



THAKEHAM

VALESIDE KEEP

BURGESS HILL

More than a place to live

A development of 2, 3 and 4 bedroom houses and bungalows

VALESIDE KEEP

BURGESS HILL



View of The South Downs National Park, South East of Burgess Hill

*Nestled beneath the magnificent South Downs
and close to meadows and woodlands,
Burgess Hill provides a wonderful setting for
Thakeham's Valeside Keep development of
2, 3 and 4 bedroom houses and bungalows.*

Valeside Keep in Burgess Hill is an appealing choice for so many. Families will love the space to put down roots and the freedom to grow, while couples and downsizers can enjoy a more leisurely lifestyle in beautiful surroundings.

Everyone will appreciate Burgess Hill's excellent local amenities and benefit from the town's superb rail and road links, affording fast and easy access to London, the South Coast and beyond.

More than a place to live

VALESIDE KEEP

A HAVEN FOR
THE LIFE YOU
WANT TO LEAD

Until the nineteenth century much of Burgess Hill consisted of agricultural land used for common grazing – in fact part of the town was once generally referred to as St John's Common. Today the town is still surrounded by swathes of green space and pockets of woodland, ideal for an invigorating run or a leisurely dog walk.



GET UP AND GO

With such beautiful countryside on your doorstep, including the 188 acre Ditchling Common Country Park, it's no surprise that walking, riding and cycling are so popular here. Looking for something a little more action-packed? No problem. The town's wide range of leisure facilities and sporting clubs has something for everyone.



The Triangle Leisure Centre, Burgess Hill



Cycling on The South Downs



Playing golf, Burgess Hill area

Right in the heart of the town, The Triangle Leisure Centre offers a 25 metre pool, fully-equipped gym and badminton, squash and tennis courts, as well as a comprehensive programme of classes; the supervised crèche and soft play area are sure to keep the children amused. Personal trainers can be found at the Heights Health and Fitness Centre, and at the high tech Strawberry Vibe.

Burgess Hill Golf Centre boasts one of the largest driving ranges in the South and its 9 hole course is open to experienced players and novices alike. Instructors are on hand seven days a week. Whatever your sporting fancy there's a club or society to suit, from football, cricket and hockey to bowls, Tai Chi and yoga. The hardest part is no longer putting on your trainers, but deciding what to do in them!

Ditchling Common Country Park

The Green Circle

The conservation areas around Burgess Hill are linked through a series of paths, tracks and bridleways known as The Green Circle Network. Users can enjoy these lovely places without getting into the car, and the local non-flying wildlife is able to move safely between wildlife sites including Bedelands Farm Nature Reserve, the Green Crescent and St John's Common.

PARKLANDS & ATTRACTIONS

With several parks and recreation grounds, Burgess Hill itself has plenty of green space to enjoy. But for a real change of scenery, you'll find some of the country's most beautiful gardens, parks and historical buildings, within easy reach of Burgess Hill.

Borde Hill Garden comprises 200 acres of park and woodland. Planted as a distinctive series of intimate 'living garden rooms', the garden houses a nationally important collection of shrubs and champion trees. Far smaller, but no less beautiful, are the 27 acres of woodland and water gardens of High Beeches, full of rare, exotic and unusual plants. The National Trust-owned Nymans is famed for its walled gardens,

old-fashioned roses and glorious summer borders, whereas a stunning centrepiece is formed by four original lakes in the 'Capability' Brown-landscaped gardens at Sheffield Park. Construction began at Lewes Castle soon after 1066 but it took 300 years to complete; today you can wonder at the views from its high towers, browse the archaeological collections and enjoy the exhibition gallery.



Wakehurst Place

Wakehurst Place is the country estate of the Royal Botanic Gardens, Kew and home to Kew's Millennium Seed Bank. Famed for its beautiful botanic gardens and tree collections, Wakehurst Place features natural woodland and lakes, formal gardens and an Elizabethan house.

THE PERFECT RETAIL MIX



Waitrose, Burgess Hill



The high street, Burgess Hill



Market Place, Burgess Hill



Burgess Hill's town centre has an excellent mix of well-known chains and independent boutique shops, making it as easy to pick up everyday essentials as it is to browse for more indulgent purchases.

The Market Place Indoor Shopping Centre is home to several high street favourites, including WH Smith and Boots, but you can also find perfect gifts at the Present Company and children's clothes from Kids Stuff. Day-to-day groceries are catered for by the centre's branch of Waitrose, and there's a Tesco Superstore just outside the town too. The Martlets Centre has a Holland & Barrett health store and showcases the young-at-heart fashion in New Look, whilst the two floors of Rocking Horse Antiques and Home offer the perfect opportunity to browse an eclectic range of collectibles and homeware.

The town centre itself offers a range of specialist jewellery, dress and furniture shops, together with banks, travel agents and dry cleaners, plus there is a twice weekly open air farmers' market.

Just a short drive away, Haywards Heath offers even more choice with high street favourites such as M&S, Fat Face, Dorothy Perkins, Clarks, Next and Accessorize; baby and child clothing and toys at JoJo Maman Bébé; and elegant home furnishings and fashion at Laura Ashley.



Independent Florist, Burgess Hill

BRIGHTON BECKONS



Beachfront Cool

Brighton is an effortless combination of beachfront cool, seaside fun and excellent shopping. The Pier, Aquarium and Royal Pavilion represent its traditional side, where visitors enjoy themselves in the time honoured way. Brighton has a more sophisticated face too. Its city centre shops combine chic boutiques and major brands, and some very good restaurants. Just to the east of Marine Parade is a new centre of attraction, Brighton Marina, offering an alternative range of shops and eateries, and a Cineworld cinema.

When a family day out beckons you won't have far to travel for something amazing. Within an hour of Burgess Hill are theme and farm parks, museums and adventure playgrounds, all guaranteed to entertain the young and young-at-heart. And then, of course, there's the cosmopolitan City of Brighton and the seaside...

Nearby Ashdown Forest is the largest open public space in the South East and internationally renowned as the 'home' of Winnie the Pooh, while its Llama Park is popular with all ages. Bentley Wildfowl Centre near Lewes is home not only to birds but also to a motor museum and miniature railway running between Bronze Age and Saxon houses. Enjoy the best of the Sussex countryside from the vintage steam trains of the Bluebell Railway.

For fun at the farm head to Fishers, a tremendous mix of animal insights and adventure play, or Drusillas, a small zoo with fabulous play parks. A firm favourite with younger children is Washbrooks Family Farm, with its tractor rides, animal handling sessions, and indoor and outdoor play areas. And if you fancy a flutter, there's horseracing at Plumpton, Fontwell Park and Goodwood, and international showjumping at Hickstead.



Ashdown Forest



Plumpton Racecourse



Brighton Marina

Brighton Pier and Beach

YOUR PERSONAL TASTE

With a great range of pubs, restaurants and cafés, Burgess Hill offers plenty of choice for dining out, whether you're looking for a relaxed family meal, dinner for two, or drinks with friends.

Fresh local food and a traditional warm welcome can be found at The Oak Barn, which has a loyal local following and is regarded as one of the area's best pubs. The rustic interior is full of original features, and there are log fires when the weather turns chilly. The Woolpack is another popular Burgess Hill pub with origins in the 17th century.

However, if you want something more contemporary, try Quench Bar & Kitchen, which offers amazing cocktails, wines, lagers, spirits and a range of local ales.

It also serves food and bar snacks, making it a great choice for a night out. The town's family-run establishments include Buon Appetito, owned by the Saulle brothers from Italy's Campania region and highly rated Chinese Mei Xin Hins. You can also grab your favourite coffee from Caffè Nero, Costa or several independent coffee shops. And with fish and chip shops, the spicy sharing platters, wraps and fajitas at Spiral Tex Mex, fragrant Thai at the Bangkok Brasserie and some excellent Indian restaurants, you are truly spoilt for culinary choice.



The Oak Barn

The menu at The Oak Barn Restaurant & Bar is packed with locally-sourced, seasonal British food, including daily fish specials fresh from Newhaven. The ambience is special too: the 250 year old barn has been restored using salvaged beams, and with its inglenook fireplace and gallery overlooking the restaurant, this is a great place to relax with friends and family.





BUILDING BLOCKS FOR LIFE

A child's first school is the foundation of their path for life. Families living in Burgess Hill are well served by a wide selection of good nurseries and schools offering childcare and education for children between the ages of 2 and 18.

There are several primary schools in and around the town, including the Ofsted 'Outstanding' rated Birchwood Grove Community Primary and the 'Good' rated Manor Field Primary and St Wilfrid's Catholic Primary. From Year 3 (ages 7/8), children can progress to Southway Junior, and for senior school, parents can consider Oakmeeds Community College and St Paul's Catholic College.

In the independent sector, Great Walstead School in the nearby village of Lindfield educates girls and boys from nursery to Year 8 in a 260 acre setting, and Burgess Hill School for Girls, catering for pupils aged 2 to 18. This school also runs Nursery 51, which offers full-time nursery provision for boys and girls aged from 2½ to 4 years. Other local nurseries include Kiddi Caru, which boasts a fantastic outdoor garden, and the Tudor House Montessori Group of six independently-owned nurseries.

Lifelong Learning



Oakmeeds Community College, the only County Secondary school in Burgess Hill, is working towards sponsored academy status as part of the University of Brighton Academies Trust. The school admits pupils at Year 7 (ages 11/12); tuition is available at the school's 30 acre site through to GCSE and A Level.



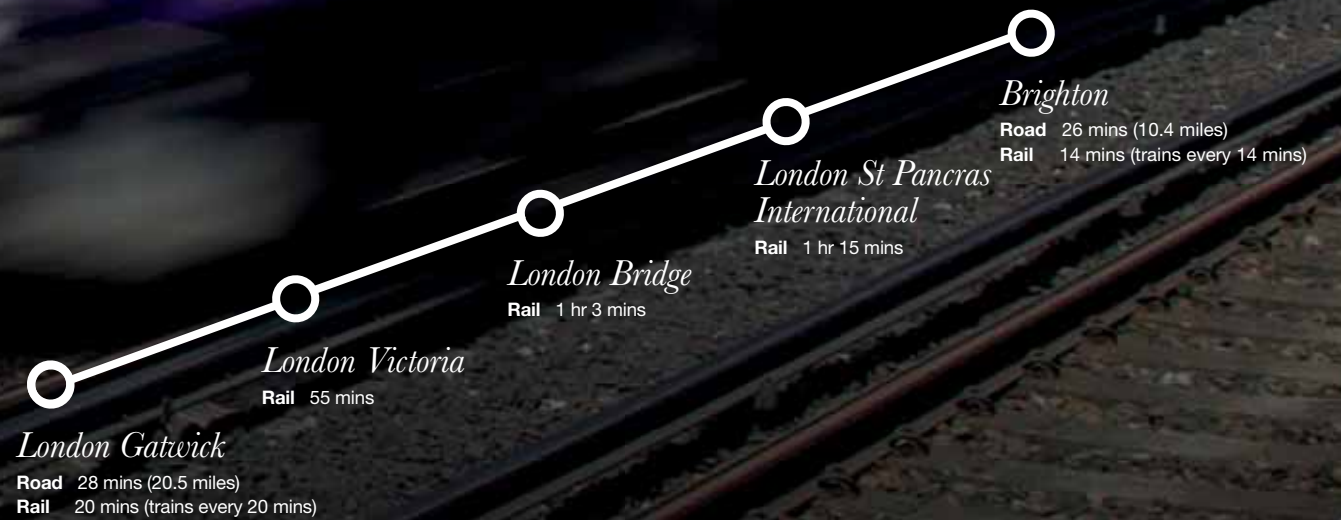
Wivelsfield

GET CONNECTED



Burgess Hill is served by two railway stations, Wivelsfield to the north and Burgess Hill to the south. Both are on the Thameslink and Brighton lines – you can be on the coast in as little as 11 minutes*, and you have direct access to London Bridge and London Victoria, for a commute to the capital in around an hour.

You also get the added benefit of a direct service to London Gatwick Airport, in just 20 minutes; London Heathrow is approximately an hour and 25 minutes away via the M23 and M25. Road connections are also extremely good, with the A23 at Hickstead just under four miles away. From here you can head South towards the coast, or North to the M23 junction at Pease Pottage, which takes you towards the M25.



Average journey times from Burgess Hill town centre.
*Source: Google and National Rail Enquiries. All times are approximate.



THE ALBURY

THE COWFOLD



Computer generated image depicts The Albury and The Cowfold housetypes and is indicative only





THE DEVELOPMENT



EXISTING VALEBRIDGE ROAD NEIGHBOURS

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EXISTING VALEBRIDGE ROAD NEIGHBOURS

The Wiston
2 bedroom bungalow
Nos. 1 - 3 & 7

The Poynings
3 bedroom home
No. 15

The Tillington
4 bedroom home
Nos. 17 - 19

The Hindhead
3 bedroom chalet
bungalow
Nos. 20, 21 & 25

The Cowfold
2 bedroom home
No. 5

The Westcott
3 bedroom home
Nos. 16, 22 - 24
& 26 - 29

The Slindon
2 bedroom bungalow
No. 6

The Albury
3 bedroom home
No. 4

HA Housing Association

Computer generated image shown is indicative only and may be subject to change. Please note that Thakeham strive to improve its homes and reserves the right to alter any part of the specification without notice provided that any such change shall not diminish the value of the property.



AN EYE FOR DETAIL



Every aspect of Valeside Keep reveals Thakeham's flair for design, attention to detail, and exceptional standards. The high quality contemporary specification is paired with sympathetic architectural design that complements the local area style and natural environment.

Thakeham always takes care to source award winning suppliers in order to create a superior living environment, and Valeside Keep is no exception. Here, you will find the creativity, flexibility, style and comfort you are looking for, in an elegant new home that reflects your lifestyle and your aspirations.



 **COMMODORE**
Kitchen specialists for over 40 years

We have selected kitchen specialists COMMODORE as the supplier of the contemporary and stylish fitted kitchens at Valeside Keep

Photography depicts showhomes of previous Thakeham developments and example product from Commodore Kitchens are indicative only.



MORE THAN A PLACE TO LIVE



Montague Mews, Horley



Somers Gate, Reigate



Hunters Place, Hindhead



Beaumont Gardens, Peacehaven

Thakeham has a genuine passion to create superior quality homes, in the places where people really want to live. We are a privately owned company, based in West Sussex, building across both East and West Sussex, Surrey, Hampshire and Kent, in villages, small towns and sought after attractive rural locations.

We choose carefully to ensure that the locations provide all that you require for a relaxed lifestyle. There will be schools, scenic countryside, shops, restaurants and convenient connections within the locality; even within walking distance.

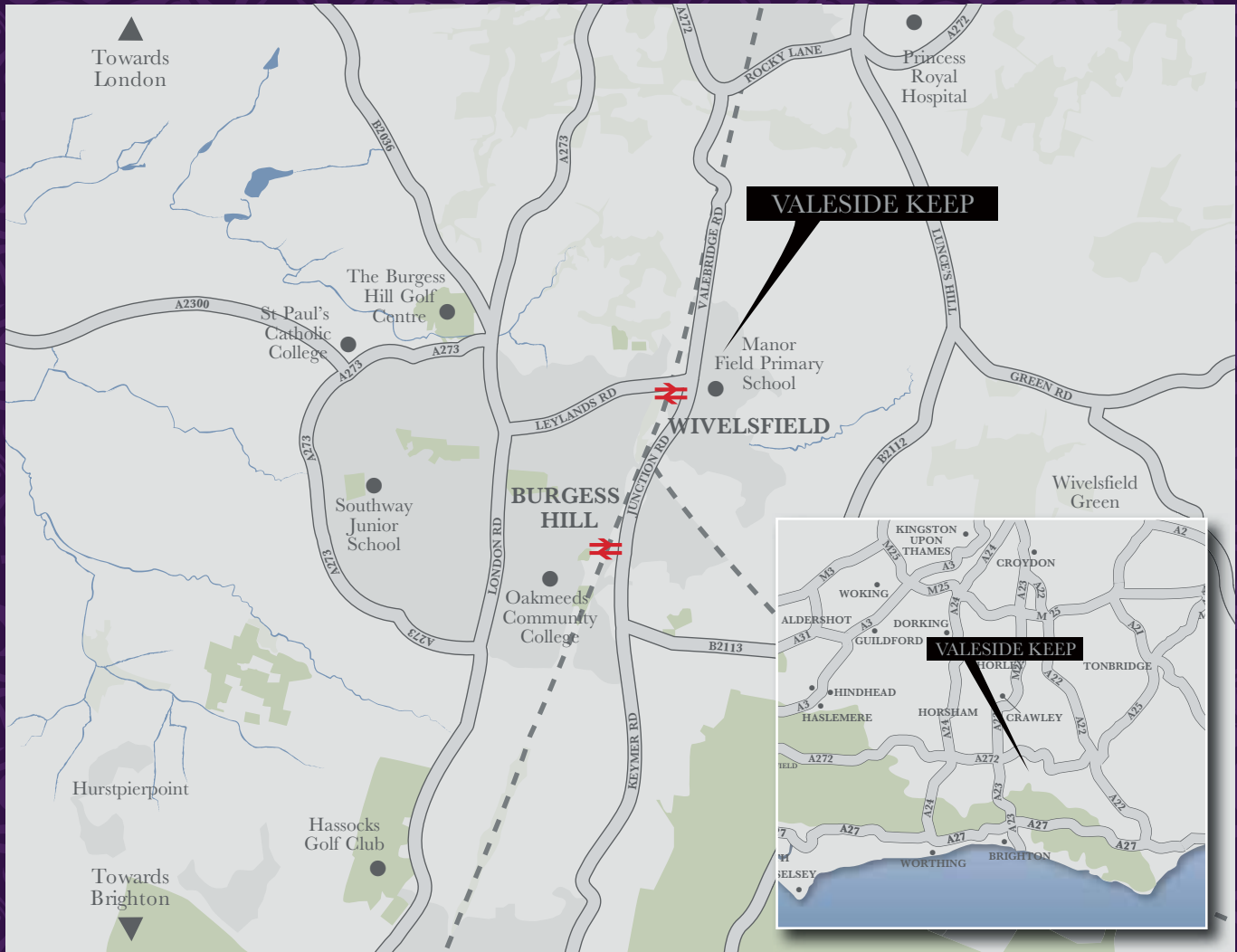
A Thakeham development is genuinely different. We take care to provide private gardens and landscaped areas, and our designs are traditional to fit in with the surrounding buildings and give our buyers a sense of belonging to a community from the day they move in.

Thakeham is the home for your lifestyle: the lifestyle you have always dreamed of leading.

More than a place to live.



THAKEHAM



From the A23 southbound

At Ricebridge Services, Hickstead, take the A2300 towards Burgess Hill. At the second roundabout take the first exit for A273. Continue over the first roundabout, at the next roundabout take the third exit for B2036. Turn left onto Leylands Road and proceed to the junction at the Watermill. Turn left into Valebridge Road and the development can be found in 1/2 mile on the right.

From the A23 northbound

Take the A272 towards Cuckfield and Haywards Heath. Continue on this road until you reach the Rocky Lane roundabout. The entrance to the development can be found on the right after 3/4 mile.

Tel: 01403 787323

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