

Greenhill Grange

Haywards Heath, RH17 7FZ

*A beautiful collection of
2, 3, 4 & 5 bedroom homes*

A development by

**Taylor
Wimpey**

*Welcome to our carefully selected collection of homes.
Built with the same passion and commitment that we
have had for over 100 years, we are proud of the homes
we build and we hope you'll love them.*

Welcome to

Greenhill Grange

*A wonderful collection of 2, 3, 4 & 5 bedroom
homes in a superb range of styles located on the
edge of Haywards Heath in Sussex. This high-quality
development has been thoughtfully designed to reflect
its woodland setting and promises stylish homes to
suit all tastes.*



*“The moment you enter
a Taylor Wimpey home
you’ll see that we design
and build our homes and
communities around you.”*



Computer generated image



Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won't need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of fixtures, fittings and floor coverings from the options range that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we'll explain how your new home works from top to bottom. And once you've moved in, our team will visit you a couple more times to check how you're settling in and help out with any issues you may have. And all our new homes come with a 2-year Taylor Wimpey warranty and a 10-year NHBC warranty, giving you absolute peace of mind right from day one. The moment you enter a Taylor Wimpey home you'll see that we design and build our homes and communities around you. But we build more than just new

homes - last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

Images include optional upgrades at additional cost.



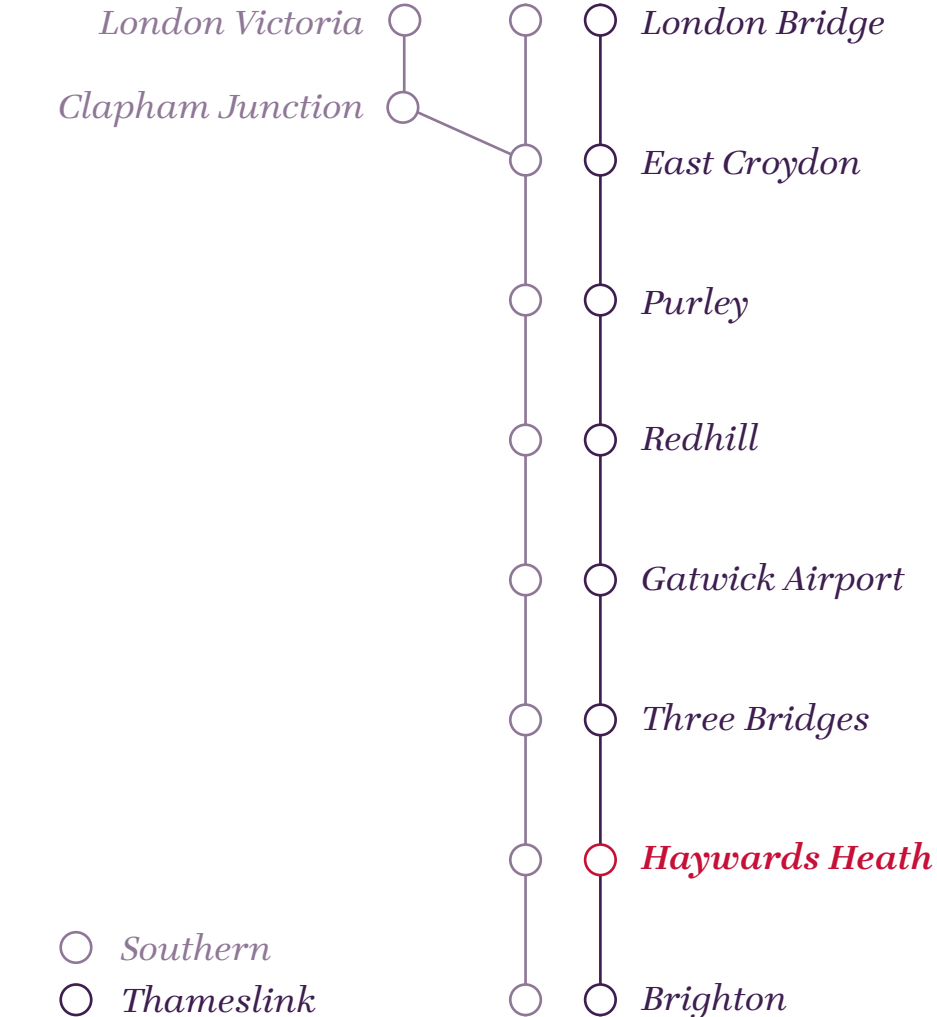
Location

*Accessed off Ridge Way just over a mile from Haywards Heath's town centre, Greenhill Grange enjoys direct pedestrian links to the Sussex countryside and the ancient beauty of Asylum Wood, also approximately 36 miles south of London and 12 miles north of Brighton.**

Boasting exceptional road and rail links to London, Brighton and Gatwick Airport, Greenhill Grange is ideally placed to enjoy both the convenience of thriving Haywards Heath and colourful Brighton with its historic lanes, exotic Royal Pavilion and the attractions of Brighton Pier and seafront promenades only a short drive away.

From Greenhill Grange, just a short walk or bike ride will take you into bustling Haywards Heath with its great selection of retail, health, educational and leisure opportunities located in the heart of the town.

Haywards Heath boasts outstanding educational facilities from primary and secondary to top independent day and boarding schools and adult learning centres, a library, the Princess Royal Hospital and beautifully-maintained public parks and leisure gardens.



For a spot of retail therapy, try the Orchards Shopping Centre with its 40 stores, cafés and fitness suite or browse the town's independent shops, before dining at one of Hayward Heath's many historic pubs, restaurants and cafes.

Keep in shape at Hayward Heath's sport and leisure venues where you will be spoilt for choice at the Dolphin Leisure Centre with its three pools and health suite, or choose from the town's three football teams whilst keen golfers can take their pick of five great golf courses within a ten-mile area.

Re-live the days of the English Civil War at the Battle of Muster Green, Hayward Heath's award-winning premier green conservation area, or take the opportunity to explore some of Sussex's finest countryside in the nearby Ouse Valley.

For rail commuters, Haywards Heath railway station on the Brighton main line offers a fast service into London Bridge and London Victoria in just under an hour,* whilst for drivers Crawley and the M23 are 13 miles' away, linking to the M25 and Gatwick Airport. By car, the new Haywards Heath by-pass offers quicker routes to Brighton to the south and London to the north.

**Times taken from nationalrail.co.uk. 'Distances taken from google.co.uk/maps.*





Greenhill Grange

The Canford 2 Bedroom home

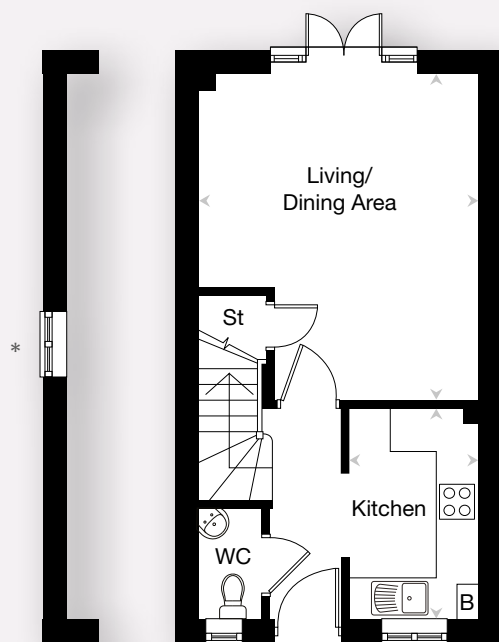
Plots 14, 15 & 30-33

The Canford is a 2 bedroom property which has been thoughtfully designed with both first time buyers and downsizers in mind.

A living/dining area with a convenient under stairs cupboard provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen and a guest cloakroom located off the entrance hallway.

On the first floor is the master bedroom including an en suite shower room, main bathroom and a well-proportioned guest bedroom with practical storage space.





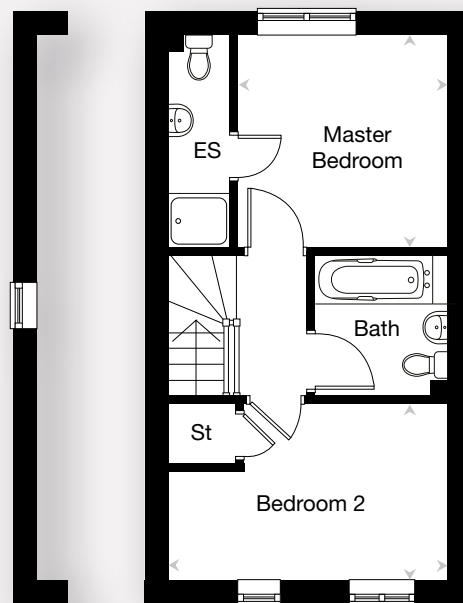
Ground Floor

Kitchen

3.03m × 1.86m 9'11" × 6'1"

Living/Dining Area

4.74m × 3.98m 15'6" × 13'1"



First Floor

Master Bedroom

3.05m × 2.97m 10'0" × 9'9"

Bedroom 2

3.98m × 2.89m 13'1" × 9'6"

Total Net Area

62.8 sq m – 676 sq ft

Key

B – Boiler ES – En Suite

St – Storage WC – Cloakroom

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Greenhill Grange

The Gosford 3 Bedroom home

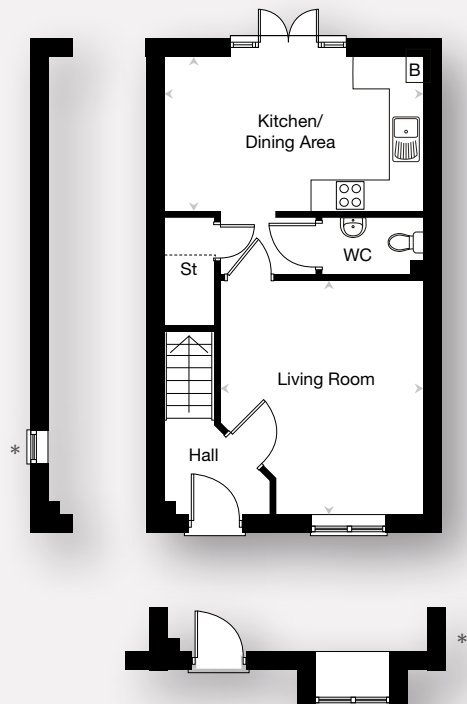
Plots 8, 9, 16-18, 61 & 62

The 3 bedroom Gosford will appeal to first time buyers, couples and families looking for a little extra space.

A kitchen/dining area opens through double doors to the rear garden, making it perfect for entertaining and al fresco dining. A living room, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the master bedroom with en suite shower room, a main bathroom, a further double bedroom and a bedroom which could provide a dedicated work space or play room.

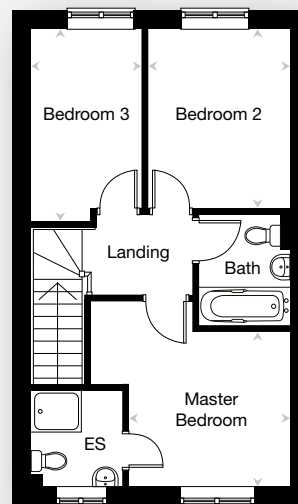




Ground Floor

Kitchen/Dining Area
4.72m × 2.88m 15'6" × 9'5"

Living Room
4.27m × 3.69m 14'0" × 12'1"



First Floor

Master Bedroom
2.96m × 2.83m 9'9" × 9'4"

Bedroom 2
3.31m × 2.63m 10'10" × 8'8"

Bedroom 3
3.55m × 2.01m 11'8" × 6'7"

Total Net Area
79.2 sq m – 852 sq ft

Key
B – Boiler ES – En Suite --- – Restricted headroom
St – Storage WC – Cloakroom

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The Osborne 3 Bedroom home

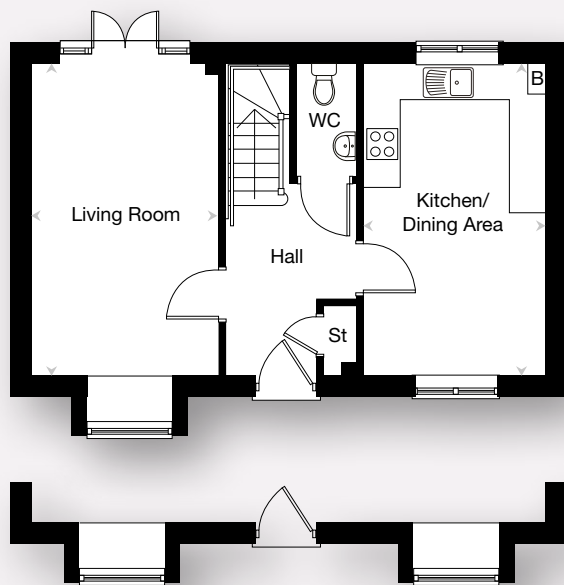
Plots 50-52

The Osborne 3 bedroom home is designed to let the light flow throughout.

A double-frontage exterior with handsome, deep square bay windows* and thoughtful layout inside make this a delightful home. The central hallway with storage and downstairs cloakroom has the living room off one side, extending from front bay to rear double doors. On the opposite side of the hall the kitchen also runs front to back, with a U-shaped working area.

Upstairs the master bedroom with en suite shower room is located across the landing, with bedrooms 2 and 3 on the other side, and a family bathroom in-between.

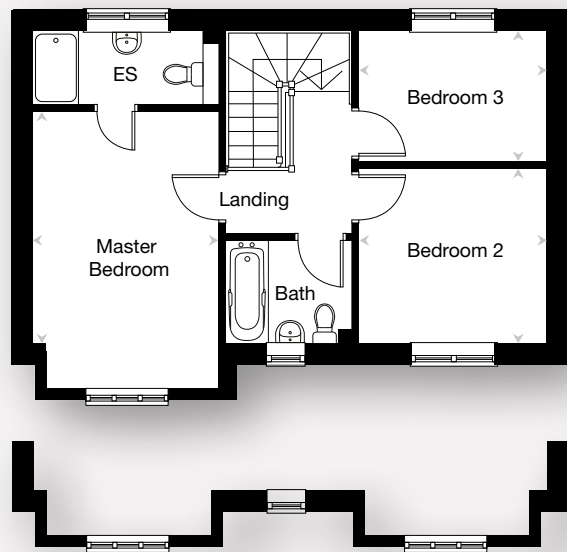




Ground Floor

Kitchen/Dining Area
5.10m × 2.96m 16'9" × 9'9"

Living Room
5.10m × 3.02m 16'9" × 9'11"



First Floor

Master Bedroom
4.50m × 3.05m 14'9" × 10'0"

Bedroom 2
3.03m × 2.86m 9'11" × 9'5"

Bedroom 3
2.99m × 2.15m 9'10" × 7'1"

Total Net Area
87 sq m - 936 sq ft
88.8 sq m - 956 sq ft (inc. bay)

Key
B - Boiler ES - En Suite
St - Storage WC - Cloakroom

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. *Non-walk-in and walk-in bay windows to plot 51 only. TWSE_27058/August 2016.



The Alton G 3 Bedroom home

Plots 36, 37, 44 & 45



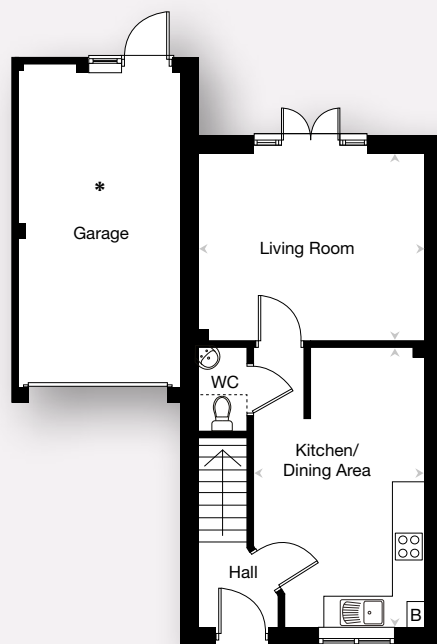
The Alton G is a 3 bedroom townhouse designed to have the flexibility to appeal to both the young professional and growing families.

The entrance hallway first leads you into the open-plan kitchen/dining area, with a convenient guest cloakroom hidden under the stairs. A door leads onto a full width light and airy living room with double doors to the rear garden.

On the first floor is a family bathroom, a double bedroom and a further bedroom that could alternatively be used as a study.

The second floor boasts a master suite, which features a dormer window, high galleried ceilings and an en suite shower room.

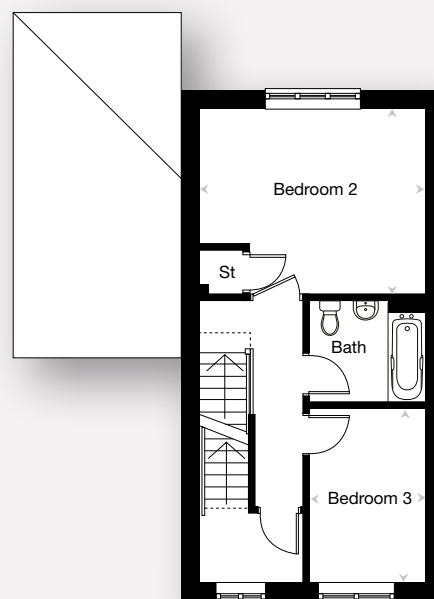




Ground Floor

Kitchen/Dining Area
5.26m × 3.21m 17'3" × 10'6"

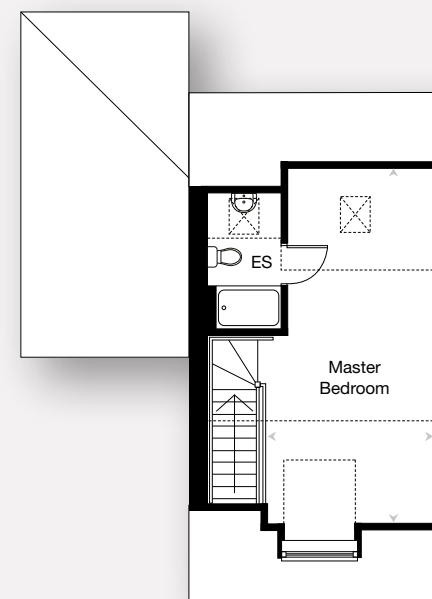
Living Room
4.24m × 3.47m 13'11" × 11'4"



First Floor

Bedroom 2
4.24m × 3.47m 13'11" × 11'4"

Bedroom 3
3.29m × 2.17m 10'9" × 7'2"



Second Floor

Master Bedroom
6.70m × 3.12m 22'0" × 10'3"

Total Net Area
99.2 sq m – 1,068 sq ft

Key
B – Boiler ES – En Suite
---- Restricted Headroom [X] – Roof Window
St – Storage WC – Cloakroom

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. *Garage to plots 44 & 45 only. TWSE_27058/August 2016.



The Crofton G 3 Bedroom home

Plots 11, 12, 21, 22 & 35



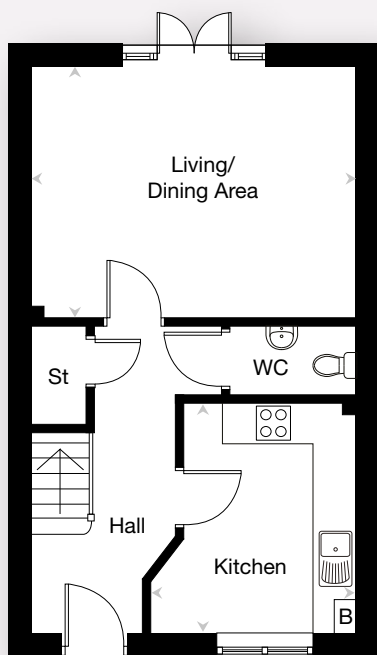
The Crofton G is a versatile 3 bedroom townhouse which will appeal to growing families or professional couples.

The entrance hallway leads to a light and airy living/dining area with double doors to the rear garden. There's also a contemporary fitted kitchen, a guest cloakroom and under stairs storage downstairs.

A double bedroom, a further bedroom which could alternatively be used as a study, and a family bathroom are located off the first floor landing.

A private staircase leads to the second floor master suite, which features a dormer window, high galleried ceilings and an en suite shower room.





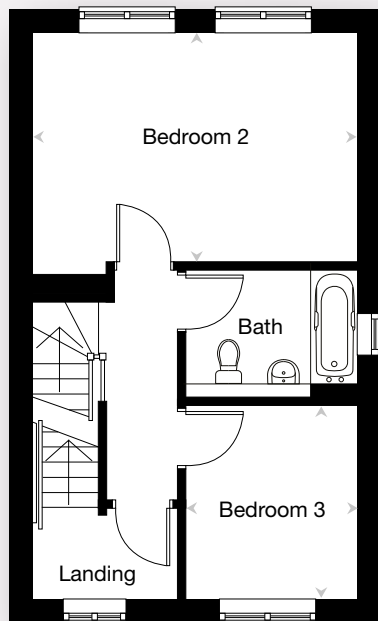
Ground Floor

Kitchen

3.44m x 2.57m 11'3" x 8'5"

Living/Dining Area

4.78m x 3.71m 15'8" x 12'2"



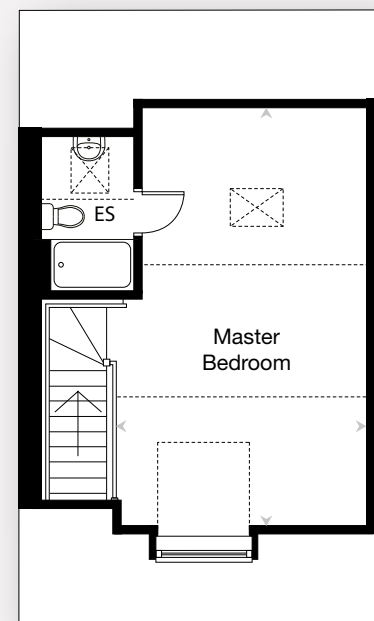
First Floor

Bedroom 2

4.79m x 3.38m 15'9" x 11'1"

Bedroom 3

2.86m x 2.56m 9'5" x 8'5"



Second Floor

Master Bedroom

6.20m x 3.67m 20'4" x 12'0"

Total Net Area

105.1 sq m - 1,132 sq ft

Key

B - Boiler ES - En Suite  - Roof Window
St - Storage WC - Cloakroom

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The Ash
4 Bedroom home
Plot 34

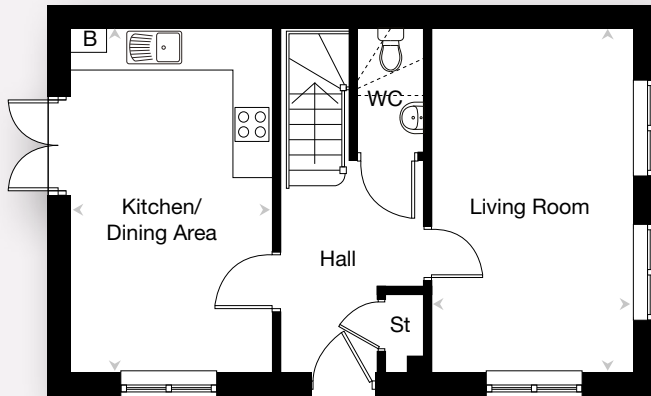


The 4 bedroom Ash features three floors of flexible living space which would perfectly suit families or couples in need of a bigger home.

The kitchen/dining area complete with L-shaped units and double doors to the rear garden can be found on one side of the entrance hallway, whilst the dual-aspect living room is on the opposite side of the hall, past the downstairs cloakroom and storage cupboard.

The second bedroom - also featuring dual-aspect views - and two further bedrooms can be found on the first floor, with the master bedroom, en suite shower room and plenty of storage space occupying the top floor.





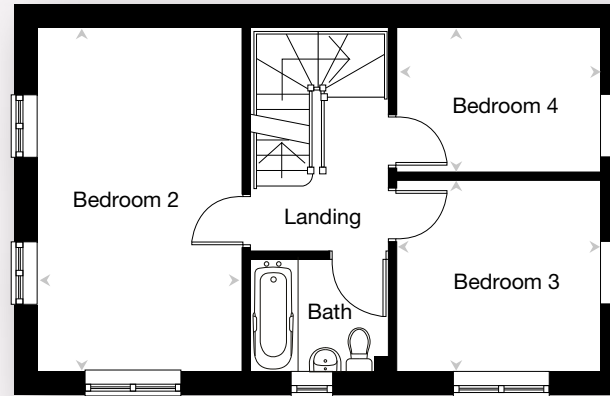
Ground Floor

Kitchen/Dining Area

5.10m × 3.01m 16'9" × 9'10"

Living Room

5.10m × 2.98m 16'9" × 9'9"



First Floor

Bedroom 2

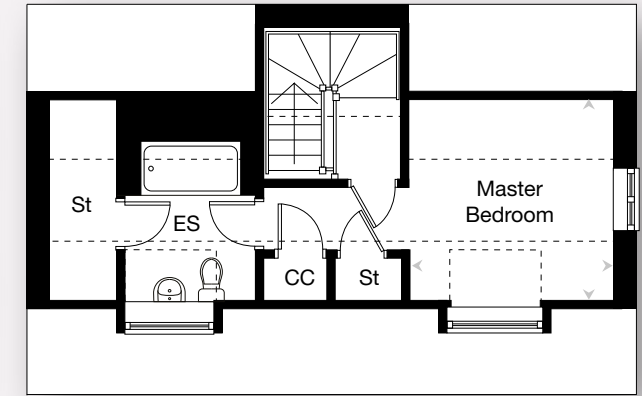
5.10m × 3.04m 16'9" × 10'0"

Bedroom 3

3.05m × 2.89m 10'0" × 9'5"

Bedroom 4

3.05m × 2.16m 10'0" × 7'1"



Second Floor

Master Bedroom

3.04m × 2.99m 10'0" × 9'10"

Total Net Area

111 sq m - 1,195 sq ft

Key

B - Boiler CC - Cylinder Cupboard
ES - En Suite ---- Restricted Headroom
St - Storage WC - Cloakroom

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Greenhill Grange

The Eskdale 4 Bedroom home

Plots 1, 19, 25 & 48

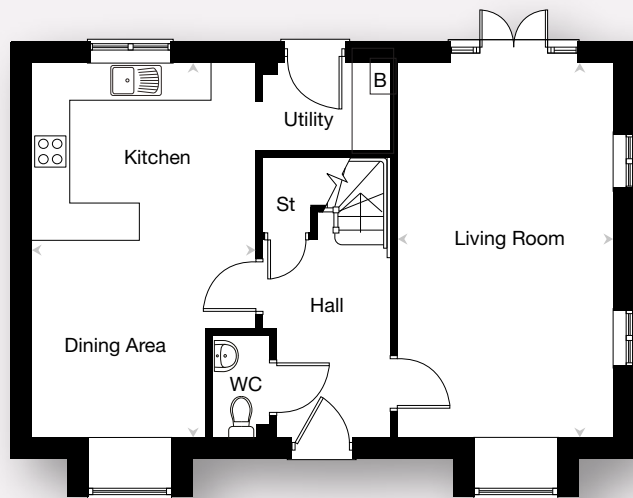


There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale.

A kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. A light and airy living room has double doors to the garden, while there's also a guest cloakroom and storage closet off the hallway.

Three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.

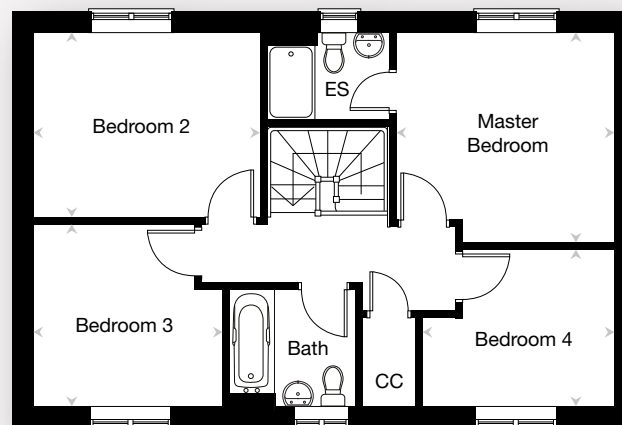




Ground Floor

Kitchen/Dining Area
6.03m × 3.58m 20'0" × 11'9"

Living Room
6.03m × 3.46m 19'9" × 11'4"



First Floor

Master Bedroom
3.52m × 3.40m 11'7" × 11'2"

Bedroom 2
3.64m × 2.99m 11'11" × 9'10"

Bedroom 3
3.05m × 2.95m 10'0" × 9'8"

Bedroom 4
3.10m × 2.54m 10'2" × 8'4"

Total Net Area
112 sq m - 1,205 sq ft

Key

B - Boiler CC - Cylinder Cupboard
ES - En Suite St - Storage WC - Cloakroom

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The Kentdale *4 Bedroom home* Plot 7

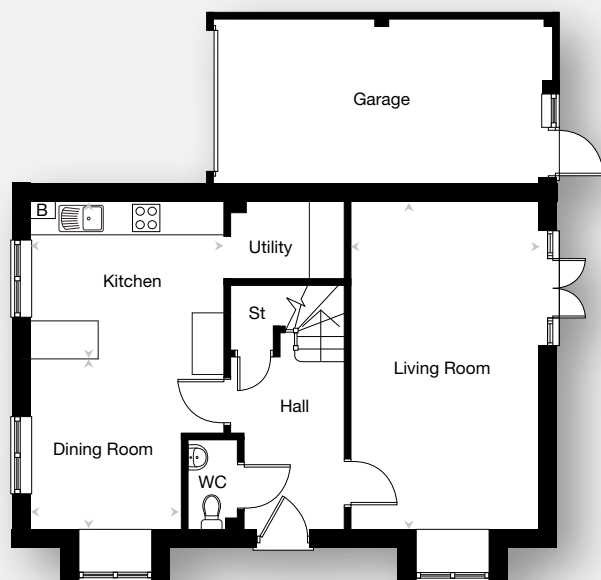


The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a dual aspect living room opening through double doors to the garden, plus a kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well-proportioned fourth bedroom as well as a family bathroom.





Ground Floor

Kitchen

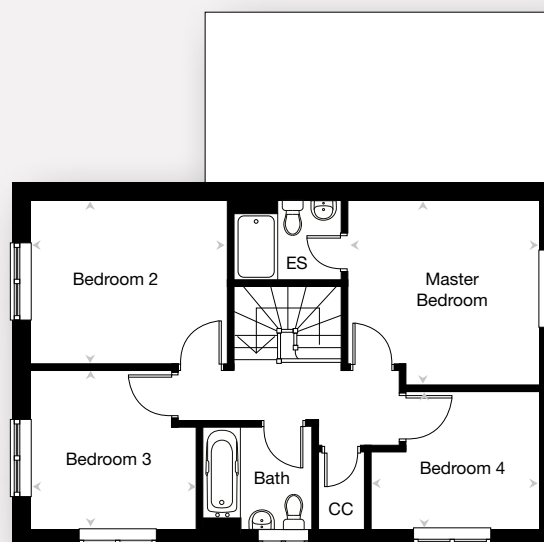
3.58m × 2.87m 11'9" × 9'5"

Living Room

6.03m × 3.46m 19'9" × 11'4"

Dining Room

3.16m × 2.78m 10'4" × 9'1"



First Floor

Master Bedroom

3.52m × 3.40m 11'7" × 11'2"

Bedroom 2

3.64m × 2.99m 11'11" × 9'10"

Bedroom 3

3.05m × 2.95m 10'0" × 9'8"

Bedroom 4

3.10m × 2.54m 10'2" × 8'4"

Total Net Area

112 sq m - 1,205 sq ft

Key

B - Boiler CC - Cylinder Cupboard

ES - En Suite St - Storage WC - Cloakroom

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The Lindale *4 Bedroom home*

Plots 10 & 13



The Lindale is a distinctive 4 bedroom family home, designed with the modern family in mind.

Entering the front door you will find a hallway with under stair storage space and a guest cloakroom. Doors lead off to a light and airy living room, a private study and through to the open-plan kitchen and dining room. From here double doors lead to the rear garden.

On the first floor you will find a master bedroom with an en suite shower room, three further well-proportioned bedrooms, and a family bathroom.





Ground Floor

Kitchen

3.48m × 2.78m 11'5" × 9'1"

Living Room

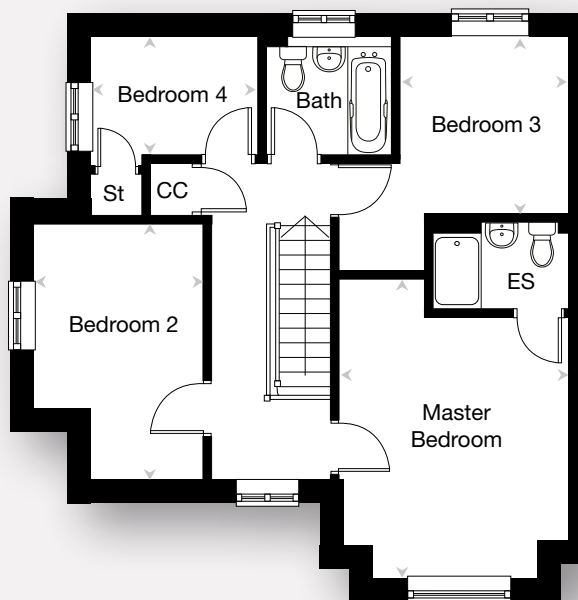
4.78m × 3.62m 15'8" × 11'10"

Dining Room

4.08m × 3.08m 13'4" × 10'1"

Study

2.94m × 2.70m 9'8" × 8'10"



First Floor

Master Bedroom

4.67m × 3.68m 15'4" × 12'1"

Bedroom 2

4.07m × 2.71m 13'4" × 8'11"

Bedroom 3

2.84m × 2.71m 9'4" × 8'11"

Bedroom 4

2.64m × 1.90m 8'8" × 6'3"

Total Net Area

119.1 sq m - 1,282 sq ft

Key

B - Boiler CC - Cylinder Cupboard

ES - En Suite St - Storage WC - Cloakroom

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Greenhill Grange

The Shelford 4 Bedroom home

Plots 2, 6 & 26

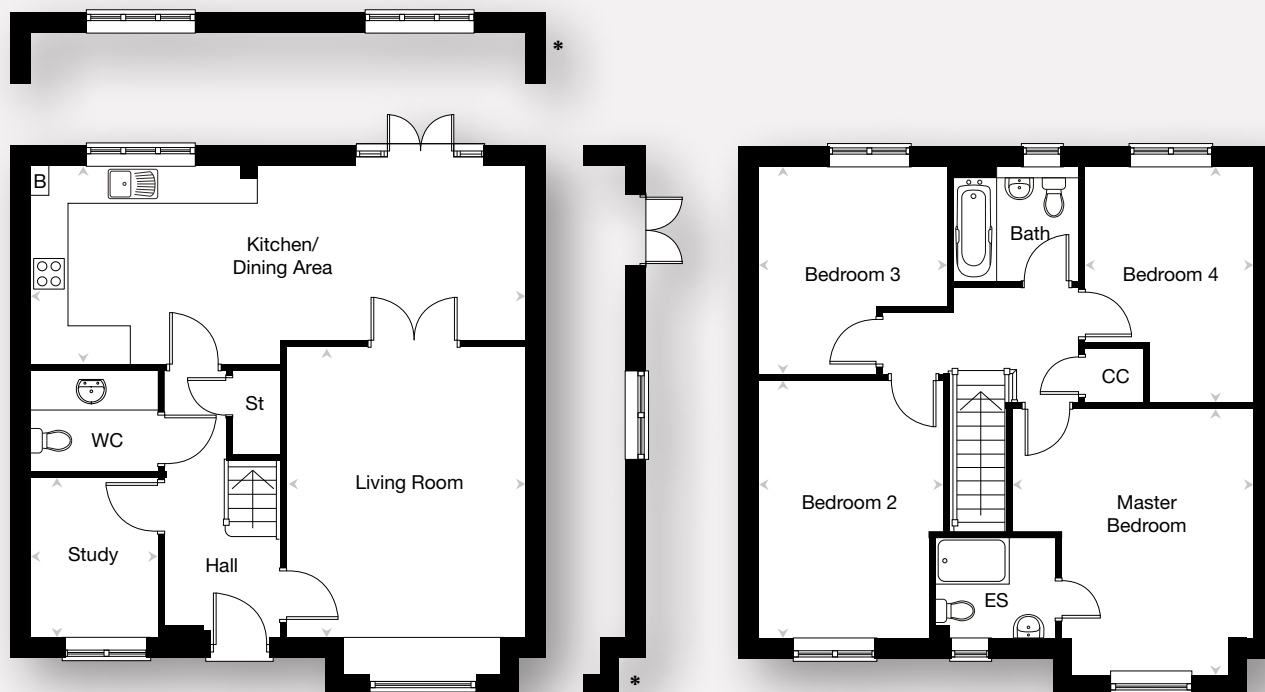


A traditional 4 bedroom family home, the Shelford offers plenty of space for day-to-day living as well as relaxing and entertaining.

The central entrance hallway leads to a kitchen/dining area, which has double doors to the rear garden maximising the natural light and views outside. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage closet.

A master bedroom with en suite shower room and three further double bedrooms are found upstairs, along with a family bathroom.





Ground Floor

Kitchen/Dining Area

8.10m × 2.86m 26'7" × 9'5"

Living Room

4.74m × 3.88m 15'7" × 12'9"

Study

2.64m × 2.10m 8'8" × 6'11"

First Floor

Master Bedroom

4.40m × 3.94m 14'5" × 12'11"

Bedroom 2

4.22m × 3.08m 13'10" × 10'1"

Bedroom 3

3.40m × 3.10m 11'2" × 10'2"

Bedroom 4

3.86m × 2.75m 12'8" × 9'0"

Total Net Area

127.3 sq m - 1,370 sq ft

Key

B - Boiler CC - Cylinder Cupboard

ES - En Suite St - Storage WC - Cloakroom

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. *Door and window variations to plot 6 only. TWSE_27058/August 2016.



Greenhill Grange

The Langdale 4 Bedroom home

Plots 27, 29, 49 & 60

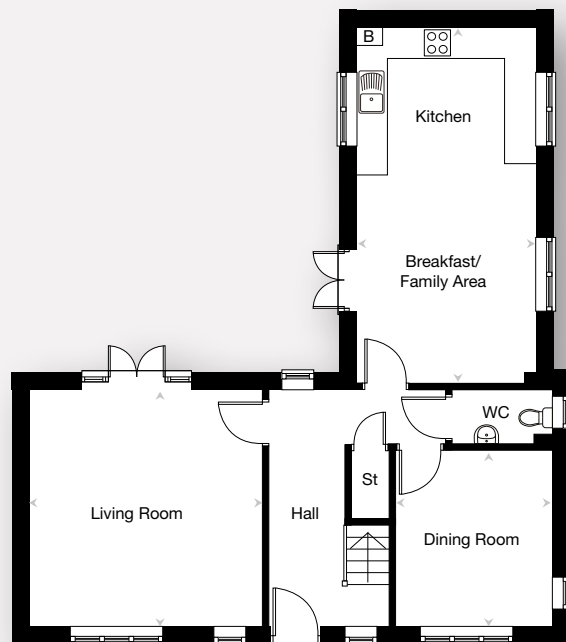


The 4 bedroom Langdale has been designed to offer extra space for growing families.

A dual aspect living room and a kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The master bedroom with en suite shower room is found on the first floor, along with three further double bedrooms and a family bathroom.





Ground Floor

Kitchen/Breakfast/Family Area

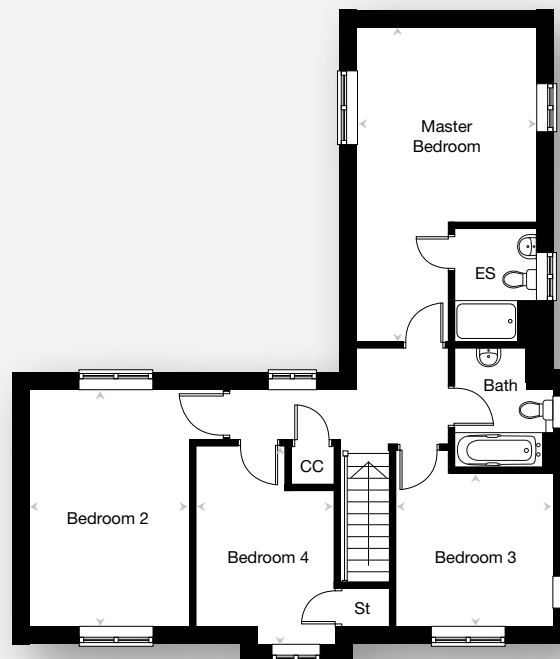
6.83m × 3.44m 22'7" × 11'3"

Living Room

4.57m × 4.50m 15'0" × 14'9"

Dining Room

3.41m × 3.05m 11'2" × 10'0"



First Floor

Master Bedroom

6.07m × 3.44m 19'11" × 11'3"

Bedroom 2

4.57m × 3.09m 15'0" × 10'1"

Bedroom 3

3.02m × 2.94m 9'11" × 9'8"

Bedroom 4

3.48m × 2.68m 11'5" × 8'10"

Total Net Area

140 sq m - 1,507 sq ft

Key

B - Boiler CC - Cylinder Cupboard
ES - En Suite St - Storage WC - Cloakroom

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The Cowan *4 Bedroom home*

Plots 3-5

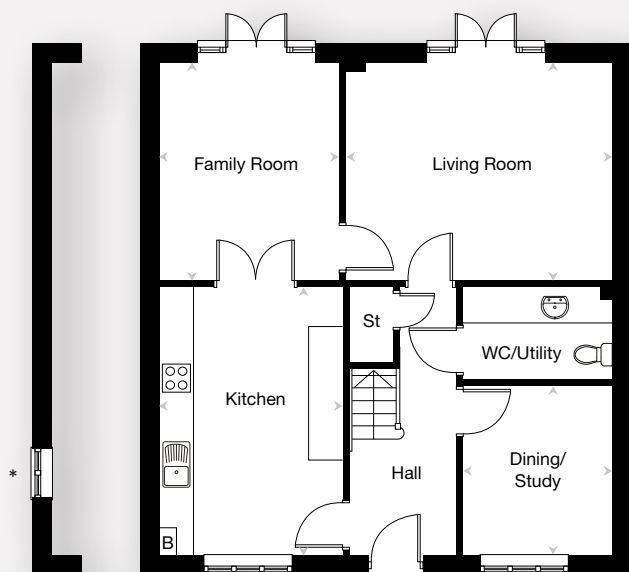


The Cowan is a 4 bedroom double-fronted home, ideal for growing families.

The central hallway welcomes you into this family home complete with storage space and downstairs cloakroom/utility. The contemporary fitted front-facing kitchen leads through to a family room with double doors to the rear garden. Adjacent to the family room is the living room, also with access to the outside. For more formal entertaining there is a dining room, which could also be used as a study.

Upstairs is the master bedroom with a projecting bay window and en suite shower room, three further bedrooms, and a family bathroom.





Ground Floor

Kitchen

4.79m × 3.29m 15'9" × 10'10"

Living Room

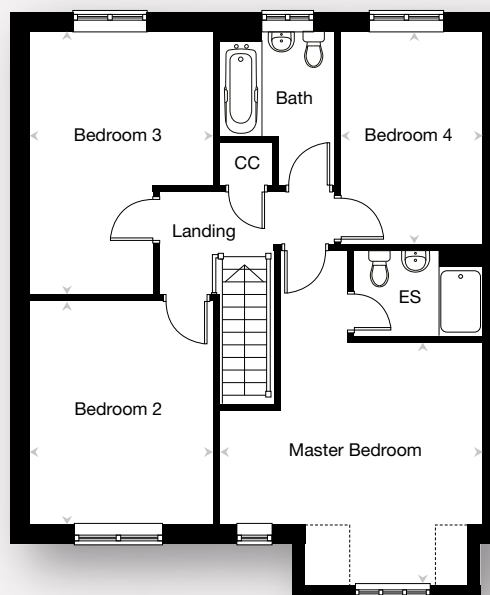
4.75m × 3.91m 15'7" × 12'10"

Dining/Study

3.07m × 2.66m 10'1" × 8'9"

Family Room

3.91m × 3.26m 12'10" × 10'8"



First Floor

Master Bedroom

4.68m × 4.36m 15'4" × 14'4"

Bedroom 2

4.01m × 3.27m 13'2" × 10'9"

Bedroom 3

4.72m × 3.33m 15'6" × 10'11"

Bedroom 4

3.81m × 2.54m 12'6" × 8'4"

Total Net Area

145.9 sq m - 1,570 sq ft

Key

B - Boiler CC - Cylinder Cupboard

ES - En Suite St - Storage WC - Cloakroom

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The Wilton 5 Bedroom home

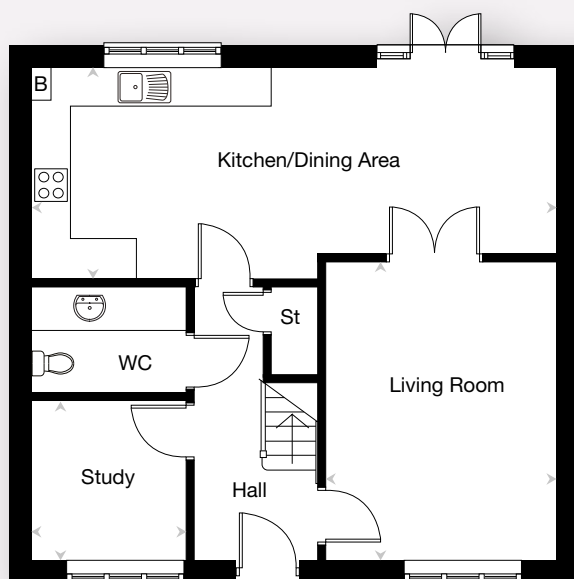
Plots 20, 28, 46 & 47

A traditional double fronted property with three floors of flexible living space, the 5 bedroom Wilton is ideal for family living.

The central entrance hallway leads to a living room and a separate study at the front of the property, as well as the kitchen/dining area, which opens through double doors to the rear garden. A guest cloakroom and useful storage closet complete the ground floor.

The master bedroom with en suite shower room and separate dressing room is found on the first floor, plus two double bedrooms and a main bathroom. Two further well-proportioned bedrooms and a shower room are located on the top floor, providing a luxurious guest suite.



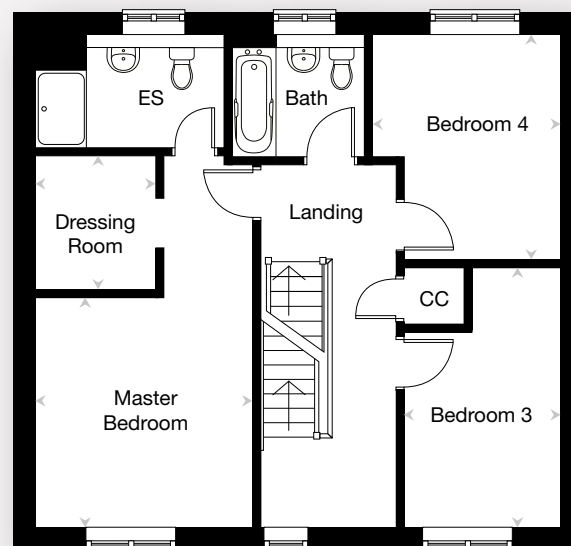


Ground Floor

Kitchen/Dining Area
8.10m × 3.24m 26'7" × 10'8"

Living Room
4.59m × 3.58m 15'1" × 11'9"

Study
2.49m × 2.40m 8'2" × 7'11"



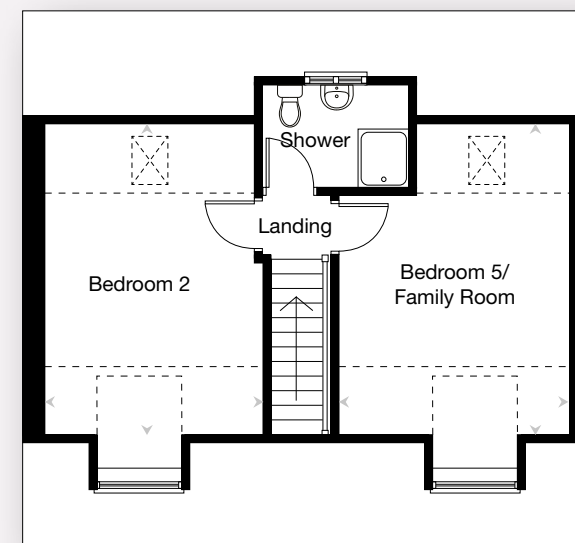
First Floor

Master Bedroom
3.56m × 3.34m 11'8" × 11'0"

Bedroom 3
4.03m × 2.45m 13'2" × 8'1"

Bedroom 4
3.49m × 2.92m 11'5" × 9'7"

Dressing Room
2.10m × 1.86m 6'11" × 6'1"



Second Floor

Bedroom 2
4.80m × 3.38m 15'9" × 11'1"

Bedroom 5/Family Room
4.80m × 3.58m 15'9" × 11'9"

Total Net Area
161.6 sq m - 1,739 sq ft

Key
B - Boiler CC - Cylinder Cupboard
ES - En Suite --- Restricted Headroom
☒ - Roof Window St - Storage WC - Cloakroom

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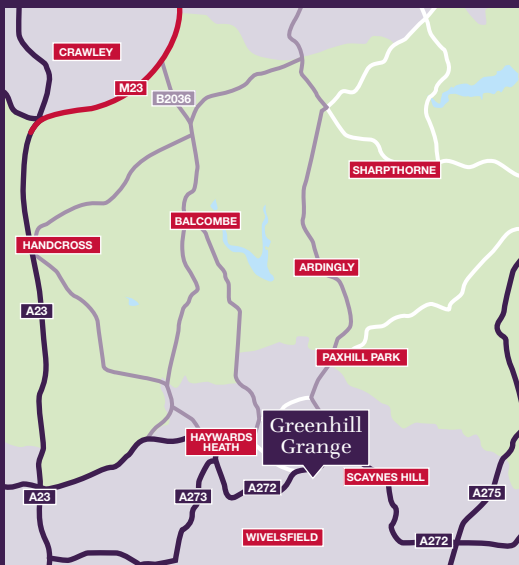


*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Greenhill Grange development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to print. August 2016.

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.

We hope you like what you've seen and look forward to seeing you again soon.



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How to find us

From M23:

Follow the M23 towards Brighton, past Gatwick until you reach junction 10A where you will need to take the B2036 exit. Follow the B2036 for 3.1 miles until you reach a roundabout where you can exit onto Haywards Heath Road. Continue on Haywards Heath Road and then bear right onto Stonehall Lane, then shortly after, bear right again onto Borde Hill Lane which then becomes Balcombe Road. Following

Balcombe Road, turn right onto Mill Green Road and at the roundabout take the second exit onto Perrymount Road (B2028). Turn left onto Heath Road and then shortly after, turn right onto Oathall Road (B2112). At the roundabout, take the second exit onto Franklyn Road (B2272). Follow Franklyn Road until you reach the second roundabout where you need to take the second exit onto the A272. Turn left onto Old Farm Close, then left onto Hurstwood Lane. Take the first right onto Greenhill Way and continue to the end, where you will find the development.

Greenhill Grange

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SatNav: RH17 7AQ

Sales hotline

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Taylor Wimpey South East

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