



OAKLANDS CHASE
— Worth —





Welcome to



OAKLANDS CHASE

Worth

A unique collection of just four detached homes set in a sought after, quiet country lane and only a few minutes' drive from Crawley town centre, the M23 and Gatwick Airport.

The Location



St Nicholas' Church



Worth Way



Worth Park

Accessed directly from Church Road, Oaklands Chase is a small private courtyard development of three and four bedroom, individually designed and hand-crafted detached houses that blend traditional construction methods and Arts & Crafts features with the technology and finishing touches of the 21st century.

Although now on the edge of the vibrant town of Crawley, Worth Village has retained much of the relative peace and charm of its former years and Church Road lies at its heart, with the ancient Anglo-Saxon church of St. Nicholas, said to have been founded by Edward The Confessor, at the end of the road.

The Worth Way runs beside the development's boundary.

Now designated as a 'Site of Nature Conservation Importance', this disused railway is lined by mature trees and provides a wonderfully peaceful route for walkers, cyclists and horse-riders. The 7-mile (11 km) footpath and bridleway provides a link to Three Bridges railway station just a 15 minute walk to the West or the market town of East Grinstead to the East. The path is an important wildlife corridor and forms part of the National Cycle Network.

Oaklands Chase provides an exceptional opportunity to live in a peaceful lane yet enjoy the benefit of easy access to local facilities, the motorway network, Gatwick Airport, London and the south coast, as well as the beautiful Sussex countryside.



East Grinstead High Street



Crawley Town Centre



Crawley High Street

The Location



Tilgate Forest Golf Course



K2 Leisure Centre



Brighton Pier

For shopping, leisure, sport and entertainment, the town of Crawley is approximately 9 minutes by car and offers excellent facilities with the County Mall shopping centre, restaurants, pubs, cinema complex and the K2 Leisure Centre. The market towns of Horsham and East Grinstead also provide a diverse selection of facilities and both are only a short journey away by car.

Brighton's wide range of shops, bars, restaurants, and night life can be reached in 40 minutes by car or the frequent trains from Three Bridges station can get you there in 32 minutes. They can also take you to London Bridge or Victoria in approximately 35 minutes,

making it easy to enjoy everything that the capital has to offer. There are also direct services to St. Pancras International and for flights to Europe and beyond, Gatwick Airport is only four minutes on the train or eight minutes by car.

Sussex is a wonderful county to explore with its mix of market towns and ancient villages, historic houses and renowned gardens. The Ashdown Forest, South Downs National Park and High Weald Area of Outstanding Natural Beauty provide endless walks and the beaches and seaside towns along the coastline provide perfect opportunities for family outings.



The South Downs

Site plan



Huckleberry

Plot 1



A characterful detached three bedroom home with a triple aspect open plan kitchen/family area including large bi-fold doors leading onto the patio area and a separate utility room. The accommodation also includes a double aspect living room, also with bi-fold doors onto the patio, and a feature wood burner for those chilly evenings. There is also a separate dining room or study for working from home and a modern cloakroom.

On the first floor you will find three bedrooms, including a very spacious double aspect master bedroom with a walk-through dressing area and contemporary en-suite bathroom including a bath and separate shower enclosure. The two other double bedrooms share a family bathroom, which also has a separate shower and bath.

The partly walled garden is laid to lawn and next to the house is a single garage and parking for three further cars.

Huckleberry House has been designed to provide lots of space to relax or entertain and offers light, bright generously proportioned rooms.

Huckleberry

The Floor Plans



Ground Floor



First Floor

Dimensions

Kitchen/Dining	5.30m x 4.00m	17'6" x 13'1"
Family	3.28m x 2.27m	10'9" x 7'6"
Living Room	4.59m x 4.74m	15'1" x 15'7"
Study	3.88m x 3.21m	12'9" x 10'6"
Master Bedroom	5.30m x 3.27m	17'6" x 10'9"
Bedroom 2	3.52m x 3.04m	11'7" x 10'0"
Bedroom 3	3.39m x 2.94m	11'1" x 9'8"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image is indicative only (and subject to planning).

Durand

Plot 2



A magnificent detached four bedroom, perfectly proportioned family home. The generous ground floor boasts a spacious kitchen/family room opening into a stunning light and airy garden room with bi-fold doors providing full height views down the garden and wide access onto the patio.

The house also has a separate living room, with a feature wood burner for cosy evenings, and a dining room or study plus a cloakroom and separate utility room. Four double bedrooms are located on the first floor including a family bathroom and an elegant master bedroom with en-suite and adjoining dressing room. Both bathrooms have baths and separate showers.

The long rear garden is laid to lawn and the house has a single garage and additional car port and parking for two further cars.

Durand

The Floor Plans



Ground Floor



First Floor

Dimensions

Kitchen	4.03m x 3.37m	13'3" x 11'1"
Breakfast	4.16m x 2.91m	13'8" x 9'7"
Family	4.83m x 3.37m	15'10" x 11'1"
Living Room	5.70m x 3.81m	18'9" x 12'6"
Dining Room	4.02m x 3.19m	13'3" x 10'6"
Master Bedroom	4.26m x 3.60m	14'0" x 11'10"
Bedroom 2	3.90m x 3.35m	12'10" x 11'0"
Bedroom 3	3.40m x 2.89m	11'2" x 9'6"
Bedroom 4	3.37m x 3.28m	11'1" x 10'9"

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Silverleaf

Plot 3



A spectacular detached four bedroom home. A light and characterful hallway leads to the extensive open plan kitchen family area and stunning garden room which floods the room with natural light and offers a tranquil place to retreat or entertain. The large living room has a wood burner and there is a separate dining room, which benefits from a feature bay window. A cloakroom and utility room complete the ground floor accommodation. The first floor is home to a stunning master bedroom, which features a large en-suite and separate dressing room. There are three further double bedrooms and a family bathroom.

The garden is laid to lawn and the house has a detached car barn, providing a single garage and covered parking for 2 further cars.

Silverleaf

The Floor Plans



Ground Floor



First Floor

Dimensions

Kitchen	4.03m x 3.37m	13'3" x 11'1"
Breakfast	4.16m x 2.91m	13'8" x 9'7"
Family	4.83m x 3.37m	15'10" x 11'1"
Living Room	5.70m x 3.81m	18'9" x 12'6"
Dining Room	4.80m x 3.19m	15'9" x 10'6"
Master Bedroom	4.26m x 3.60m	14'0" x 11'10"
Bedroom 2	3.90m x 3.35m	12'10" x 11'0"
Bedroom 3	3.40m x 2.89m	11'2" x 9'6"
Bedroom 4	3.37m x 3.28m	11'1" x 10'9"

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Bowthorpe

Plot 4



With its impressive galleried entrance hall and feature detailing, this stunning home has so much to offer, with its double height window over the stairs allowing light to fill the hallway and landing.

An open plan kitchen/dining and family area allows the family and friends to come together in this bright and inviting space with bi-fold doors leading you out onto the patio. The large, perfectly proportioned living room has French doors which also lead to the garden and a cosy wood burning stove in the fireplace. A separate dining room provides further space for candle lit dinners when entertaining.

The ground floor also offers a separate utility room and cloakroom. On the first floor, the master bedroom includes a separate dressing room, a luxurious en-suite and a Juliette balcony overlooking the garden. The large guest bedroom has its own shower room and there are also two further double bedrooms and a family bathroom.

Adjoining the house is its detached double garage with room on the drive for two further cars.

Bowthorpe

The Floor Plans



Ground Floor

First Floor

Dimensions

Kitchen	4.30m x 3.56m	14'1" x 11'8"
Breakfast	4.53m x 2.86m	14'10" x 9'6"
Family	4.30m x 4.20m	14'1" x 13'9"
Living Room	5.02m x 4.68m	16'6" x 15'4"
Dining Room	3.39m x 2.97m	11'1" x 9'9"
Master Bedroom	4.64m x 3.87m	15'3" x 12'8"
Bedroom 2	4.06m x 3.54m	13'4" x 11'7"
Bedroom 3	4.26m x 3.00m	14'0" x 9'10"
Bedroom 4	3.47m x 3.00m	11'6" x 9'10"

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Specifications

Individually Designed Kitchen

- Handcrafted shaker in-frame kitchen incorporating composite stone worktops with matching splashback and upstand
- Siemens stainless steel appliances throughout including:
 - Multifunctional fan assisted single oven
 - Integrated combination microwave
 - Five burner gas hob with extractor fan
 - Integrated tall fridge/freezer
 - Integrated multi-function dishwasher
 - Integrated wine cooler
- Stainless steel under mounted one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Polished chrome power sockets above work surfaces



Utility Room

- Utility furniture incorporating wall units and composite stone worktop
- Space and plumbing for free-standing washing machine and tumble dryer
- Single bowl stainless steel sink and chrome tap



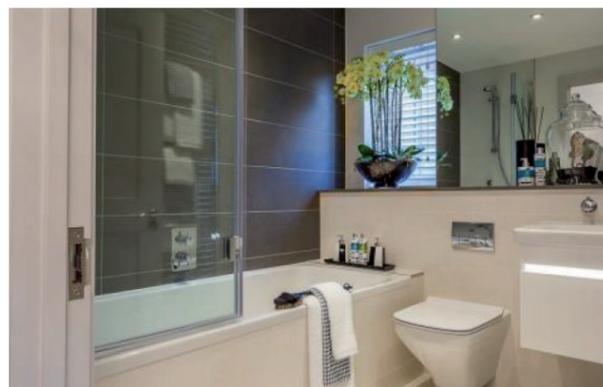
Quality Bathrooms

- Contemporary styled bathrooms incorporating Geberit suites and bathroom furniture with complementary Hansgrohe chrome taps
- Vanity unit to all bathrooms
- Walk-in shower with fixed head and hand held shower to en-suites
- Double ended bath with central filler and retractable hand held shower to en-suite
- Mirror cabinet to en-suite and bathroom
- Wall mounted WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Wall and floor tiles by Porcelanosa



Heating, Electrical & Lighting

- Energy efficient gas-fired central heating with mains pressure hot water, central programmer and thermostatic control
- Underfloor heating to ground floor with radiators to first floor
- Fireplace with inset wood burner stove and stone hearth to living room
- LED downlights to kitchen/family, utility, hall, landing, cloakroom and all bathrooms
- Chrome light switches throughout
- Movement sensitive low level lighting to all bathrooms
- Power and light to loft space with ladder access
- Master light switch



Specifications

Home Entertainment & Communications

- Digital TV points to all rooms
- Wired for satellite and Sky Q to living room and master bedroom
- Satellite dish provided
- Digital TV aerial and distribution system provided
- Telephone points to kitchen/family, study/dining and master bedroom
- Data pre-wired home network points to living room, dining/study, kitchen/family and all bedrooms
- USB charger point incorporated within power socket to all rooms
- Wired for Virgin Media Cable TV



Interior Finishes

- Full width glazed bi-fold doors to kitchen/family/breakfast
- PVCu windows and casement doors with multipoint locking system with chrome handle
- Five panel satin painted internal doors with chrome finish door furniture
- Painted staircases with oak handrail
- Fully fitted dressing area to master bedroom
- Full height wardrobe with sliding mirror/glass doors to bedroom 2
- Satin paint finish to all internal joinery to complement internal doors.
- Ceiling cornice to hall, cloakroom, living room and study/dining room
- Porcelain floor tiles to kitchen/family/dining area, cloakroom and all bathrooms
- Engineered wood flooring to hall
- Carpet to all other rooms



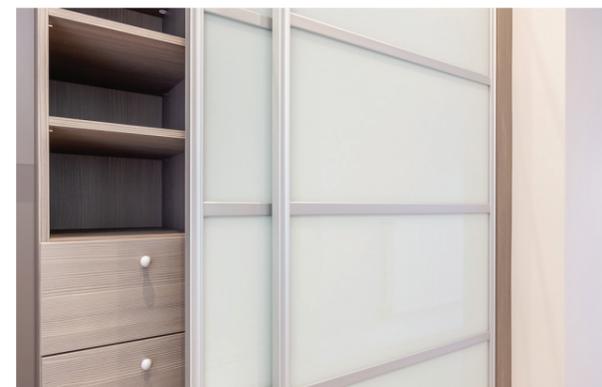
External

- Block paved driveways
- Garage with electric up and over door
- Oak-clad car barn for additional parking
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio area
- External tap
- External power point



Security & Peace of Mind

- High security front entrance door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Fully fitted hardwired alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- Carbon monoxide detector to utility and living room
- 10 Year Checkmate Warranty Scheme

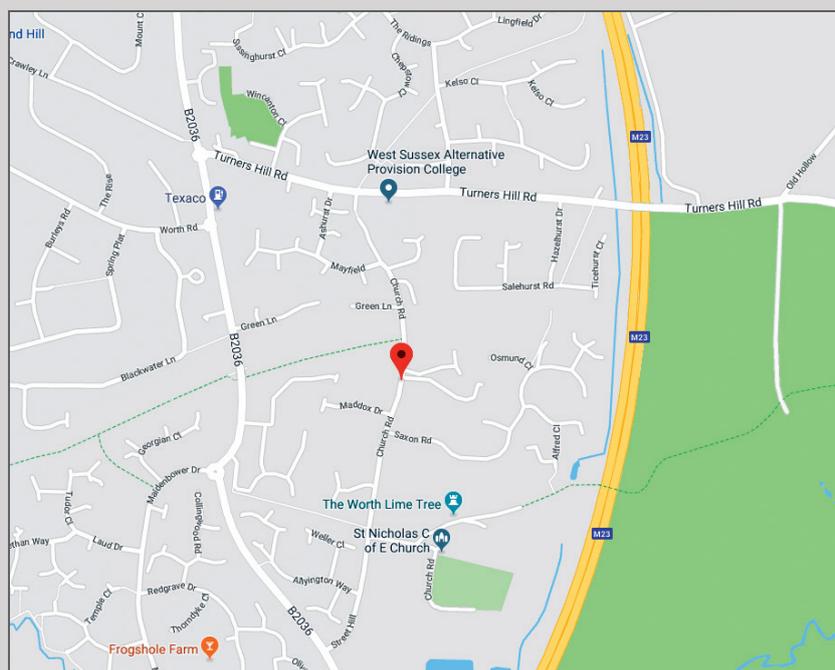




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Worth

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