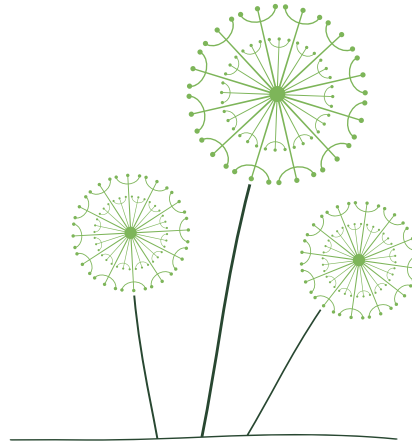


MEADOW WALK

HENFIELD

Croudace 
HOMES.CO.UK



MEADOW WALK

HENFIELD

A SUPERB DEVELOPMENT OF 2, 3, 4 & 5
BEDROOM HOMES IN HENFIELD, WEST SUSSEX

A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home, to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance.

Our homes are designed both to reduce energy demands and minimise their impact on their surroundings. Croudace recognises that the quality of the new homes we build is of vital importance to our customers.

Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task. We are proud of our excellent ratings in independent customer satisfaction surveys, which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Russell Denness,
Group Chief Executive



SUSSEX HERITAGE WITH MODERN LIVING

Situated in the charming village of Henfield, Meadow Walk is a superb development of 2, 3, 4 & 5 bedroom homes. As one of the largest villages found within the Horsham district of West Sussex, Henfield combines a country location with city connections offering picturesque architecture, a variety of retail opportunities and restaurants in its centre.

Nestled between Horsham and Brighton and lying east of the River Adur, Henfield is located on a sandy ridge in the Sussex Weald. With several listed buildings and charming old streets, Henfield is an important conservation area. From its High Street, many 'twittens' (narrow cobbled lanes) can be found leading to three 'commons' found within the village. These 'commons' are steeped in history and provide beautiful spots for walking, cycling and picnicking to be enjoyed by all the family.



Just a few miles from Meadow Walk, residents can enjoy breathtaking distant views; with distinct areas of tranquil, welcoming countryside and woodland plus miles of bridle paths to explore as the Downs Link cycle route runs along the edge of Henfield.

Described as one of Britain's "Breathing Spaces", the South Downs National Park extends from the outskirts of Winchester to the west and stretches to the cliffs of Beachy Head, near Eastbourne, to the east. Combining vibrant landscapes and bustling villages and towns, the South Downs National Park is home to a multitude of lively working communities immersed in both history and traditional English culture.

A short car journey away from the village is Hurstpierpoint College founded in the last century and boasting one of the most beautiful chapels in Sussex. The college spans all school ages, from preschool to sixth form.

Further afield, Christ's Hospital School is a mixed independent day and boarding school with a Royal Charter. It is almost unique as it educates a percentage of its students for free or at a reduced rate. Christ's Hospital School enjoys the benefits of gentle Sussex countryside whilst being, in terms of campus size, one of the largest schools in the country. There are also several nurseries, schools and further education colleges available, plus more specialised schools in the surrounding area.

Meadow Walk exudes a country village ambience and benefits from fantastic transport connections. Frequent rail services from Hassocks provide main line transport to London Bridge and London Victoria via East Croydon. The traditional British seaside town of Worthing is amongst several which are approximately thirty minutes drive away while main roads and motorways such as the A281, A23, M23, M25 and southern airports are a simple car journey away.

For further information regarding local amenities, please turn to Page 34 of this brochure.



MEADOW WALK
HENFIELD

DEVELOPMENT LAYOUT

Each home within Meadow Walk is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



Affordable Housing



THE LONSDALE
5 BEDROOM HOME



THE BURFORD
5 BEDROOM HOME



THE OAKLEY
4 BEDROOM HOME



THE LEICESTER
4 BEDROOM HOME



THE BEAUMONT
4 BEDROOM HOME



THE BOXGROVE
4 BEDROOM HOME



THE RICHMOND
3 BEDROOM HOME



THE MELBURY
3 BEDROOM HOME



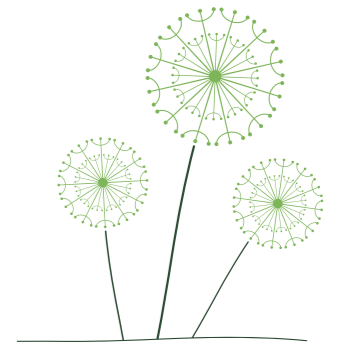
THE HUNSTON
2 BEDROOM HOME



THE HAMPTON
2 BEDROOM HOME



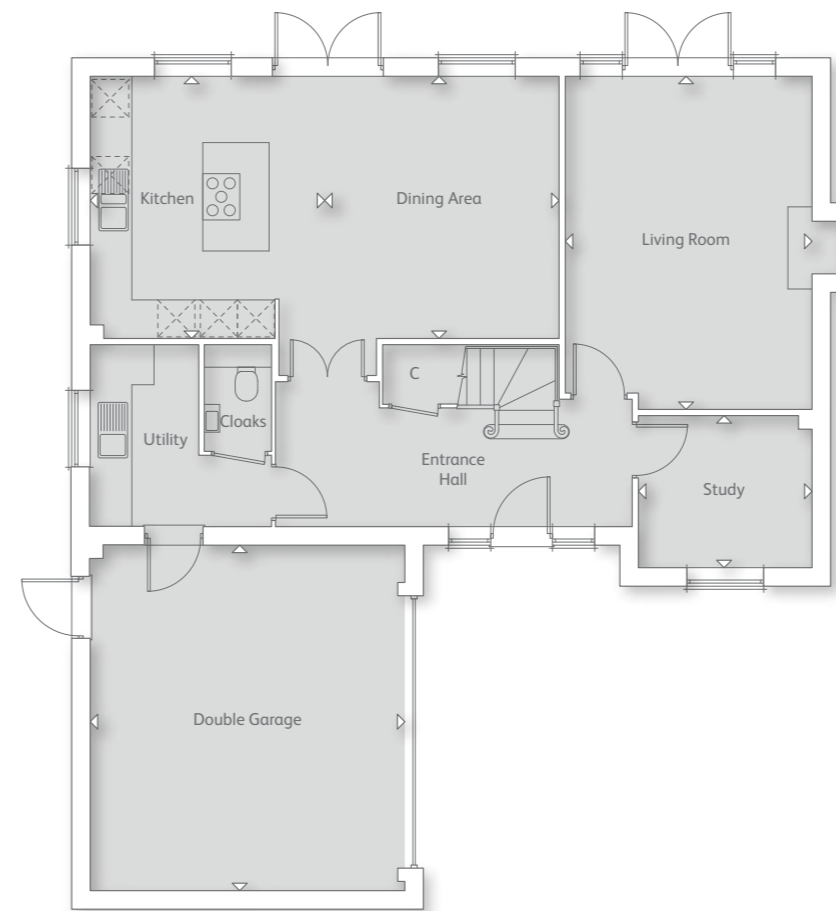
THE BEDFORD
2 BEDROOM HOME





THE LONSDALE

5 BEDROOM HOME



GROUND FLOOR

Kitchen	2.74 m x 4.19m	8' 11" x 13' 8"	Study	2.76 m x 2.41m	9' 0" x 7' 10"
Dining Area	3.74 m x 4.19m	12' 3" x 13' 8"	Utility	1.70 m x 2.89m	5' 6" x 9' 5"
Living Room	3.94 m x 5.34m	12' 11" x 17' 6"	Double Garage	5.04 m x 5.54m	16' 6" x 18' 2"



FIRST FLOOR

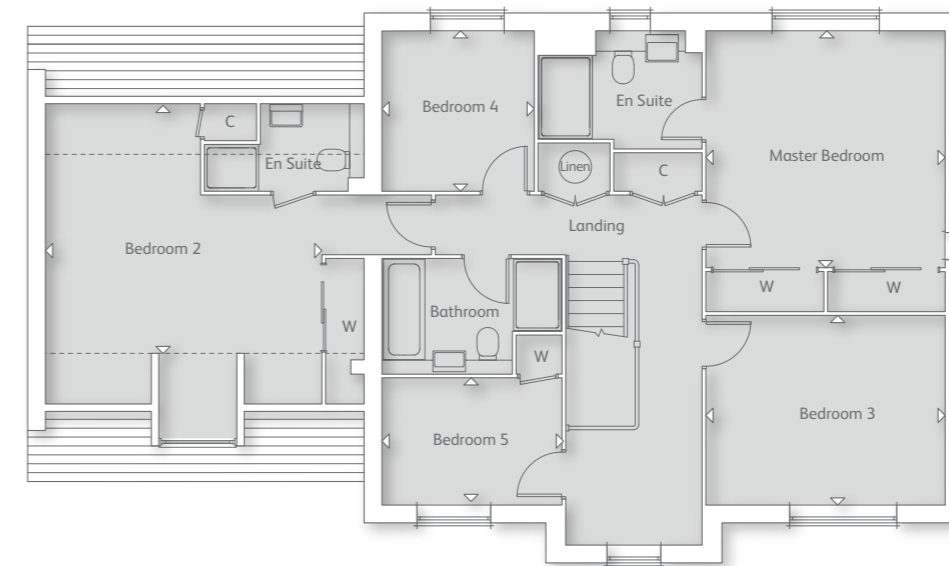
Master Bedroom	4.31 m x 3.52m	14' 1" x 11' 6"	Bedroom 4	3.98 m x 2.87m	13' 0" x 9' 4"
Bedroom 2	3.29 m x 4.24m	10' 9" x 13' 10"	Bedroom 5	2.76 m x 2.67m	9' 0" x 8' 9"
Bedroom 3	3.42 m x 4.24m	11' 2" x 13' 10"			

Please note floor plans are not to scale.



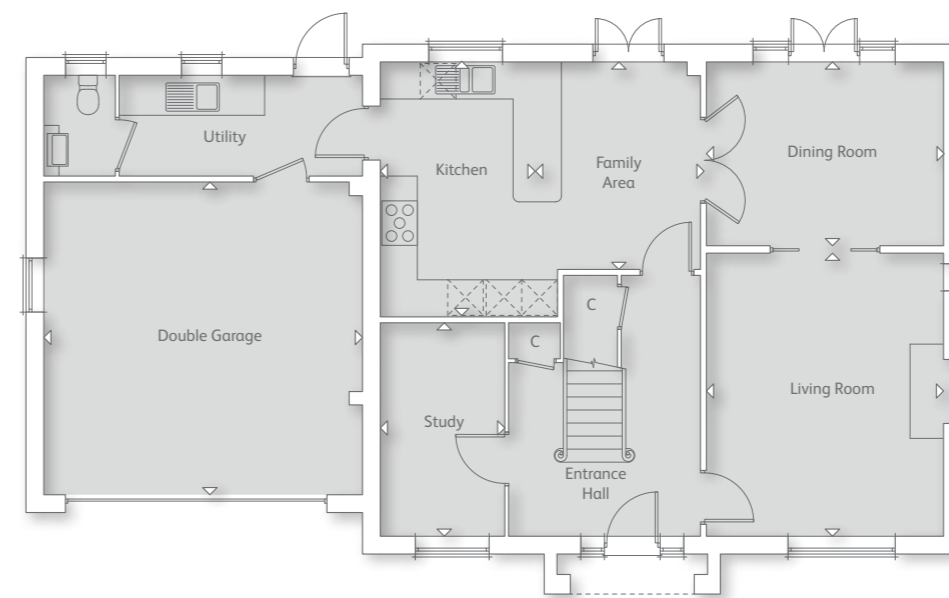
THE BURFORD

5 BEDROOM HOME



FIRST FLOOR

Master Bedroom 3.98 m x 3.94m	13' 0" x 12' 10"	Bedroom 4 2.51 m x 2.65m	8' 2" x 8' 8"
Bedroom 2 4.60 m x 3.02m	15' 1" x 9' 10"	Bedroom 5 2.98 m x 2.09m	9' 9" x 6' 10"
Bedroom 3 3.98 m x 3.14m	13' 0" x 10' 3"		



GROUND FLOOR

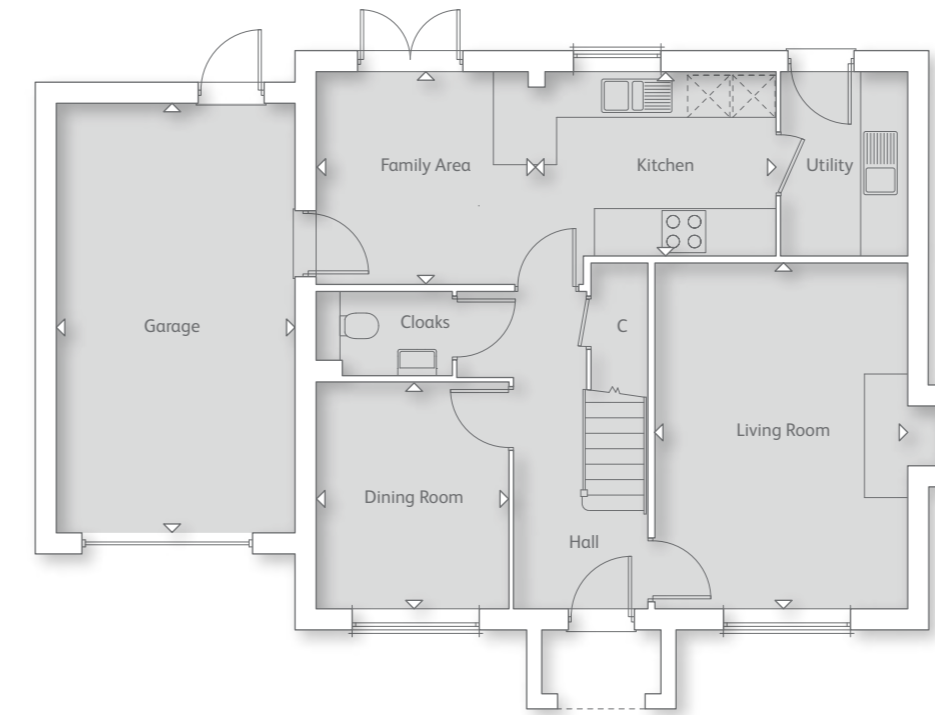
Kitchen 2.59 m x 4.24m	8' 5" x 13' 10"	Study 3.54m x 2.04m	11' 7" x 6' 8"
Family Area 2.69 m x 3.44m	8' 9" x 11' 3"	Utility 4.05 m x 1.64m	13' 3" x 5' 4"
Living Room 3.94 m x 4.72m	12' 11" x 15' 5"	Double Garage 5.32 m x 5.22 m	17' 5" x 17' 1"
Dining Room 3.94 m x 3.04m	12' 11" x 9' 11"		

Please note floor plans are not to scale.



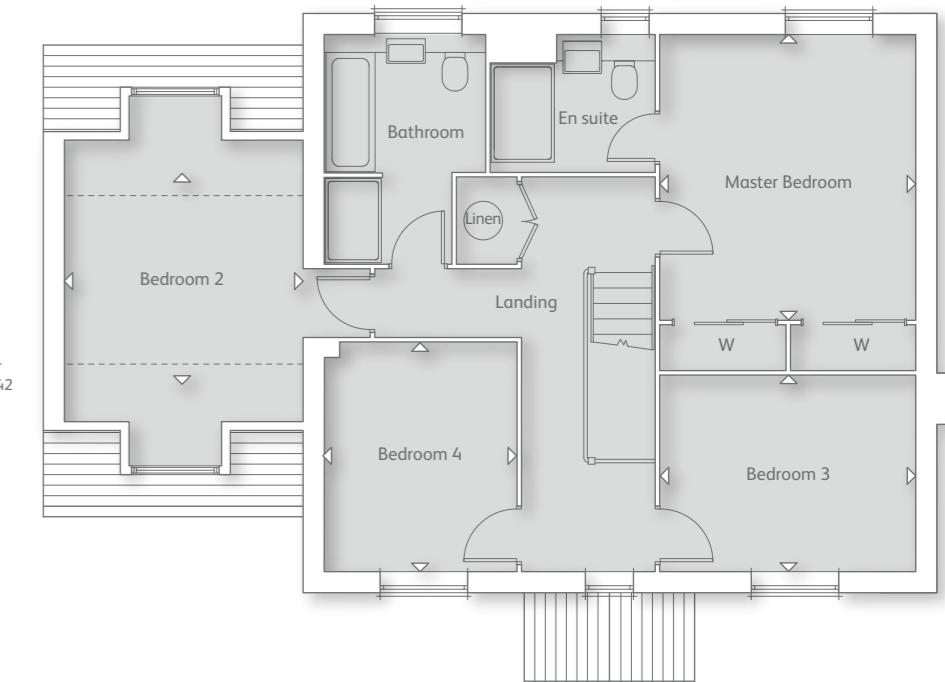
THE OAKLEY

4 BEDROOM HOME



GROUND FLOOR

Kitchen	3.37 m x 2.57m	11' 0" x 8' 5"	Living Room	3.54 m x 4.87m	11' 7" x 15' 11"
Family Area	3.06 m x 2.97m	10' 0" x 9' 8"	Utility	1.75 m x 2.57m	5' 9" x 8' 5"
Dining Room	2.68 m x 3.17m	8' 9" x 10' 4"	Garage	3.34 m x 6.06m	10' 11" x 19' 10"



FIRST FLOOR

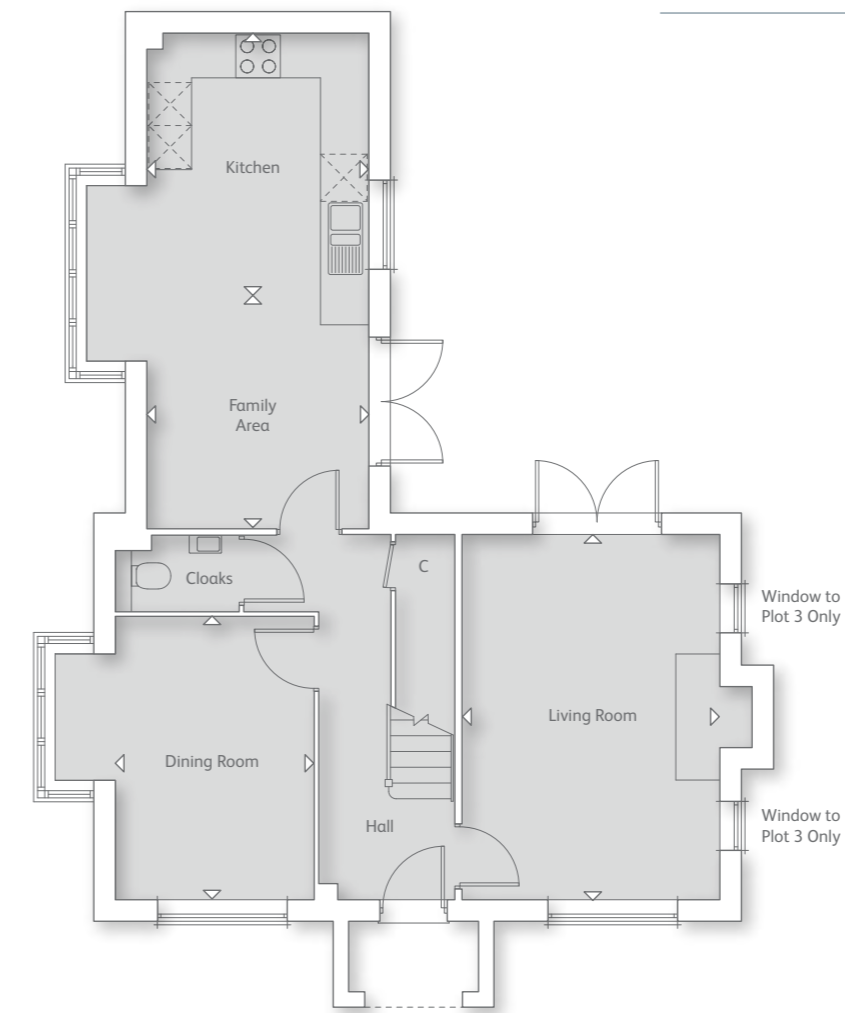
Master Bedroom	3.59 m x 4.01m	11' 9" x 13' 1"	Bedroom 3	3.59 m x 2.74m	11' 9" x 8' 11"
Bedroom 2	3.34 m x 3.46m	10' 11" x 11' 4"	Bedroom 4	2.68 m x 3.21m	8' 9" x 10' 6"

Please note floor plans are not to scale.



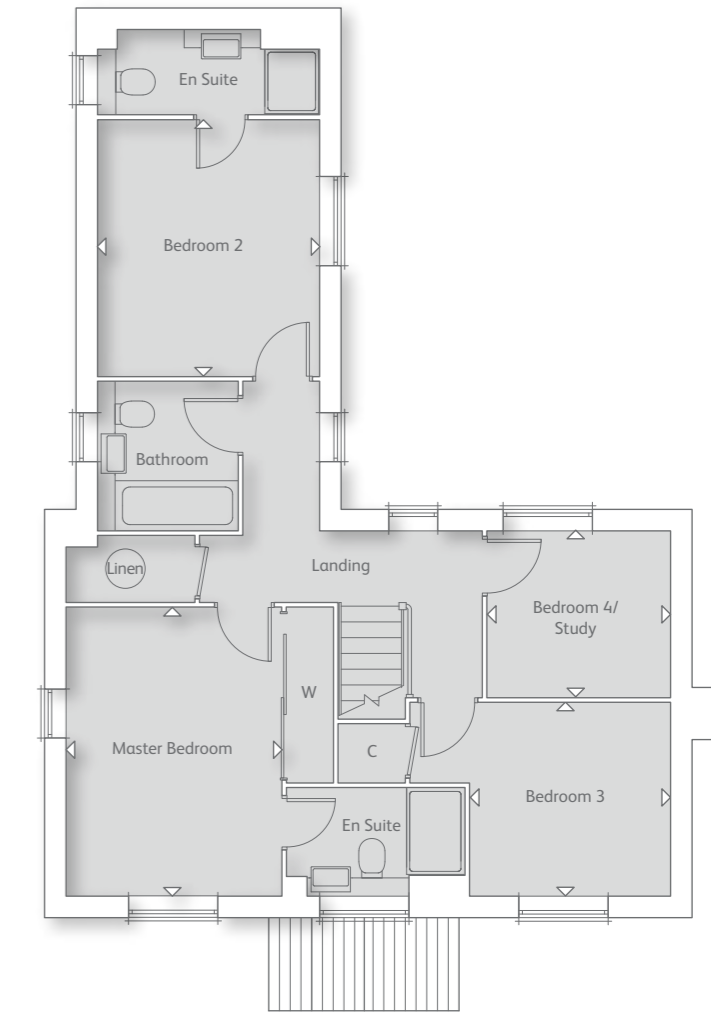
THE LEICESTER

4 BEDROOM HOME



GROUND FLOOR

Kitchen	3.04 m x 3.24m	9' 11" x 10' 7"	Dining Room	2.72 m x 3.90m	8' 10" x 12' 9"
Family Area	3.04 m x 3.56m	9' 11" x 11' 8"	Living Room	3.54 m x 5.04m	11' 7" x 16' 6"



FIRST FLOOR

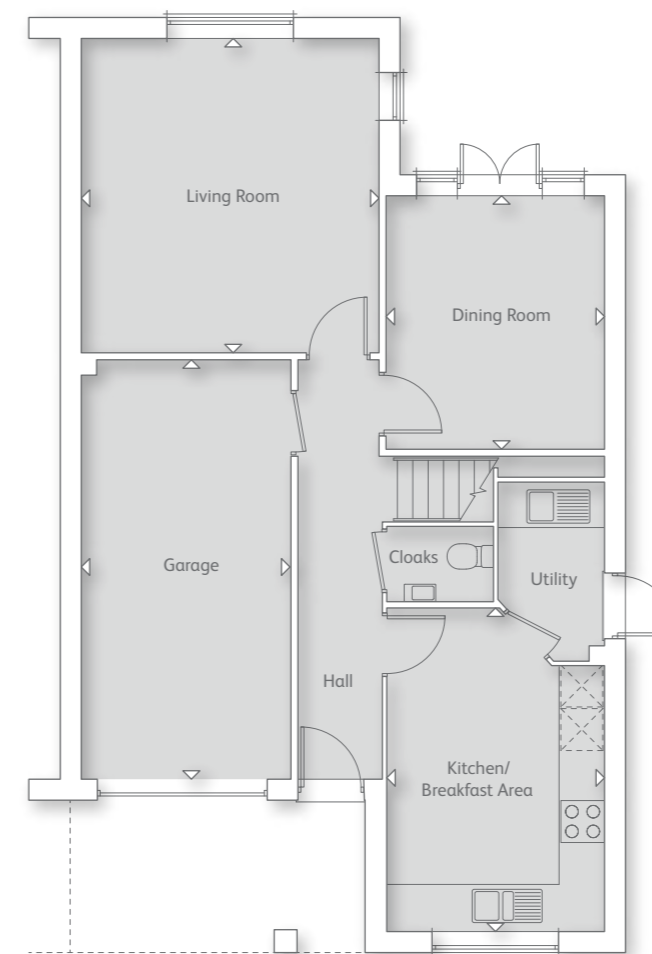
Master Bedroom	2.95 m x 3.98m	9' 8" x 13' 0"	Bedroom 3	2.75 m x 2.65m	9' 0" x 8' 8"
Bedroom 2	3.04 m x 3.53m	9' 11" x 11' 6"	Bedroom 4/Study	2.51 m x 2.27m	8' 2" x 7' 5"

Please note floor plans are not to scale.



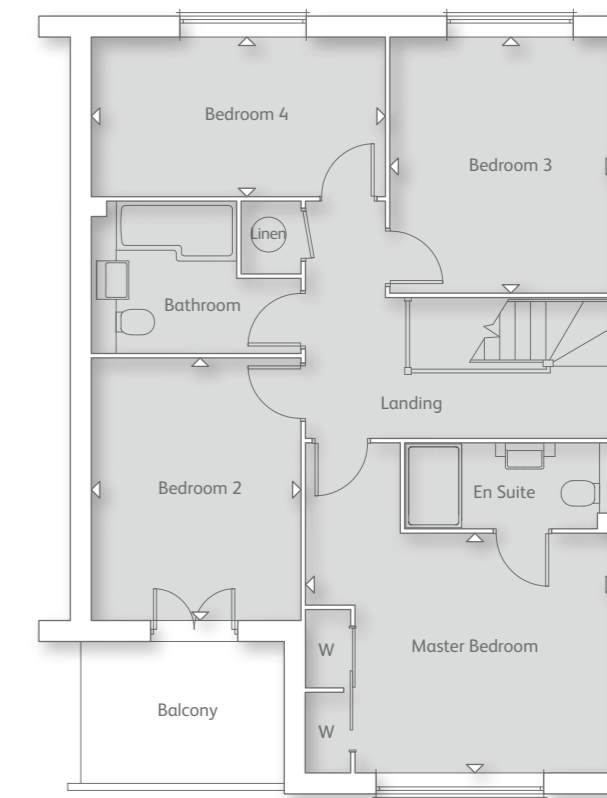
THE BEAUMONT

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Breakfast Area 3.06 m x 4.57m	10' 0" x 14' 11"	Utility 1.47 m x 2.19m	4' 9" x 7' 2"
Living Room 4.20 m x 4.44m	13' 9" x 14' 6"	Garage 2.94 m x 5.94m	9' 7" x 19' 5"
Dining Room 3.07 m x 3.57m	10' 0" x 11' 8"		



FIRST FLOOR

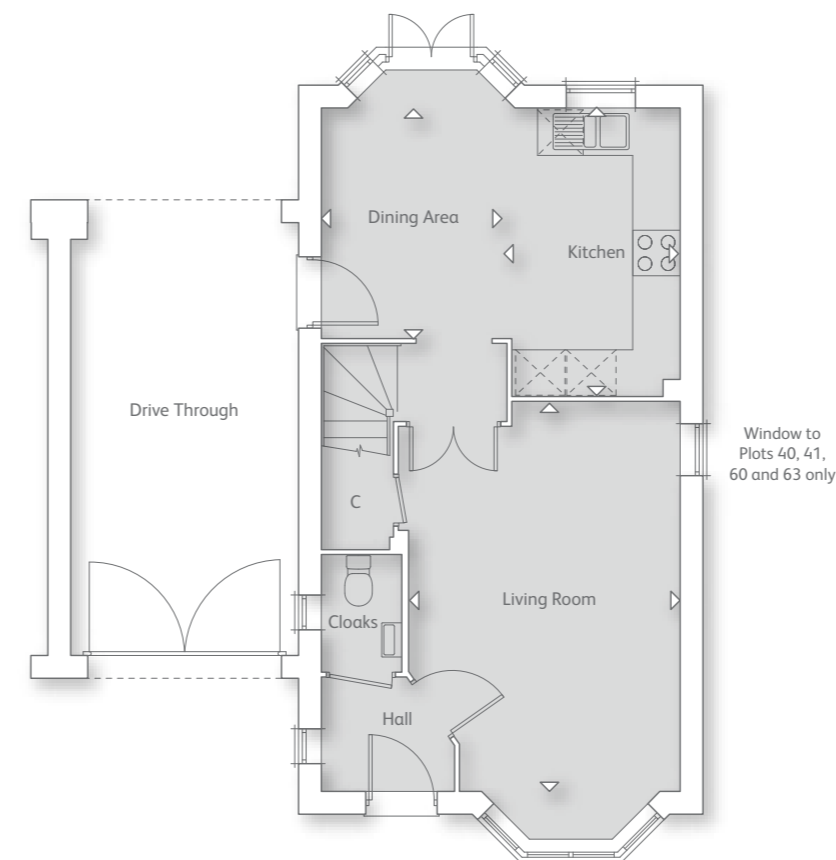
Master Bedroom 3.65 m x 3.37m	11' 11" x 11' 0"	Bedroom 3 2.94 m x 3.70m	9' 7" x 12' 1"
Bedroom 2 3.16 m x 3.60m	10' 4" x 11' 9"	Bedroom 4 4.15 m x 2.22m	13' 7" x 7' 3"

Please note floor plans are not to scale.



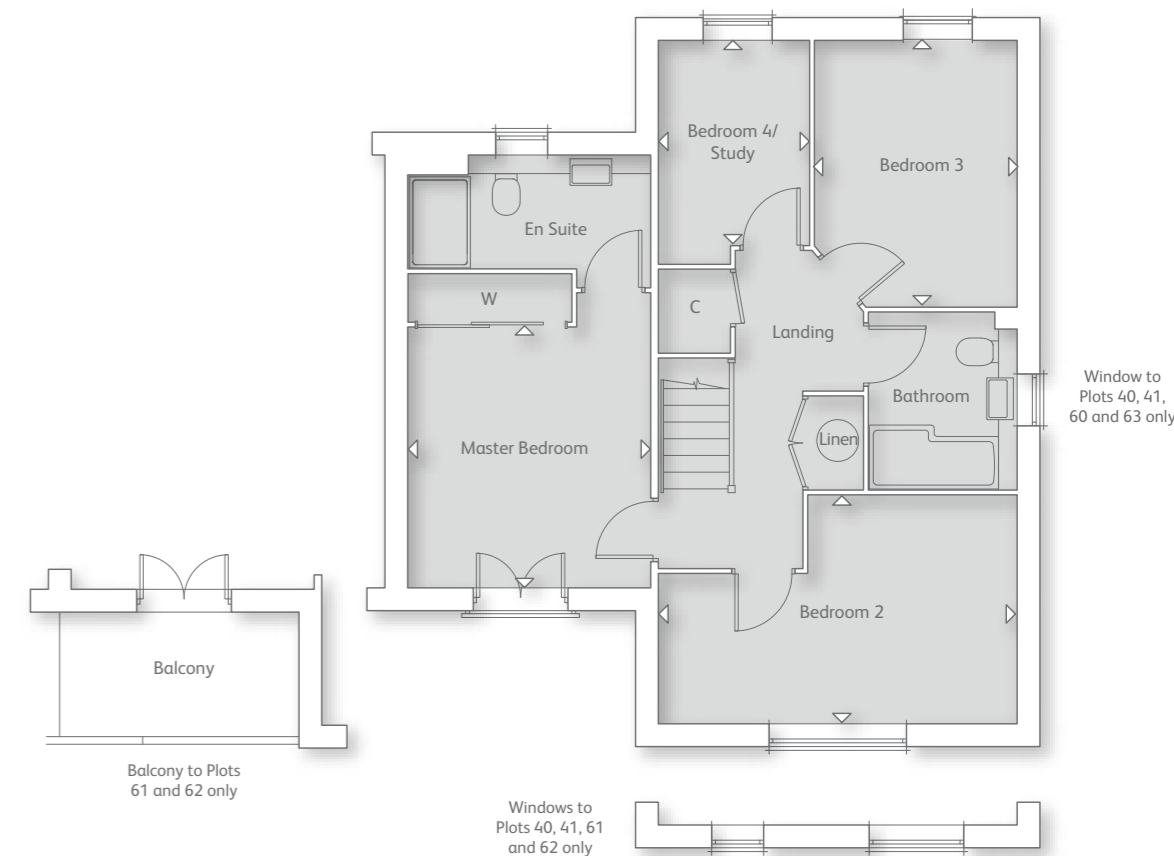
THE BOXGROVE

4 BEDROOM HOME



GROUND FLOOR

Kitchen	2.16 m x 3.74m	7' 0" x 12' 3"	Living Room	3.52m x 5.08m	11' 6" x 16' 7"
Dining Area	2.45 m x 2.98m	8' 0" x 9' 9"			



FIRST FLOOR

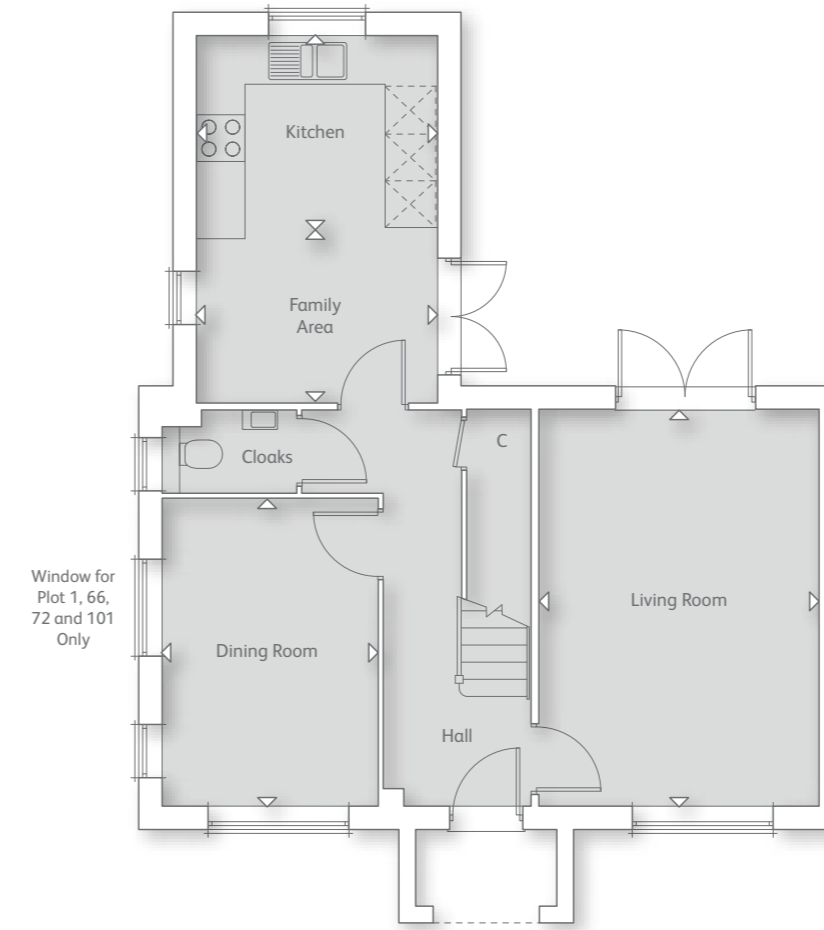
Master Bedroom	3.14 m x 3.38m	10' 3" x 11' 0"	Bedroom 3	2.61 m x 3.45m	8' 6" x 11' 4"
Bedroom 2	4.67 m x 2.96m	15' 3" x 9' 8"	Bedroom 4/Study	1.93 m x 2.89m	6' 4" x 9' 5"

Please note floor plans are not to scale.



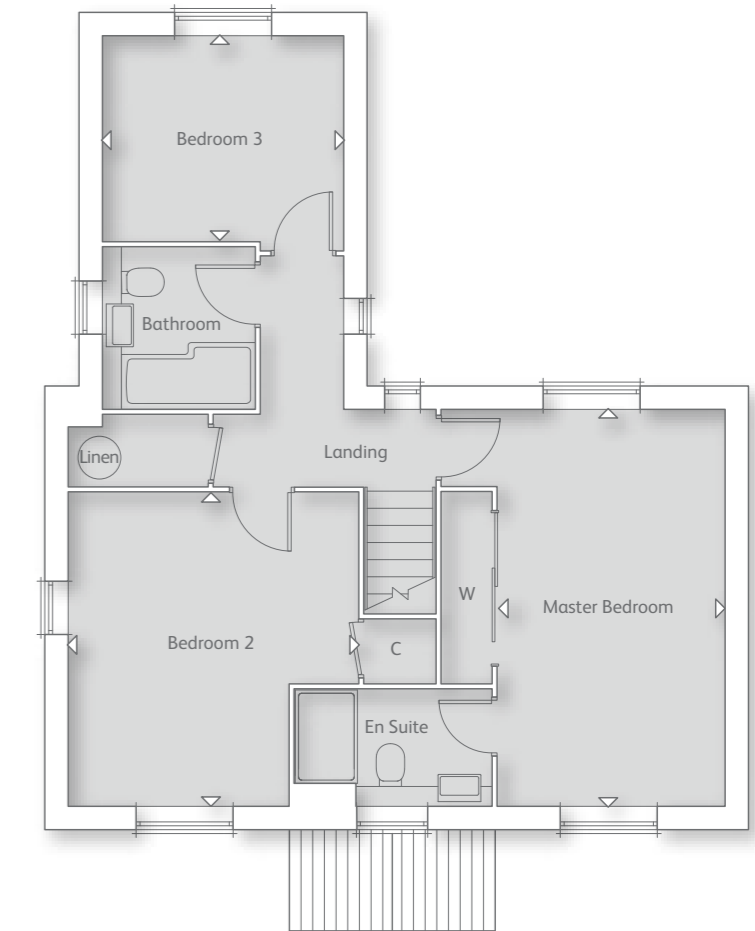
THE RICHMOND

3 BEDROOM HOME



GROUND FLOOR

Kitchen 3.04 m x 2.44m	9' 11" x 7' 11"	Living Room 3.54 m x 5.04m	11' 7" x 16' 6"
Family Area 3.04 m x 2.17m	9' 11" x 7' 1"	Dining Room 2.72 m x 3.90m	8' 10" x 12' 9"



FIRST FLOOR

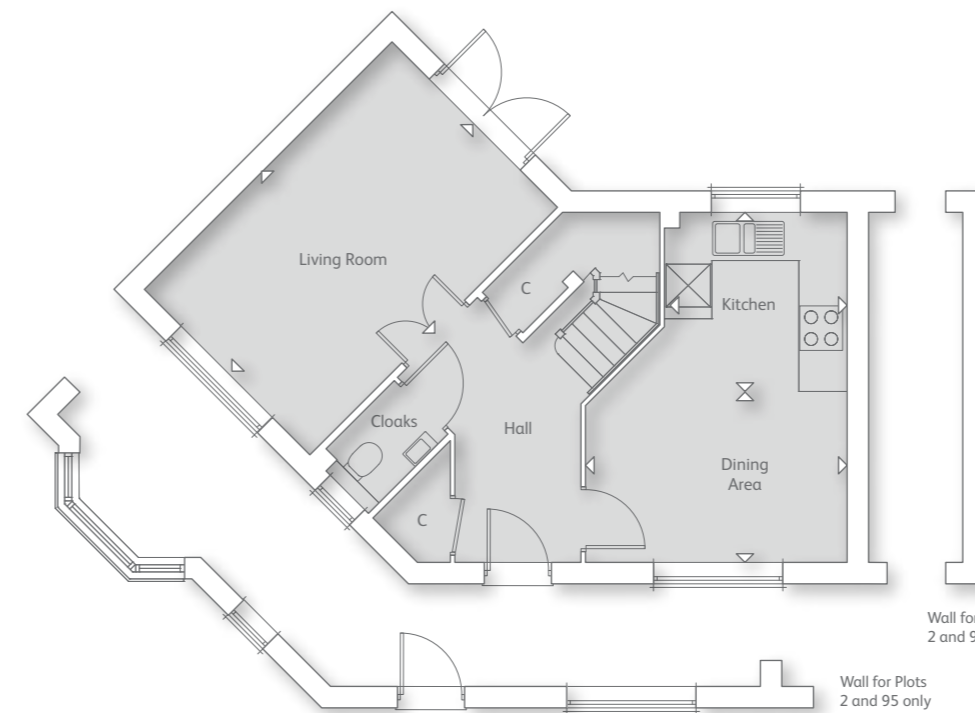
Master Bedroom 2.87 m x 5.04m	9' 5" x 16' 6"	Bedroom 3 3.04 m x 2.59m	9' 11" x 8' 5"
Bedroom 2 2.78 m x 3.98m	9' 1" x 13' 0"		

Please note floor plans are not to scale.



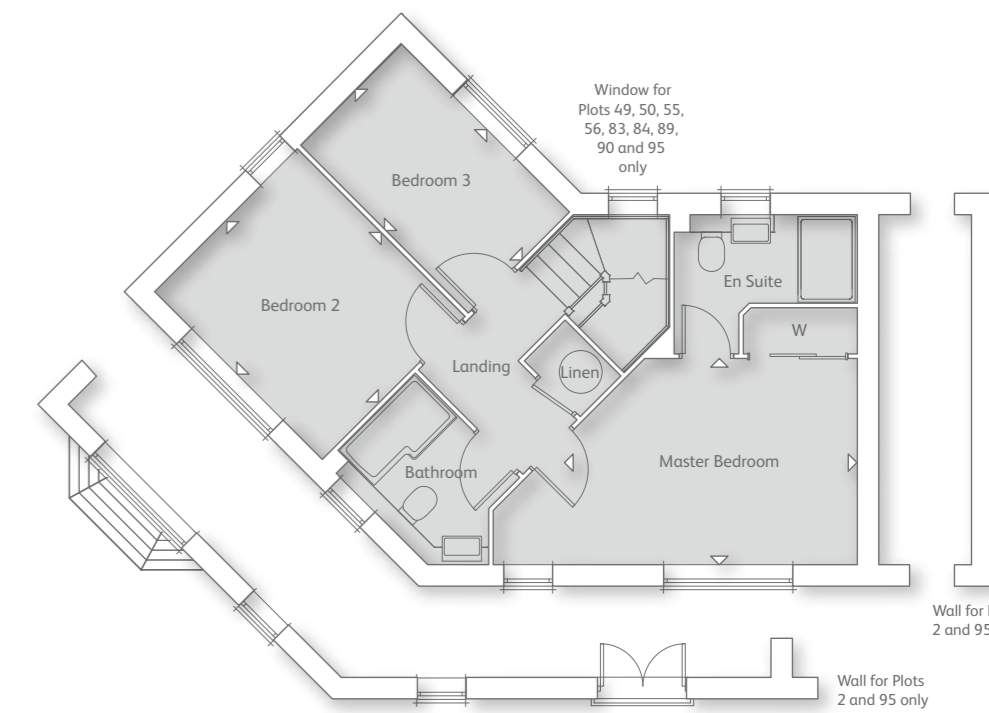
THE MELBURY

3 BEDROOM HOME



GROUND FLOOR

Kitchen 2.50 m x 2.47m	8' 2" x 8' 1"	Living Room 3.22 m x 4.84m	10' 6" x 15' 10"
Dining Area 3.60 m x 2.31m	11' 9" x 7' 7"		



FIRST FLOOR

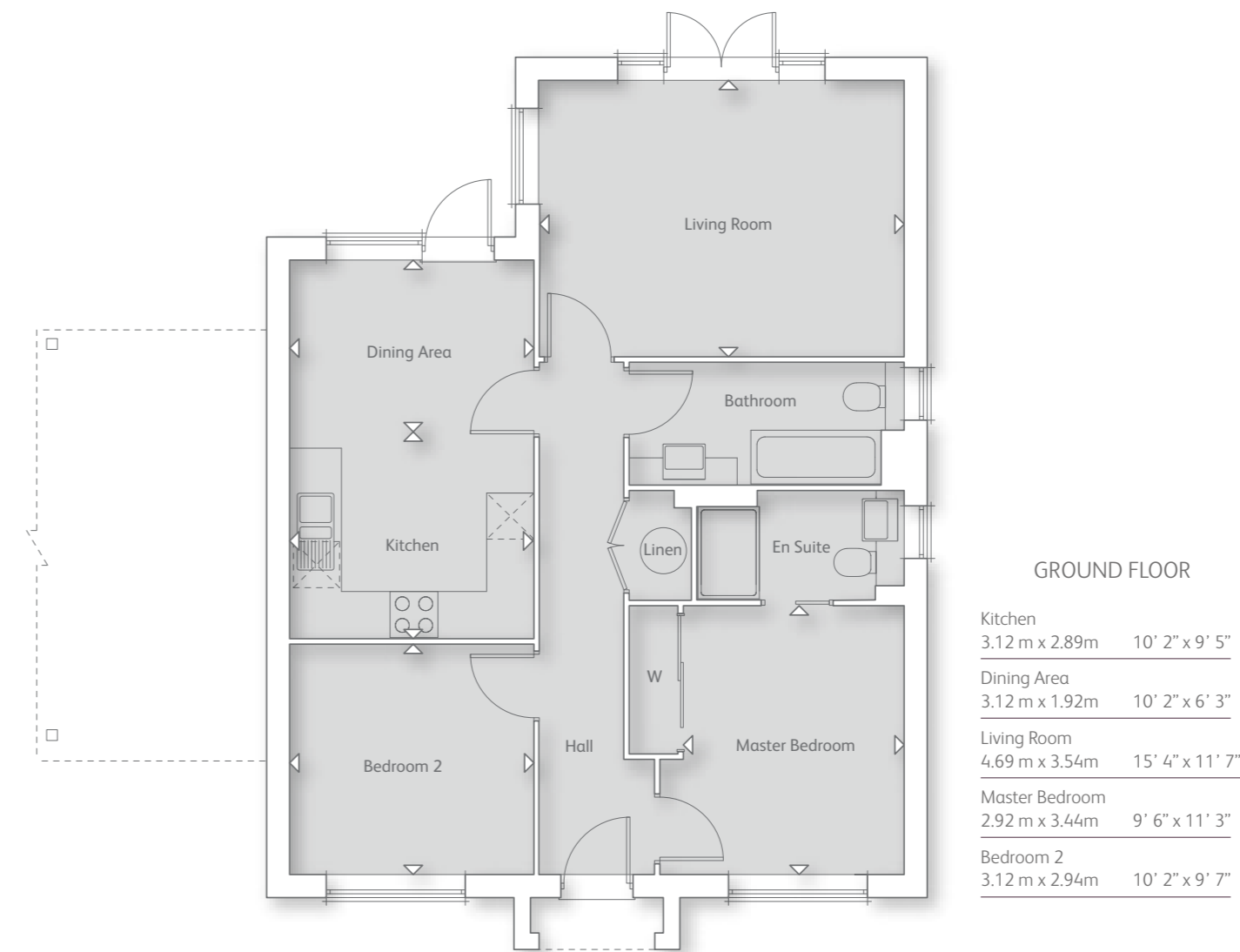
Master Bedroom 4.12 m x 2.83m	13' 6" x 9' 3"	Bedroom 3 3.26 m x 1.94m	10' 8" x 6' 4"
Bedroom 2 3.26 m x 2.78m	10' 8" x 9' 1"		

Please note floor plans are not to scale.



THE HUNSTON

2 BEDROOM HOME

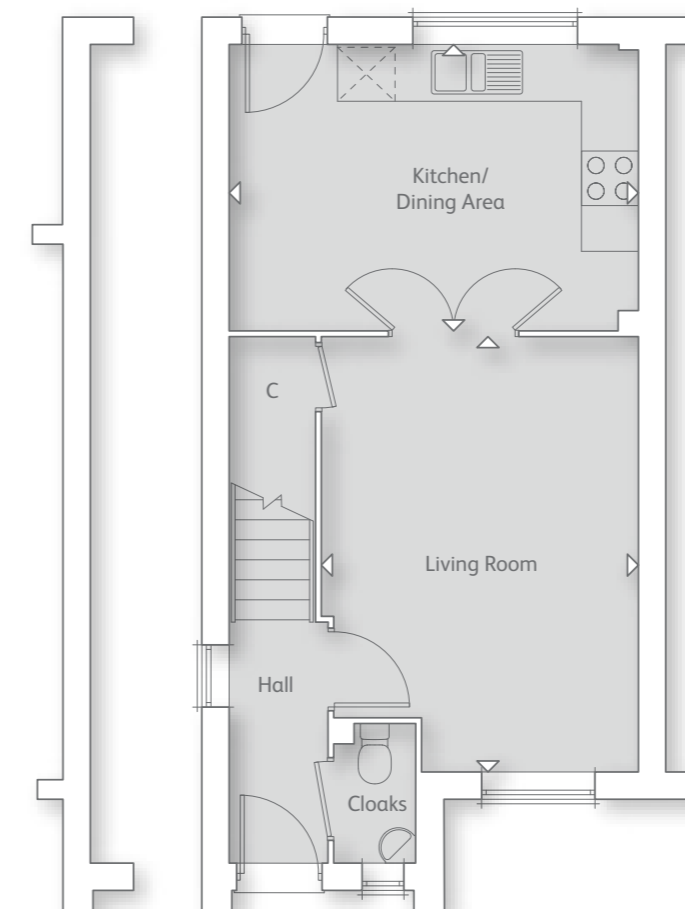


Please note floor plans are not to scale.



THE HAMPTON

2 BEDROOM HOME

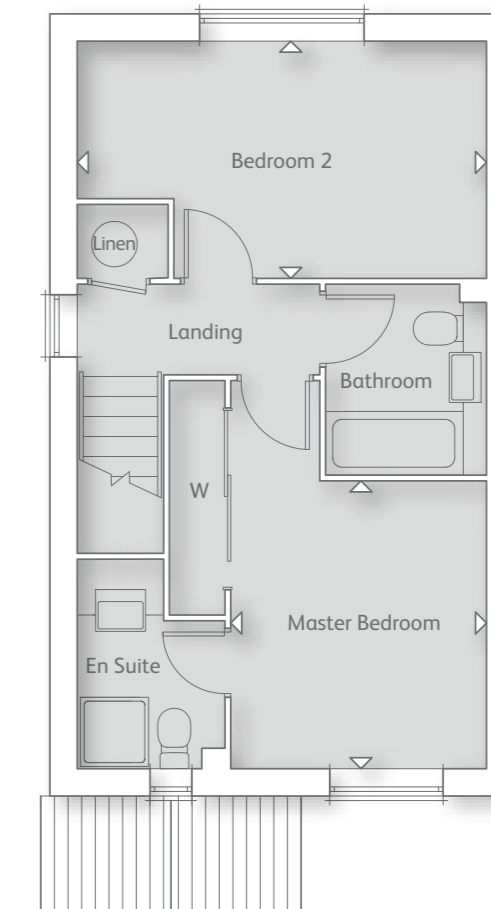


Wall for Plot 5 Only

GROUND FLOOR

Kitchen/Dining Area
4.44m x 3.05m 14' 6" x 10' 0"

Living Room
3.43 m x 4.73m 11' 2" x 15' 6"



FIRST FLOOR

Master Bedroom
2.75 m x 3.11m 9' 0" x 10' 2"

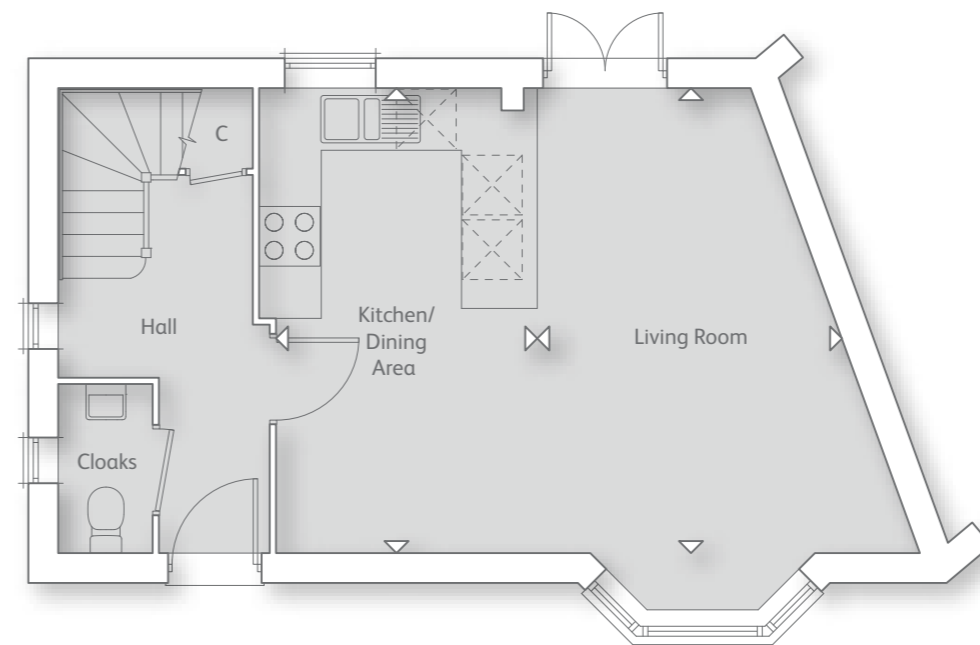
Bedroom 2
4.44 m x 2.55m 14' 6" x 8' 4"

Please note floor plans are not to scale.



THE BEDFORD

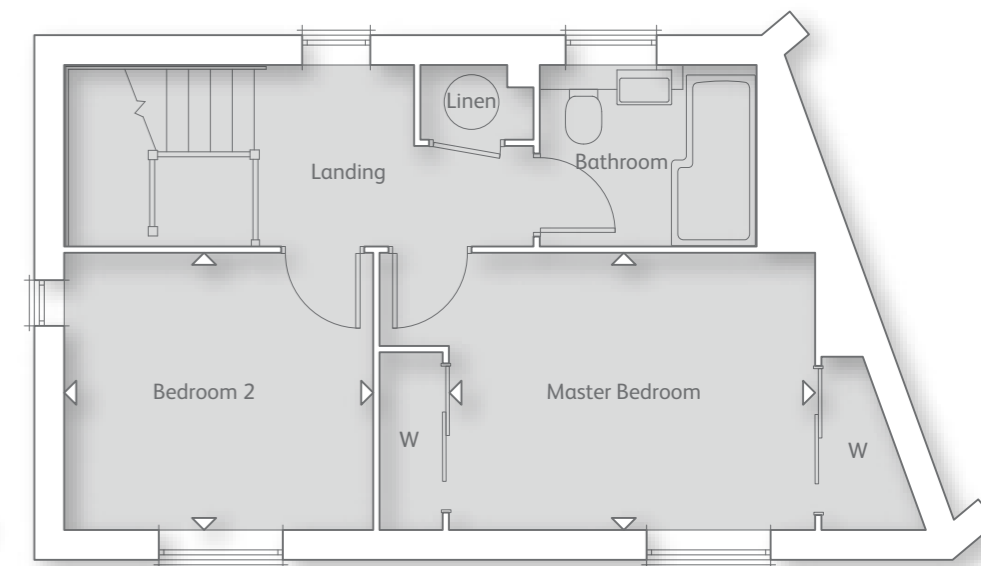
2 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area
2.57 m x 4.62m 8' 5" x 15' 1"

Living Room
2.98 m x 4.62m 9' 9" x 15' 1"



FIRST FLOOR

Master Bedroom
3.62 m x 2.73m 11' 10" x 8' 11"

Bedroom 2
3.05 m x 2.73m 9' 11" x 8' 11"

Please note floor plans are not to scale.

INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our new homes are a blank canvas ready and waiting for you to make your own.

QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, the stage of construction at the time of reservation. All of our available ranges are viewable at our sales centre after launch. We also offer a range of incentives to help you get started with your new home.



THE LONSDALE
THE BURFORD
THE OAKLEY
THE LEICESTER
THE BEAUMONT
THE BOXGROVE
THE RICHMOND
THE MELBURY
THE HUNSTON
THE HAMPTON
THE BEDFORD

KITCHEN AND APPLIANCES

High quality furniture with storage/workspace	■	■	■	■	■	■	■	■	■	■
Granite worktops with up-stand to Kitchen only	■	■	■	■	■	■	■	■	■	■
Laminate worktops with up-stand to Kitchen or Utility†	■	■	■	■	■	■	■	■	■	■
Chimney extractor hood	■	■	■	■	■	■	■	■	■	■
Stainless steel double electric oven with 5 gas burner hob	■	■	■	■	■	■	■	■	■	■
Stainless steel double electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■
Stainless steel single electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■
Integrated Fridge/Freezer	■	■	■	■	■	■	■	■	■	■
Integrated Dishwasher	■	■	■	■	■	■	■	■	■	■
Integrated Washing Machine	■	■	■	■	■	■	■	■	■	■

DECORATION & JOINERY

Smooth ceilings	■	■	■	■	■	■	■	■	■	■
Pencil rounded white painted skirtings and architraves	■	■	■	■	■	■	■	■	■	■
White panelled or veneer internal doors	■	■	■	■	■	■	■	■	■	■
Built-in wardrobe to Master Bedroom	■	■	■	■	■	■	■	■	■	■
Built-in wardrobes to Bedroom 2	■	■	■	■	■	■	■	■	■	■
Built-in storage to other Bedroom(s)	■	■	■	■	■	■	■	■	■	■

† Where applicable/practicable. For more information regarding your chosen plot, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



	THE LONSDALE	THE BURFORD	THE OAKLEY	THE LEICESTER	THE BEAUMONT	THE BOXGROVE	THE RICHMOND	THE MELBURY	THE HUNSTON	THE HAMPTON	THE BEDFORD
SECURITY & COMFORT											
Brick and block construction	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark 10 year cover	■	■	■	■	■	■	■	■	■	■	■
Gas central heating	■	■	■	■	■	■	■	■	■	■	■
Intruder alarms	■	■	■	■	■	■	■	■	■	■	■
Smoke detectors	■	■	■	■	■	■	■	■	■	■	■
Hardwood front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■
Composite front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu windows and French casement doors†	■	■	■	■	■	■	■	■	■	■	■
Recessed downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suite(s)†	■	■	■	■	■	■	■	■	■	■	■
BATHROOM, EN SUITE & CLOAKROOM											
White sanitaryware and chrome fittings	■	■	■	■	■	■	■	■	■	■	■
Ceramic wall tiles	■	■	■	■	■	■	■	■	■	■	■
Fitted furniture to Bathroom, En Suite(s) and Cloakroom‡	■	■	■	■	■	■	■	■	■	■	■
Shower enclosure with thermostatic shower in En Suite(s)†	■	■	■	■	■	■	■	■	■	■	■



Photovoltaic Solar Panels

A selection of our homes at Meadow Walk are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements. Any surplus electricity will be fed back to the grid, or supplementary electricity will be provided via the National Grid as required.

† Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.
‡ Please note that there is no fitted furniture in the Cloakrooms of The Hampton, The Bedford, The Beaumont or The Boxgrove. Please note that The Hunston does not feature a Cloakroom.

TRANSPORT & CONNECTIONS

EDUCATION

- ST PETER'S C of E PRIMARY SCHOOL
0.9 miles
- ALBOURNE C of E PRIMARY SCHOOL
4.3 miles
- TWINEHAM C of E PRIMARY SCHOOL
5 miles
- ASHURST C of E PRIMARY SCHOOL
5.5 miles
- HURSTPIERPOINT COLLEGE
7.2 miles
- CHRIST'S HOSPITAL SCHOOL
12.8 miles

BY TRAIN

- FROM HASSOCKS RAIL STATION
4 minutes
- BURGESS HILL
4 minutes
- HAYWARDS HEATH
10 minutes
- BRIGHTON
11 minutes
- GATWICK AIRPORT
24 minutes
- LONDON VICTORIA
52 minutes
- EASTBOURNE
53 minutes

BY CAR

- A23
5 miles
- DEVILS DYKE
7 miles
- HASSOCKS TRAIN STATION
7.5 miles
- HORSHAM
11 miles
- BRIGHTON
11.8 miles
- M23 (JCT 11)
12.7 miles
- WORTHING
18.6 miles
- GATWICK AIRPORT
21.4 miles

ON FOOT

- THE WHITE HART PUBLIC HOUSE
7 minutes
- NATWEST BANK
8 minutes
- ONE STOP STORES
8 minutes
- HENFIELD LIBRARY
9 minutes
- HENFIELD POST OFFICE
9 minutes
- LLOYDS PHARMACY
10 minutes
- HENFIELD LEISURE CENTRE
19 minutes



Devils Dyke

FROM M25

Leave the M25 at junction 7 and join M23 southbound towards Gatwick Airport.

Remain on the M23 to its conclusion and join the A23.

Continue on the A23 for 6.5 miles to the junction with the A272.

Take the slip road exit, at the roundabout take the third exit signposted Billingshurst & Petersfield.

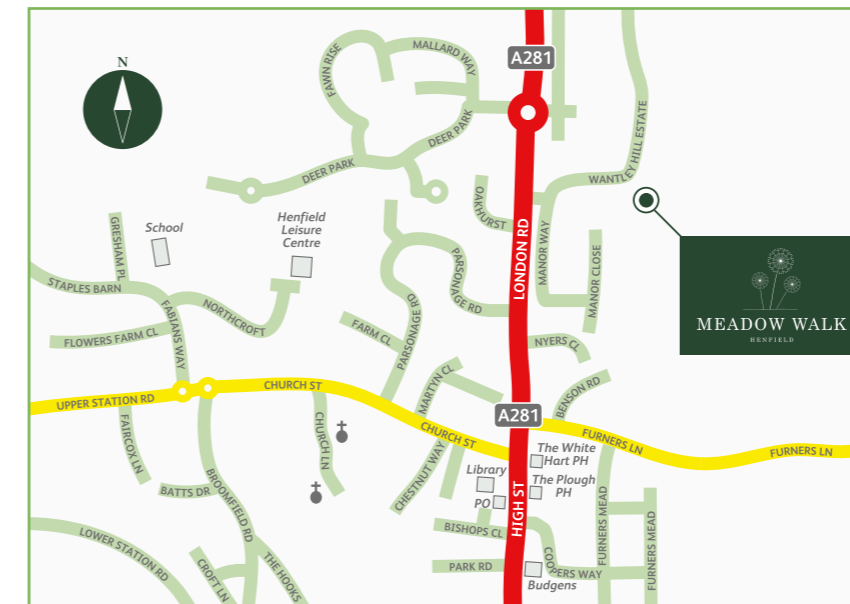
Remain on the A272 into Cowfold, at the mini roundabout take the first exit onto the A281 towards Henfield.

Continue for 4 miles on the A281 into Henfield.

At the mini roundabout take the first exit onto London Road.

Take the first left onto Wantley Hill Estate.

You will find us on the right hand side.



BY TRAIN

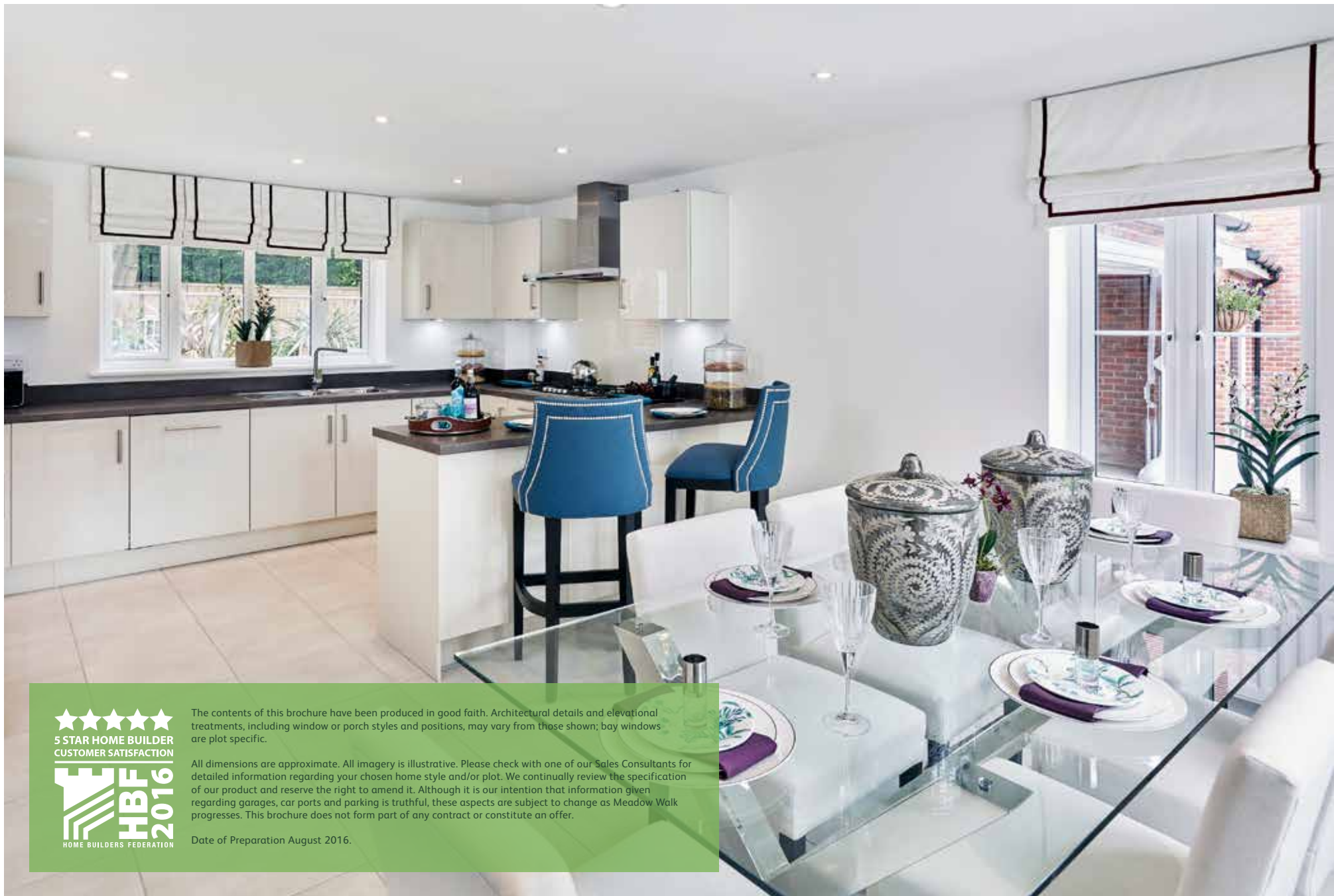
Hassocks is the nearest railway station; we are a 7 mile (18 minutes) taxi ride from the station.

For further information on train times and fares, please call the National Rail Enquiry Line on 03457 48 49 50, or check the railtrack website on www.nationalrail.co.uk

SAT NAV: BN5 9JU



Please note that distances and times are approximate and may vary from shown, information has been collated using Google Maps, National Rail and 'Find a School' Government website using the postcode BN5 9JU.



★★★★★
5 STAR HOME BUILDER
CUSTOMER SATISFACTION



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery is illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Meadow Walk progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation August 2016.

OPEN DAILY FROM 10AM TO 5PM

WANTLEY HILL ESTATE
HENFIELD
WEST SUSSEX
BN5 9JU

0333 777 3994

MEADOWWALK@CROUDACEHOMES.CO.UK

Croudace 
HOMES.CO.UK