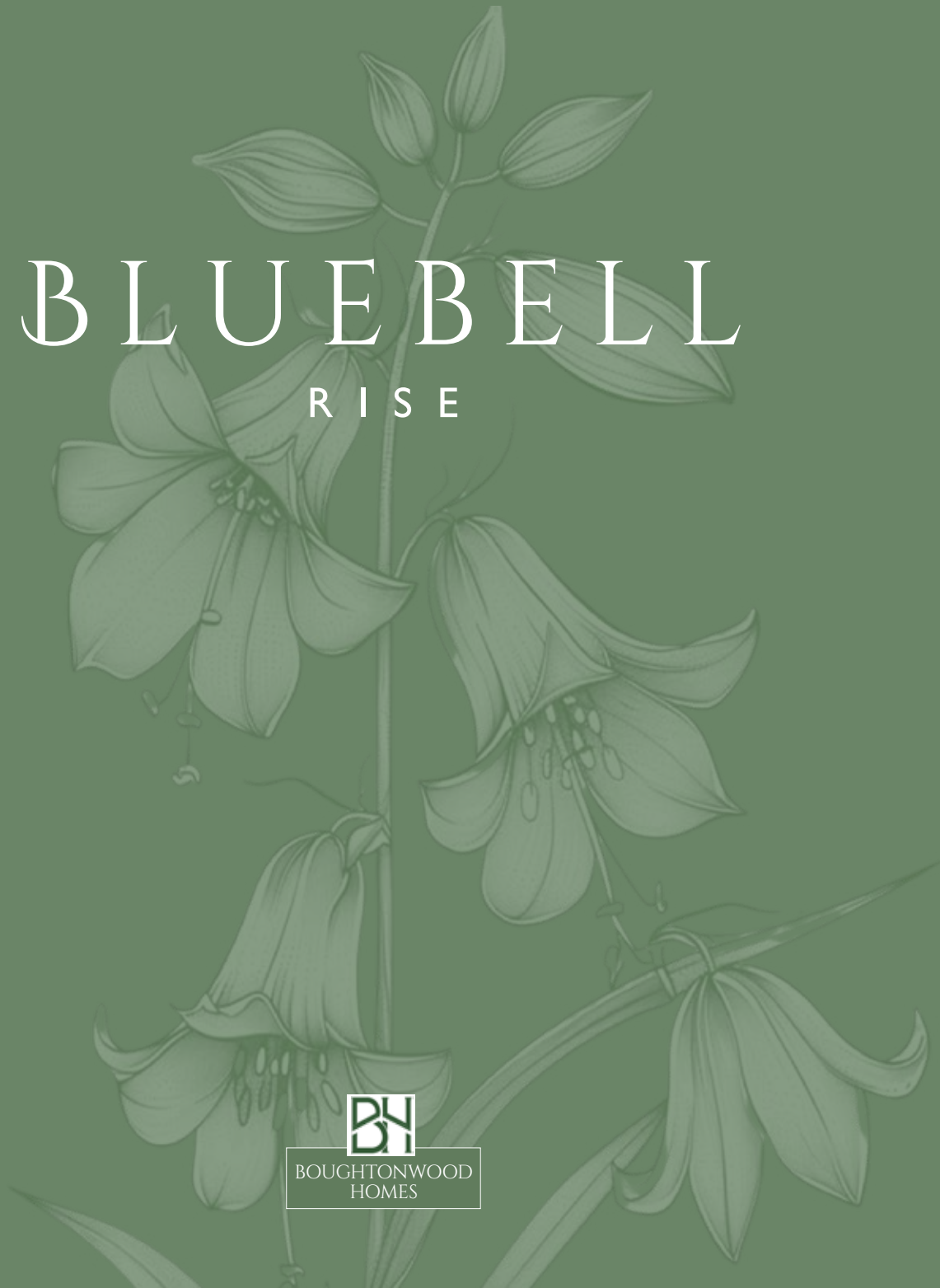
BLUEBELL

RISE



BOUGHTONWOOD HOMES

EXPERIENCE THE BEST OF COUNTRYSIDE LIVING IN NORTH CHAILEY

WELCOME TO

BLUEBELL RISE

A collection of six luxury homes
nestled into the idyllic Sussex countryside

BOUGHTONWOOD
HOMES

Nestled in the heart of East Sussex, North Chailey is a place where the quiet charm of the English countryside still reigns.
Here you'll discover Bluebell Rise a boutique development of six luxury homes, each a haven of comfort and elegance. Designed for modern living, these timeless homes offer a taste of country life, only a few miles from Lewes and Haywards Heath. North Chailey is not loud or boastful in its beauty. Its charm is subtle, timeless, and deeply rooted in its landscape and community.

CONTENTS

ABOUT
4 - 9

LOCATION
10 - 15

INTERIORS
14 - 19

HOMES
20 - 33

SPECIFICATION
34 - 35

TRAVEL CONNECTIONS
36 - 37

BOUGHTONWOOD
38 - 39

CONTACT
40



An Exclusive Gated Development of Six Luxury Homes

PLOT ONE

A substantial four-bedroom detached home offering exceptional family living, with expansive interiors and a prime position within the development, enjoying far-reaching views across the surrounding countryside, a rare opportunity to secure one of the finest settings.

PLOT TWO

A beautifully proportioned four-bedroom detached home designed with modern family life in mind, featuring spacious open-plan living, a harmonious layout, and a private garden perfect for both everyday living and entertaining.

PLOT THREE

A stylish four-bedroom detached home offering flexible, contemporary living, with light-filled interiors and seamless access to outdoor entertaining spaces, ideal for those who value both comfort and connection to the outdoors.

PLOT FOUR

An attractive three-bedroom detached home, thoughtfully designed to maximise space and practicality, offering well-appointed accommodation with high-quality fixtures and fittings throughout, an ideal choice for first-time buyers or those looking to right-size.

PLOT FIVE

A charming three bedroom detached property perfectly suited to downsizers or growing families, featuring inviting living spaces and a private landscaped garden, a home that balances comfort, convenience, and character.

PLOT SIX

A premium four bedroom home offering spacious accommodation, elegant design and an enviable position within this exclusive development, a distinguished home combining space, style, and setting.

NORTH CHAILEY
A CHARMING VILLAGE SETTING

North Chailey offers a peaceful countryside lifestyle that feels both relaxing and well connected, making it an appealing place to call home. Surrounded by rolling farmland, quiet country lanes, and beautiful natural scenery, the area invites everyday outdoor living, with abundant walking routes and wildlife to explore across the nearby Chailey Common Nature Reserve.

With its calm, unspoilt character, North Chailey provides a welcome sense of escape from the pace of modern life, while still enjoying a friendly, close-knit community atmosphere.

Despite its rural feel, the village offers a practical balance between countryside living and everyday convenience. Local pubs and community spaces contribute to its welcoming character, while a strong selection of nearby schools makes it particularly attractive to families, including Chailey St Peter's Church of England Primary School, Chailey School, and Chailey Heritage School.

North Chailey is also ideally placed for wider connections, with easy access to the historic town of Lewes, the vibrant coastal city of Brighton, and the well-connected town of
Haywards Heath, offering excellent rail links, shopping, dining, and everyday amenities.
This enviable position allows residents to enjoy rural tranquillity while remaining within easy reach of everything needed for modern living.











LOCAL TRANSPORT AND AMENITIES

Bluebell Rise enjoys a highly desirable semi-rural setting, combining countryside calm with excellent connectivity to nearby towns including Lewes and Uckfield .

From here, residents are perfectly placed for commuting and leisure, with fast and frequent mainline rail services providing direct links to London, Brighton and Gatwick Airport.

Everyday convenience is close at hand, with a good range of amenities in North and South Chailey and surrounding villages, creating a strong and well-established community feel. For a broader choice of shops, cafés, restaurants and leisure facilities, the nearby town of Haywards Heath offers an even greater variety of options.

The charming village of Newick is also within easy reach, further enhancing the appeal of the local area. Altogether, Bluebell Rise offers an appealing blend of rural tranquillity, vibrant nearby surroundings and a refined selection of everyday amenities.

Lewes



Haywards Heath





FIRST CLASS LOCAL SCHOOLS

Families at Bluebell Rise benefit from access to a strong selection of highly regarded local schools, offering excellent education across all age groups.

At primary level, Chailey St Peter's Church of England Primary School serves the local community and is well known for its nurturing environment and strong community ethos, providing a supportive foundation for early learning right on the doorstep.

For secondary education, Chailey School in South Chailey offers a broad and balanced curriculum, alongside a wide range of extracurricular activities designed to support both academic achievement and personal development.

The area is also home to Chailey Heritage Foundation, a nationally recognised specialist school providing exceptional, education and care. Which has been rated outstanding by Ofsted since 2007.

Together, these schools ensure families have access to high-quality educational provision at every stage, all within easy reach of home



St Peter's Church of England Primary School



Chailey Secondary School

SIMPLY BEAUTIFUL DESIGN. INTELLIGENT MODERN LIVING

A place to slow down, breathe deeply, and enjoy the luxury of space, light, and thoughtful design.

At Bluebell Rise, timeless architecture meets the ease and efficiency of contemporary life. Every home has been carefully crafted to balance classic design principles with innovative technology, creating spaces that feel both elegant and effortlessly functional.

Beautifully appointed shaker kitchens form the heart of each home, complemented by luxurious bathrooms and refined interior finishes that reflect a commitment to quality at every level.
Beyond the aesthetics, each property is designed for modern living. Energy-efficient underfloor heating ensures year-round comfort, while solar PV panels and full fibre broadband connectivity provide sustainability and seamless digital living.

Expansive bi-fold doors invite natural light and open onto an attractive laid to lawn garden and spacious patio, creating a fluid connection between indoor and outdoor spaces. Integrated smart heating controls and EV charging points further enhance convenience, ensuring every home is ready for the future.

Set within a peaceful countryside setting, Bluebell Rise offers a rare combination of style, comfort, and considered design, a place where modern living feels beautifully natural.









Each home has been thoughtfully designed to create bright, spacious and inviting interiors that perfectly suit modern lifestyles.

At the heart of each property are generous open-plan kitchen and dining areas, designed for both everyday family life and effortless entertaining. These spaces are enhanced by high-quality finishes, contemporary fittings and intelligently planned layouts that maximise comfort and flow throughout.

Large glazed doors open directly from the family room onto the garden, creating a natural extension of the living space and encouraging seamless indoor-outdoor living. Upstairs, well-proportioned bedrooms and stylish, modern bathrooms provide calm and comfort, while practical additions such as utility spaces add everyday convenience.

Outside, the attention to detail continues with landscaped gardens, private driveways and garages, ensuring both practicality and a strong sense of arrival.

SITE PLAN







DETACHED GARAGE **GROUND FLOOR** **FIRST FLOOR**

PLOT ONE

GROUND FLOOR

KITCHEN
3.00m x 3.10m
9'10"ft x 10'2"ft

FAMILY
3.69m x 4.98m
12'1"ft x 16'4"ft

LIVING
3.82m x 4.98m
12'6"ft x 16'4"ft

DINING
3.82m x 2.97m
12'6"ft x 9'9"ft

FIRST FLOOR

BEDROOM ONE
3.83m x 3.48m
12'6"ft x 11'5"ft

BEDROOM TWO
3.71m x 3.50m
12'2"ft x 11'6"ft

BEDROOM THREE
3.45m x 2.68m
11'4"ft x 8'9"ft

BEDROOM FOUR
3.71m x 2.68m
12'2"ft x 8'9"ft

GARAGE
2.99.m x 5.79m
9'10"ft x 19'0"ft

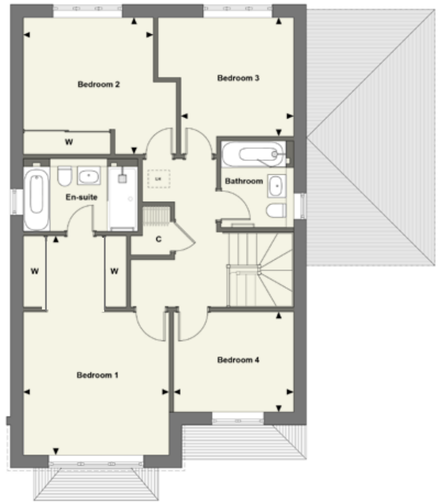
TOTAL INTERNAL AREA:
156.56m2 / 1685sq ft

PLOT TWO





GROUND FLOOR



FIRST FLOOR

PLOT TWO

GROUND FLOOR

KITCHEN
3.83m x 3.02m
12'6"ft x 9'11"ft

DINING
3.83m x 2.95m
12'6"ft x 9'8"ft

FAMILY
3.27m x 3.58m
10'9"ft x 11'9"ft

LIVING
3.83m x 6.06m
12'6"ft x 19'10"ft

FIRST FLOOR

BEDROOM ONE
3.83m x 5.75m
12'6"ft x 18'10"ft

BEDROOM TWO
3.41m x 3.58m
11'2"ft x 11'9"ft

BEDROOM THREE
2.95m x 3.13m
9'8"ft x 10'3"ft

BEDROOM FOUR
3.14m x 2.66m
10'3"ft x 8'9"ft

GARAGE
2.99.m x 6.06m
9'10"ft x 19'11"ft

TOTAL INTERNAL AREA:
156.65m2 / 1686sq ft

PLOT THREE



GROUND FLOOR



FIRST FLOOR

PLOT THREE

GROUND FLOOR

KITCHEN
3.83m x 3.02m
12'6"ft x 9'11"ft

DINING
3.83m x 2.97m
12'6"ft x 9'9"ft

FAMILY
3.27m x 3.58m
10'9"ft x 11'9"ft

LIVING
3.89m x 6.05m
12'9"ft x 19'10"ft

FIRST FLOOR

BEDROOM ONE
3.83m x 5.79m
12'6"ft x 19'ft

BEDROOM TWO
3.43m x 3.58m
11'3"ft x 11'9"ft

BEDROOM THREE
2.95m x 3.11m
9'8"ft x 10'2"ft

BEDROOM FOUR
3.15m x 2.64m
10'4"ft x 8'8"ft

GARAGE
2.99.m x 6.03m
9'10"ft x 19'9"ft

TOTAL INTERNAL AREA:
156.65m2 / 1686sq ft

PLOT FOUR



GROUND FLOOR



FIRST FLOOR

PLOT FOUR

GROUND FLOOR

KITCHEN
3.00m x 3.05m
9'10"ft x 10'0"ft

DINING / FAMILY
3.74m x 4.98m
12'3"ft x 16'4"ft

LIVING
3.56m x 5.47m
11'8"ft x 17'11"ft

FIRST FLOOR

BEDROOM ONE
3.56m x 4.28m
11'8"ft x 14'0"ft

BEDROOM TWO
3.56m x 3.46m
11'8"ft x 11'4"ft

BEDROOM THREE
3.06m x 3.89m
10'0"ft x 12'9"ft

GARAGE
3.m x 6.06m
9'10"ft x 19'10"ft

TOTAL INTERNAL AREA:
129.33m2 / 1392sq ft

PLOT FIVE





GROUND FLOOR



FIRST FLOOR

PLOT FIVE

GROUND FLOOR

KITCHEN
3.00m x 3.04m
9'10"ft x 10'0"ft

DINING / FAMILY
3.74m x 4.97m
12'3"ft x 16'3"ft

LIVING ROOM
3.58m x 5.47m
11'9"ft x 17'11"ft

FIRST FLOOR

BEDROOM ONE
3.56m x 4.27m
11'8"ft x 14'0"ft

BEDROOM TWO
3.56m x 3.47m
11'8"ft x 11'4"ft

BEDROOM THREE
3.06m x 3.90m
10'0"ft x 12'9"ft

GARAGE
2.98.m x 6.05m
9'9"ft x 19'10"ft

TOTAL INTERNAL AREA:
129.33m2 / 1392sq ft





DETACHED GARAGE **GROUND FLOOR** **FIRST FLOOR**

PLOT SIX

GROUND FLOOR

KITCHEN
3.00m x 3.10m
9'10"ft x 10'2"ft

FAMILY
3.69m x 4.98m
12'1"ft x 16'4"ft

LIVING
3.82m x 4.98m
12'6"ft x 16'4"ft

DINING
3.82m x 2.97m
12'6"ft x 9'9"ft

FIRST FLOOR

BEDROOM ONE
3.83m x 3.48m
12'6"ft x 11'5"ft

BEDROOM TWO
3.71m x 3.50m
12'2"ft x 11'6"ft

BEDROOM THREE
3.45m x 2.68m
11'4"ft x 8'9"ft

BEDROOM FOUR
3.71m x 2.68m
12'2"ft x 8'9"ft

GARAGE
2.99.m x 5.79m
9'10"ft x 19'0"ft

TOTAL INTERNAL AREA:
156.56m2 / 1685sq ft

SPECIFICATION

INDIVIDUALLY DESIGNED KITCHEN

- Handcrafted shaker timber 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
  - Fully Integrated fridge (60%) / freezer (40%)
  - Integrated multi-function dishwasher
- 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 sink base unit and wall units with composite stone worktop
- Space and plumbing for free-standing washing machine and tumble dryer
- Stainless steel under mounted single bowl sink and chrome tap

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Geberit suites and bathroom furniture with complementary Hansgrohe chrome taps
- Vanity unit and mirror cabinet/mirror to all bathrooms
- Walk-in shower with fixed head and hand held shower to ensuite
- Shower over bath to family bathroom
- Wall mounted WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome dual fuel heated towel rail to all bathrooms (except ensuite plots 2 & 3)
- Electric underfloor comfort heating
- Wall and floor tiles by Porcelanosa

HEATING, ELECTRICAL & LIGHTING

- Gas-fired central heating with energy efficient combination boiler with wi-fi programmable thermostatic heating controls. Plots 1 & 6 system boiler with hot water cylinder.
- Underfloor heating to ground floor with radiators to first floor
- Solar PV Panels
- Predicted EPC: Rating A
- LED downlights to kitchen, hall, landing, cloakroom and all bathrooms
- Chrome toggle light switches throughout
- Movement sensitive low level lighting to all bathrooms
- Power and light to loft space with ladder access
- Power and light to garage
- Master light switch

HOME ENTERTAINMENT & COMMUNICATIONS

- FFTP – Full Fibre installed to home
- Digital TV points to all rooms
- Wired for satellite and Sky Q to living room with Freeview satellite points to all rooms
- Satellite dish provided
- Digital TV aerial and distribution system provided
- USB charger point incorporated within power socket to all rooms

INTERIOR FINISHES

- Full width glazed aluminium bi-fold doors
- PVCu windows and casement doors with multipoint locking system with chrome handle
- Painted solid two panel internal doors with chrome finish door furniture
- Painted staircase with oak polished handrail
- Fully fitted wardrobe to bedroom one
- Sliding wardrobe with shelf and hanging rail to bedroom two
- Satin paint finish to all internal joinery
- Ceiling cornice throughout ground floor
- Floorify large plank/herringbone composite wood flooring throughout ground floor except living room
- Porcelain floor tiles to bathrooms
- Carpet to living room, landing and stairs, and all bedrooms

EXTERNAL FINISHES

- The homes are of traditional masonry/plaster
- Block paved driveway
- Garage with electric up and over door with personnel door to rear garden
- Electric car charging point
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio area
- External tap and power point
- Timber bollard lighting to main entrance driveway

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/garage
- Fully fitted hard-wired alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year Build Zone Warranty Scheme

BLUEBELL
RISE

EAST GRINSTEAD ROAD
NORTH CHAILEY
BN8 4DH

TRAVEL TIMES BY ROAD
FROM BLUEBELL RISE

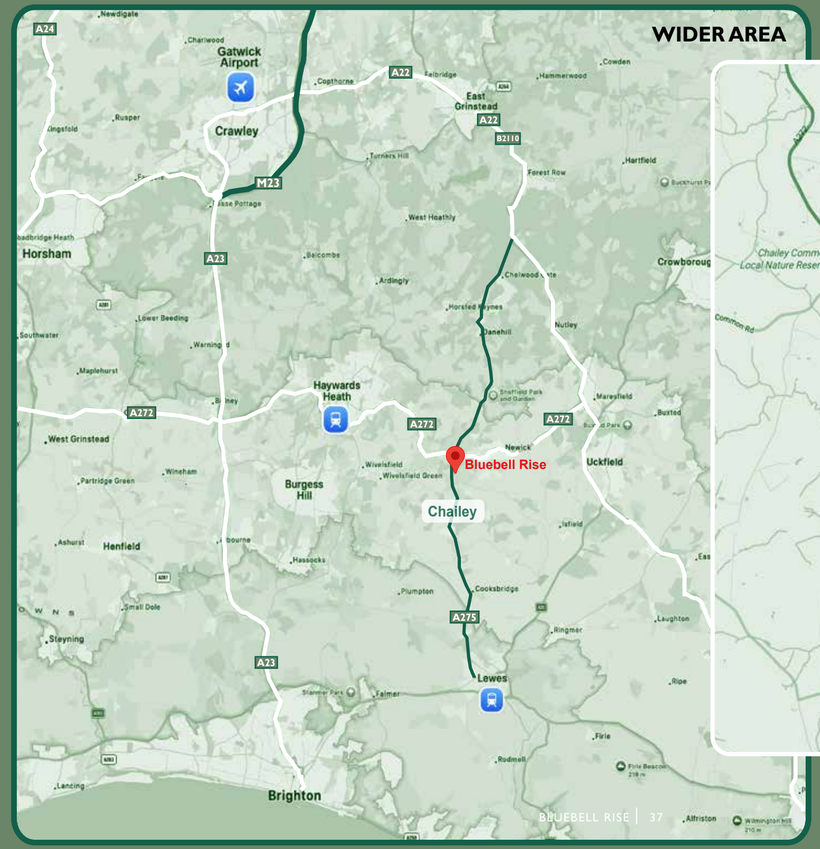
Newick Village	4 minutes
Lewes	14 minutes
Haywards Heath	14 minutes
Burgess Hill	15 minutes
Uckfield	16 minutes
Gatwick Airport	35 minutes
Brighton	35 minutes

TRAVEL TIMES BY RAIL
FROM BLUEBELL RISE

Haywards Heath Train Station 15 -18 minute drive

Gatwick Airport	15 minutes
Brighton	20 minutes
London Victoria	45 minutes
London Bridge	55 minutes







what3words - skill. burn. ripen



BOUGHTONWOOD HOMES

Creating beautiful homes of uncompromising quality in selected locations throughout Sussex and Surrey

Boughtonwood Homes is a privately owned residential development company that specialises in creating homes of exceptional quality and design on small sites around Surrey and Sussex.

Established by two directors, each with over 30 years' experience at senior levels with well known housebuilding companies, Boughtonwood's concentration on smaller sites allows us to pay attention to every aspect of each scheme, designing individual properties and developments that enhance their setting and create exciting new environments.

We are constantly striving to combine traditional construction methods with the latest internal specifications and technology to create beautifully crafted 21st century homes.

boughtonwood.com



BOUGHTONWOOD
HOMES

ctsi
APPROVED CODE
TradingStandards.uk

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk
Protection for new-build
home buyers