take the first exit at the roundabout, and Wickhurst Green is on the left.

From Crawley

By Train

Leave the M25 at junction 9, taking the A243 exit Head South-West out of Crawley on the A2220. Services run from London to nearby Horsham in less than one hour, and you can take the 63 bus then, at the roundabout, take the second exit to

Horsham also serves the south coast, Surrey, Kent

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