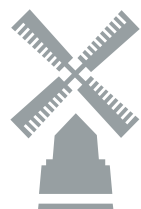




WEST SUSSEX



**MILLWOOD**  
designer homes limited

# ENJOY

## the best of both worlds...

Situated in the pretty and sought-after village of Ardingly in rural Sussex, yet neatly sandwiched between the vibrant towns of Haywards Heath, East Grinstead and Crawley, Standgrove Field will offer the best qualities of both town and country living.

A chocolate box village, with quintessential country charm, Ardingly is nestled in picturesque countryside and boasts a wealth of amenities, including a post office and shop, a bakery, a café, and two good schools. Perfect for a lazy Sunday lunch or a quiet evening drink, there are two great pubs to choose from – The Ardingly Inn and The Gardeners Arms.

With Crawley approximately 10 miles, Gatwick Airport approximately 13 miles and Haywards Heath approximately 4 miles away, all the benefits of first-class shopping and travel are also within easy reach. It really is the perfect location to enjoy the best of both worlds.





# OUTDOOR

adventures on your doorstep...

Situated in the High Weald, an Area of Outstanding Natural Beauty, Ardingly enjoys the rural location that this exceptional setting offers, with fantastic walking, cycling and riding opportunities throughout the area.

On the edge of the village is the South of England Showground which hosts many events and business fairs including the annual South of England Agricultural Show every June. It is also the location of the Ardingly International Antiques and Collectors Fairs, which have featured in the BBC TV programme Bargain Hunt.

The beautiful Ardingly reservoir, which supports many species of birds and other wildlife, offers a host of waterborne opportunities including fishing, kayaking, windsurfing and sailing.

For a more laid back approach to your leisure time, Lingfield and Plumpton racecourses are 11 miles and 13 miles away respectively, as is the excellent Haywards Heath golf course just 3 miles distant.



# RETAIL THERAPY and dining out...

Within Ardingly itself, the Gardeners Arms won the 2015 “Open Table” award for its excellent gastro pub food.

The picturesque village of Lindfield just 3 miles away, offers a delightful and quintessentially English high street, dotted with an assortment of boutiques, pubs and cafés, as well as boasting a number of renowned restaurants serving a breadth of cuisine including The Witch Inn, Limes Restaurant and Rooms, and Paolino Italian.

Only slightly further afield, Haywards Heath offers a new Cote Brasserie, as well as a host of other well-known restaurants including Café Rouge, Pizza Express, Prezzo and Zizzi’s. A new Waitrose supermarket is opening in autumn 2016, as part of an exciting regeneration project of Haywards Heath railway station.

Brighton, 15 miles away, offers a world of shopping choice from independent fashionable boutiques of the North Lanes to the well-heeled stores of the South Lanes, as well as the large shopping mall at Churchill Square.





# IMPRESSIVE

## heritage...

Steeped in a stately heritage, Ardingly is close to a number of historic houses including Wakehurst Place, which is home to some of the most beautiful gardens in England and is nicknamed "Kew in the Country" as it is managed by Royal Botanical Gardens, Kew. It is also home to the world famous Millennium Seed Bank.

The area has many other estates with attractive landscaped gardens, which are open to the public, such as Sheffield Park, Borde Hill and Nymans at Handcross.

The nearby Bluebell Railway is a heritage line, which is run by volunteers and has an outstanding collection of steam engines, restored stations and old signal boxes. Steam trains run between Sheffield Park and East Grinstead, through Horsted Keynes, which is the setting for the station in Downton Abbey.

# FIRST CLASS

for families...

Families at Standgrove Field have an excellent range of educational establishments from which to choose. Within Ardingly, St Peters C of E Primary School caters for children from 5 - 11 years old. Highly respected and located just opposite Standgrove Field is the private school of Ardingly College, which takes boys and girls from the ages of 2 - 18 years and is ranked in the top 10 independent boarding schools in the country.

Great Walstead Independent Prep School near Lindfield has a desired reputation, as does Handcross Primary in Haywards Heath.

Nearby, Worth private secondary school is also renowned for its teaching excellence, whilst St Paul's Catholic College in Burgess Hill and Oathall Community College in Lindfield are both rated well for their co-educational secondary schooling.





# A WELCOMING NEW COMMUNITY...

Situated near open countryside and woodland this new community of traditionally designed homes will have something for everyone, whether you are planning to buy your first home or seeking a larger family home.



# DEVELOPMENT LAYOUT



# INSIDE your home

Each of the homes at Standgrove Field will enjoy a contemporary specification suited to the needs of modern living.

The homes offer low maintenance living with practical and carefully planned layouts, aligned to the needs of a family.

Modern kitchens feature stylish units and will be fitted with a number of integrated appliances. Similarly, the bathrooms and en-suites will be fitted with contemporary white suites, with stylish chrome fittings.







## Millwood Designer Homes

Individually designed luxury new homes

Millwood Designer Homes builds a broad range of individually designed homes from contemporary styled apartments to more traditional two and three storey homes. Many new Millwood Designer homes combine period charm with all the benefits of the latest advances in construction and energy-efficient technology. Traditional exteriors belie the more contemporary interiors, whilst cottage style homes, as well as Georgian facades are becoming more and more prevalent in Millwood's portfolio.

Millwood Designer Homes is based in Tonbridge, Kent and its exclusive developments can be found in country, town, village and waterside locations throughout Surrey, Kent and Sussex. By ensuring that all landscaping is sympathetic to the environment and that natural features and existing planting are retained whenever possible, the company enhances the rural aspects of any regenerated brownfield land. Millwood also strives to use reclaimed bricks and roof tiles at many of its schemes to embellish the traditional design.

Millwood's continued policy of combining all that is best in local architectural history with the latest in modern technology and innovation has won the company many prestigious awards, including the 2015 Evening Standard Award for Best Development at Orchard Gate and bronze for Best Small Housebuilder 2015 at the What House? Awards.



"Established in 1992 as a family-run housebuilding business, Millwood Designer Homes has worked tirelessly to carve a reputation for building exceptional homes, combining all that is best in local architectural history with the latest in modern technology and innovation. Our passion is for properties that demonstrate outstanding design skill and our trademark qualities of build and meticulous attention to detail. This has resulted in the company being recognised as one of the leading housebuilders in its region, receiving numerous awards over the years."

John Elliott,  
Managing Director of Millwood Designer Homes



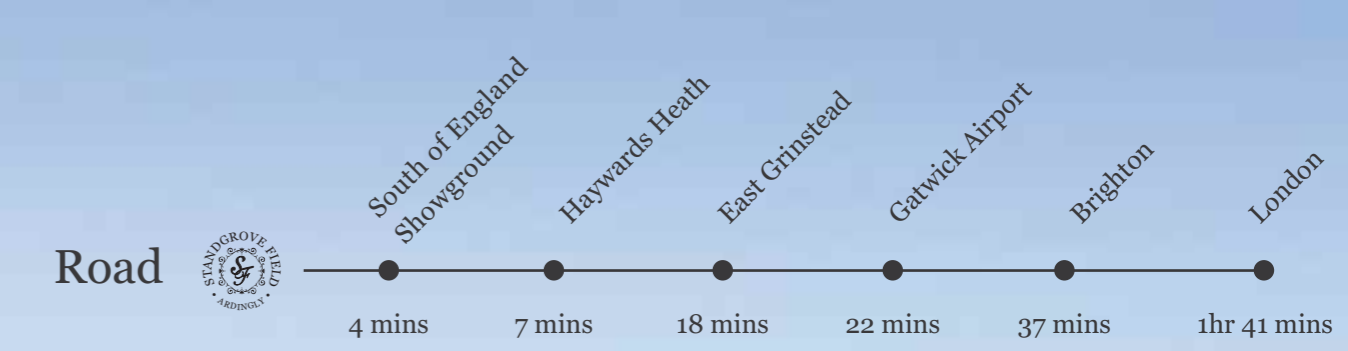
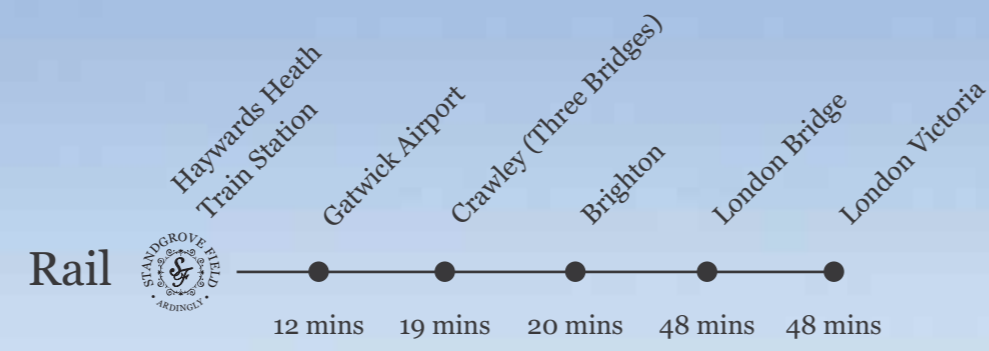


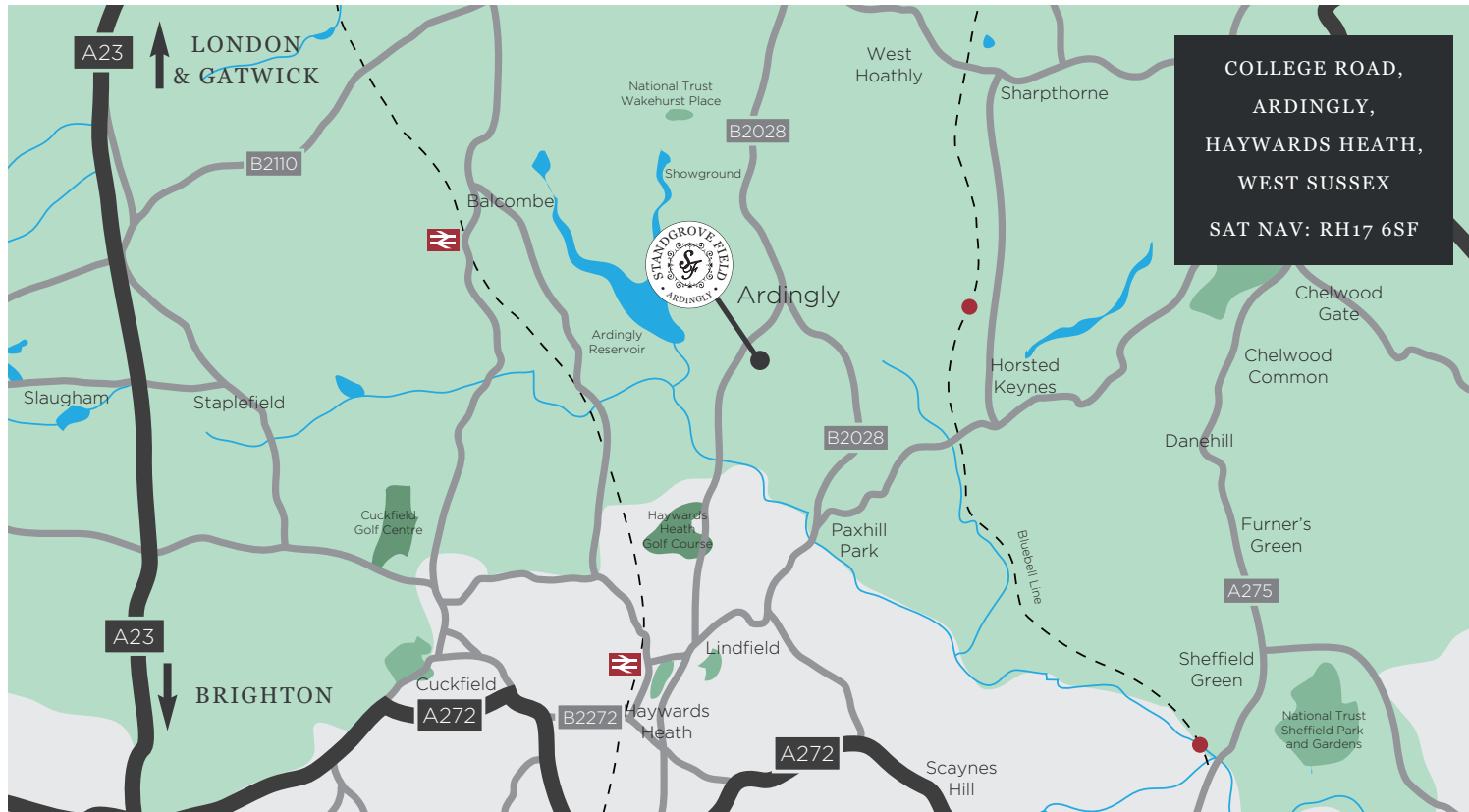
## RELAXED COUNTRY LIFE WITH EFFORTLESS CONNECTIONS

Despite its rural environ, Ardingly is very well situated for travel and transport links. Haywards Heath train station is 3.5 miles away offering trains to London Bridge or London Victoria both in 48 minutes.

Equally, the M23 is 9 miles away which leads directly north to the M25, or south to the coast for Brighton. Gatwick Airport is approximately 11 miles away, putting foreign travel within easy reach.

Times are approximate and are taken from [googlemaps.co.uk](http://googlemaps.co.uk) and [nationalrail.co.uk](http://nationalrail.co.uk)





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