



**CREST
NICHOLSON**

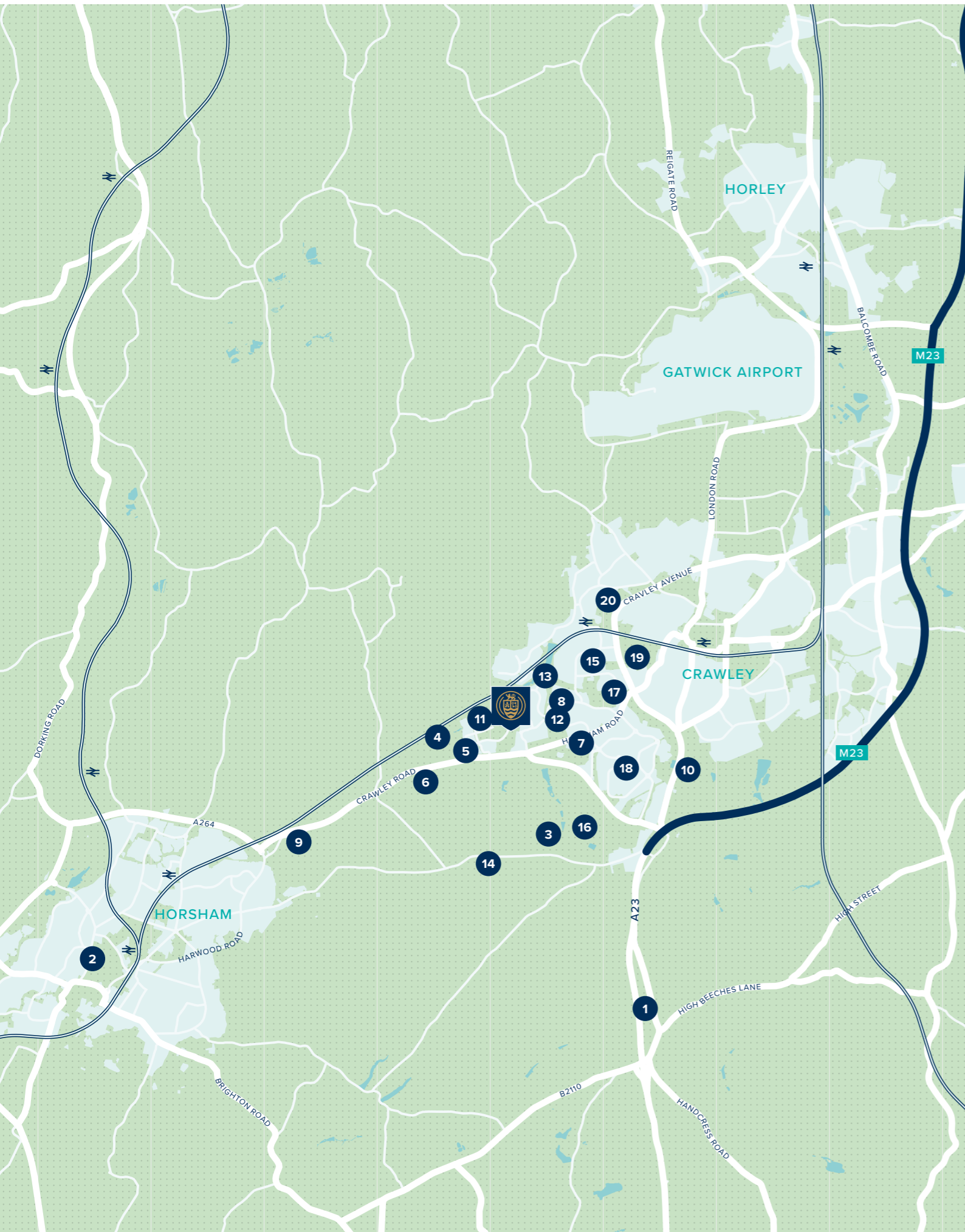
HARPERS VIEW AT KILNWOOD VALE

FAYGATE • WEST SUSSEX

This beautiful collection of new homes sits within a landscaped community on the edge of High Weald AONB.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE AT HARPERS VIEW AT KILWOOD VALE

An evolving community inspired by the natural assets that surround it.

On your doorstep

Closely linked to the natural landscape and embodying the principles of sustainable living, Kilwood Vale also has access to a range of shops and services – and has much more to come.

- 1 Ouse Valley Practice
- 2 Swan Walk Shopping Centre
- 3 Cottesmore Hotel Golf and Country Club
- 4 Kilwood Vale Park
- 5 The Clubhouse
- 6 Holmbush Paintball
- 7 Buchan Country Park
- 8 Co-op Food
- 9 Strawberry Fields Tea Room and Farm Shop
- 10 K2 Leisure

Education

With its own recently opened primary school, Kilwood Vale is a wonderful location for families. The wider community offers an excellent range of primary and secondary schools, both state and private.

- 11 Kilwood Vale Primary School
- 12 The Bewbush Academy
- 13 Waterfield Primary School
- 14 Colgate Primary School
- 15 Gossops Green Primary
- 16 Cottesmore School
- 17 Holy Trinity CofE Secondary School
- 18 Seymour Primary School
- 19 St Wilfrid's Catholic Comprehensive School
- 20 Ifield Community College

Travel

With the M23, Crawley and Horsham only minutes away, Kilwood Vale benefits from an excellent local road infrastructure. A new station is planned for Kilwood Vale and in the meantime, Faygate and Crawley stations are easily accessible.

- Buchan Country Park – 10 minutes
- Crawley Station – 19 minutes
- Surrey Hills – 17 minutes
- Guildford – 47 minutes
- Horsham – 23 minutes
- Crawley – 31 minutes
- Gatwick Airport – 9 minutes (from Crawley Station)
- London – 42 minutes (from Crawley Station)





HARPERS VIEW AT KILNWOOD VALE

Calvert Link, Faygate
West Sussex, RH12 0AQ

For all enquiries please call

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A NEW VILLAGE IN A TRADITIONAL SETTING

Enjoy a fantastic new home in a modern community inspired by its countryside setting.

Inspired by the poplar garden cities concept, Kilnwood Vale features a central tree-lined boulevard and a wealth of green courtyards and corridors which provide glimpses of the countryside beyond. A green infrastructure plan integrates the natural environment into the community, ensuring that all residents can enjoy the 140 acres of open space. Healthy lifestyles are prioritised and individual homes include eco-friendly features to enable low-carbon living.

The Kilnwood Vale Community Interest Company takes care of the communal assets on behalf of all residents and a range of planned community initiatives

include a Neighbourhood Watch, community gardening, bulb planting, a directory of residents' businesses, running, walking and football groups and a variety of services and activities - all initiated in consultation with residents.

As it evolves, this flourishing new community will offer much, much more – with a neighbourhood centre, shops and small business facilities all planned for the future.

Kilnwood Vale sits naturally in the beautiful Surrey countryside that surrounds it: the pretty hamlet of Faygate, Target Hill Park nature reserve

and the endless country lanes and rolling hills of High Weald AONB. A choice of golf courses and parks, offering extensive leisure facilities, are within easy reach.

Nearby Horsham and Crawley town centres have an extensive selection of amenities including a variety of excellent shops, supermarkets, restaurants and entertainment facilities.

Kilnwood Vale offers the perfectly balanced lifestyle.





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HARPERS VIEW AT KILNWOOD VALE

DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 & 5 bedroom homes
in an established community that is well located.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Ashted

3 BEDROOM HOMES

- The Hatfield
- The Leigh
- The Redgrave
- The Leigh
- The Chesham

4 BEDROOM HOMES

- The Romsey
- The Lancing
- The Marlborough
- The Dorking

5 BEDROOM HOMES

- The Buckingham

Affordable homes

BS Bin Store
 CS Cycle Store
 SS Sub Station
 V Visitors Parking
 LAP Local Area for Play
 LEAP Local Equipped Area of Play





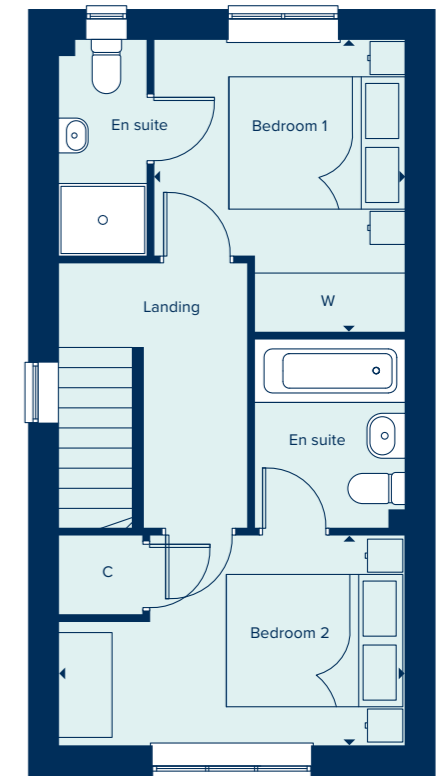
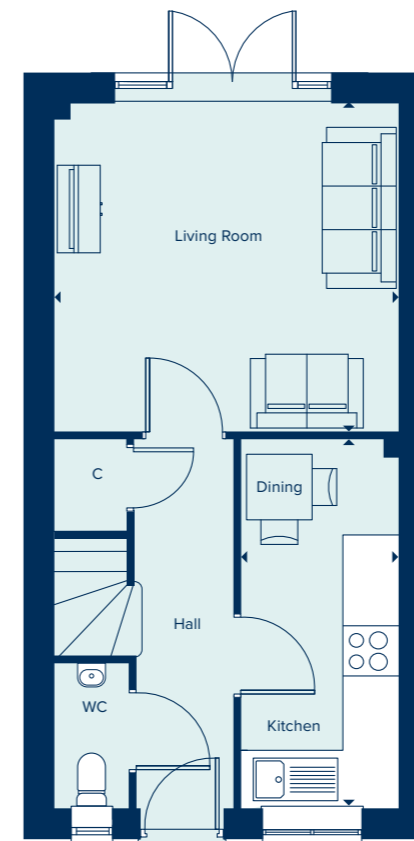
THE ASHTEAD
2 Bedroom Home

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THE ASHTEAD

The Ashtead is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both having en suites. The downstairs offers a kitchen and dining space while also benefiting from a separate living room. This is in addition to the storage cupboard and downstairs cloakroom.

2 BEDROOM HOME



GROUND FLOOR

LIVING ROOM

3.94m x 3.75m 12'11" x 12'3"

KITCHEN / DINING

4.22m x 1.81m 13'10" x 5'11"

FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



THE CHESHAM
3 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING AREA
5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM
5.58m x 2.88m 18'4" x 9'5"

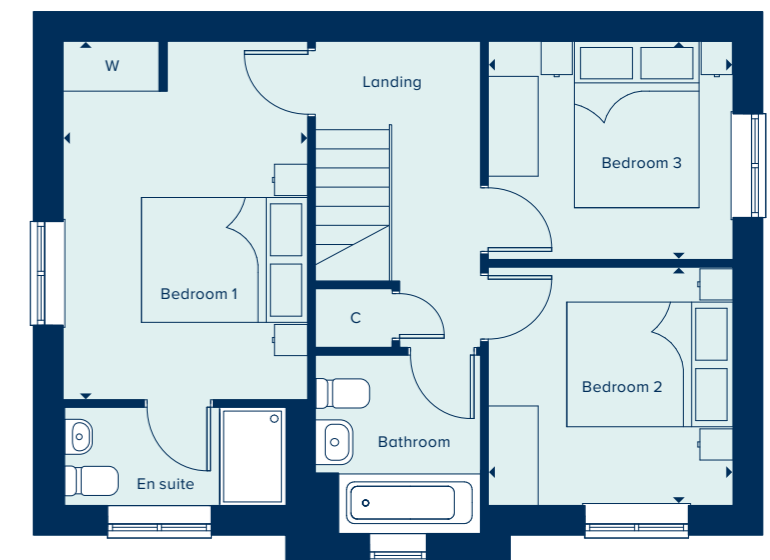


FIRST FLOOR

BEDROOM 1
4.31m x 2.94m 14'1" x 9'8"

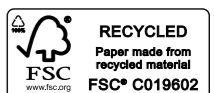
BEDROOM 2
2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3
2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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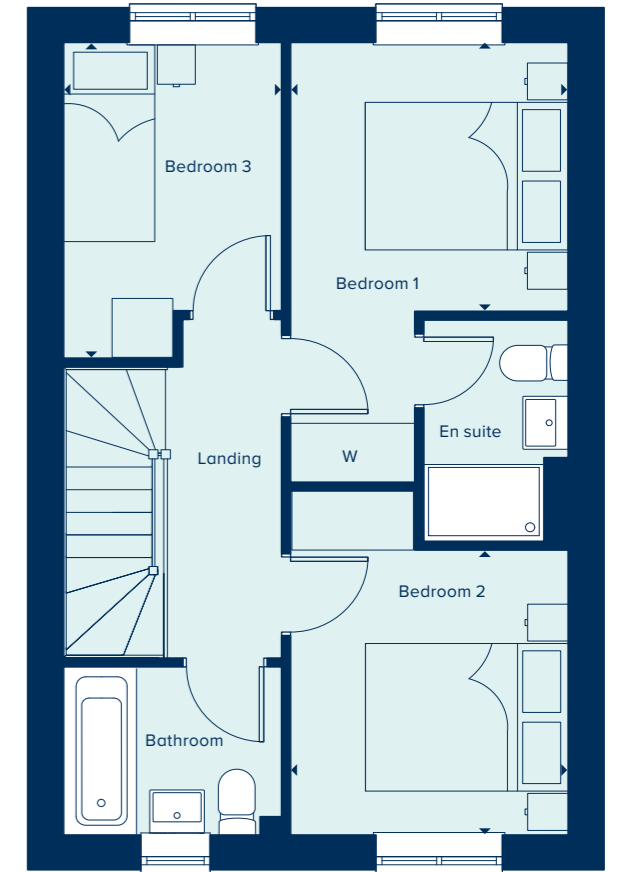
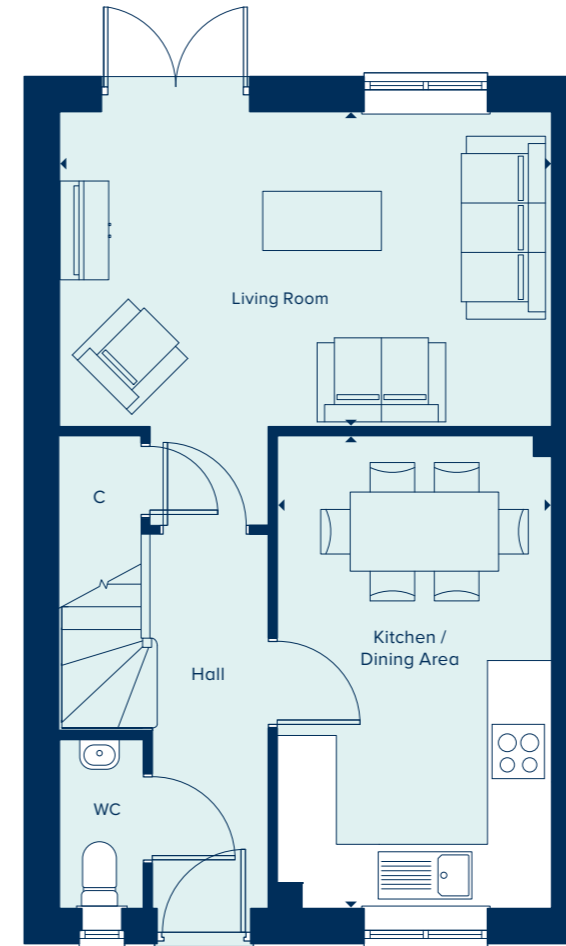
THE HATFIELD
3 Bedroom Home

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THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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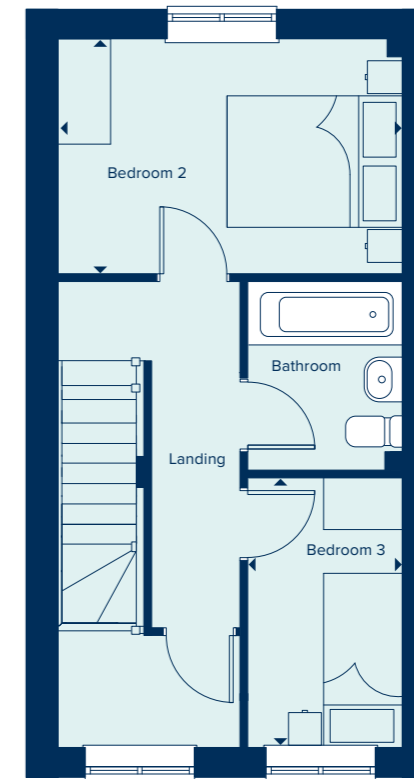
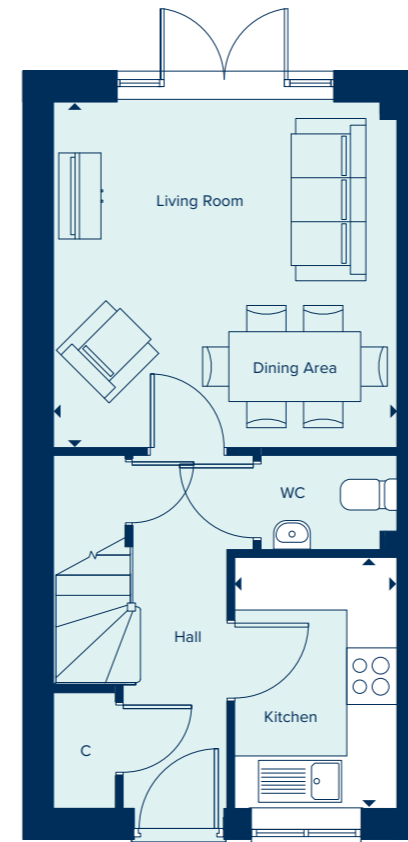
THE LEIGH
3 Bedroom Home

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THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



1500 Head Height
1800 Head Height
2100 Head Height
Full Height

GROUND FLOOR

KITCHEN

2.86m x 1.86m 9'4" x 6'1"

LIVING / DINING AREA

3.93m x 3.94m 12'11" x 12'11"

FIRST FLOOR

BEDROOM 2

3.93m x 2.66m 12'11" x 8'8"

BEDROOM 3

3.07m x 1.77m 10'1" x 5'9"

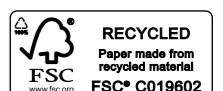
SECOND FLOOR

BEDROOM 1

3.93m x 3.49m 12'11" x 11'5"

C Cupboard W Wardrobe

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THE REDGRAVE

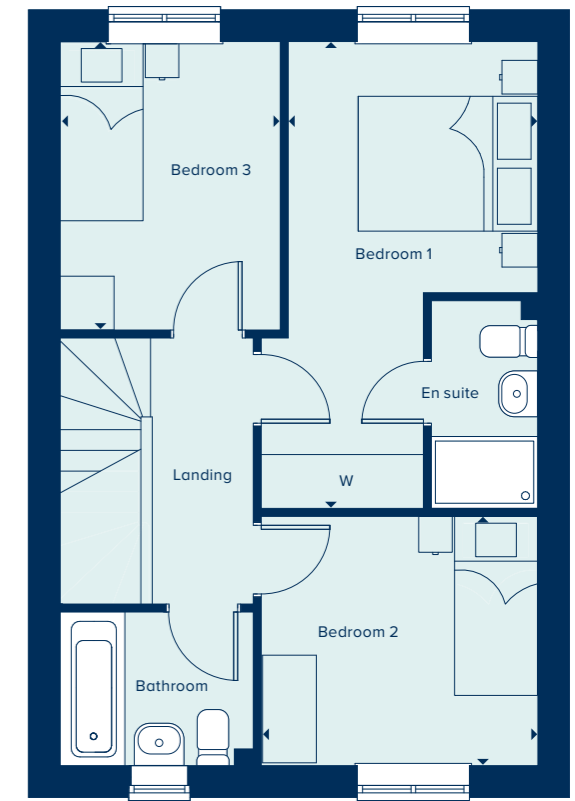
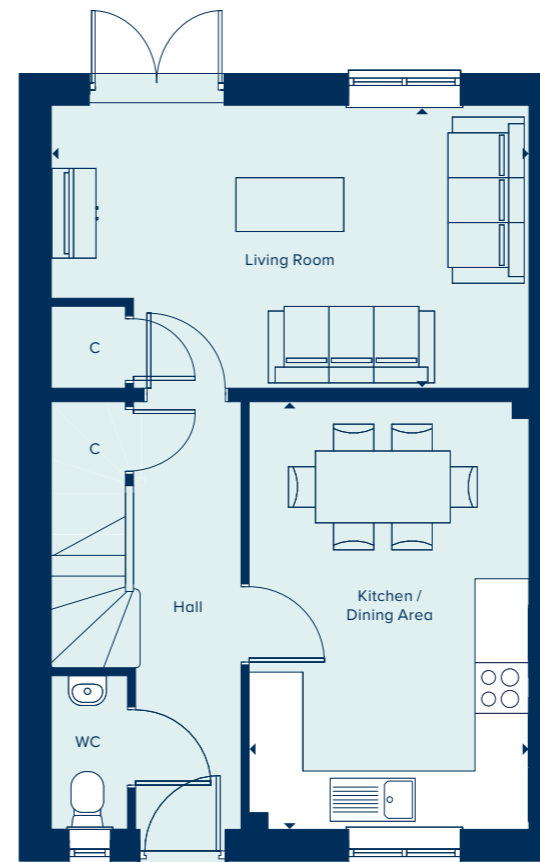
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

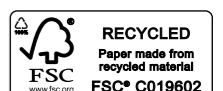
3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



THE MARLBOROUGH

4 Bedroom Home

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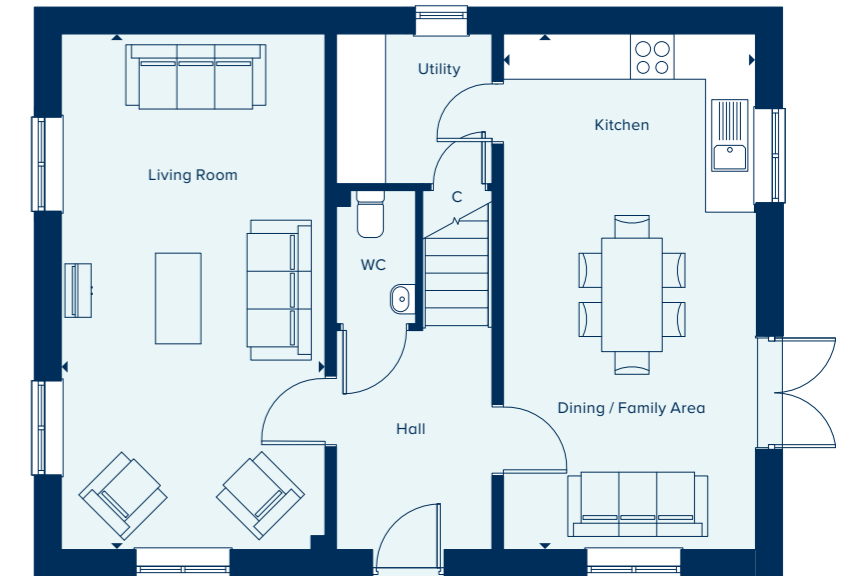
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.06m 11'11" x 10'0"

BEDROOM 2

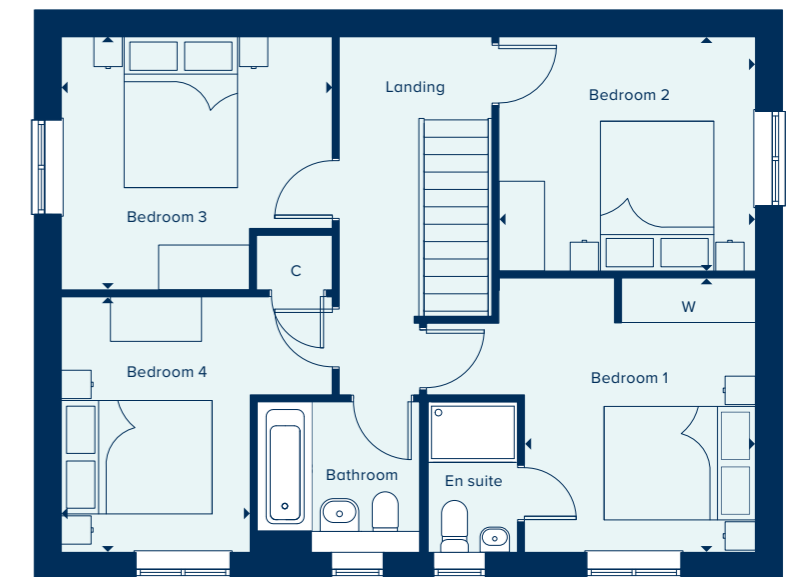
3.40m x 3.10m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

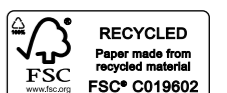
*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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HARPERS VIEW AT KILNWOOD VALE

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For all enquiries please call

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House Type Illustration

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Development Map/Site Plan

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