



THAKEHAM, WEST SUSSEX, RH20

# BEAUTIFUL HOMES IN A TRANQUIL IDYLL

24 HOMES FOR SHARED OWNERSHIP



The White Horse Pub, Storrington High Street



## AN UNMISSABLE OPPORTUNITY

*Set in an enviable location, shared ownership at Abingworth Farm not only offers an affordable way to buy your first house, it offers a chance to live in an idyllic setting.*

**N**estled in the leafy hamlet of Abingworth, this new community is part of the popular Thakeham village. 24 of these homes are available on a shared ownership basis, giving an affordable opportunity to put down roots here and have spectacular West Sussex countryside close at hand.

### **Beautiful homes in a tranquil idyll**

Bright and spacious, these attractive homes are finished to an excellent standard and provide the kind of tasteful, contemporary interiors you can put your own stamp on.

Step outside and you're greeted by rich landscaping and a host of convenient new facilities.

### **Quintessentially British**

Designed for a relaxed, rural way of life, Abingworth Farm has all the village amenities you'd hope for. The new village hall overlooks upgraded full-size football pitches and a new children's playground. There's a cricket pitch and a new pavilion. A pond is surrounded by open green spaces – the ideal spot for a summer picnic – and there is a village shop.

### **Well-connected for commuting**

Living at Abingworth Farm provides easy access to the country, city and coast. Commuting to London Victoria takes approximately 69 minutes from nearby Billingshurst station and popular towns and cities such as Brighton are within 45 minutes by car.



Public Footpath, Thakeham



Amberley Castle



St Mary's Church, Billingshurst



River Arun, Amberley



The Old Forge, Storrington

# LIVE THE LIFE YOU LOVE

*Abingworth Farm is just four miles from the foot of the beautiful South Downs. Outdoor pursuits such as horse riding, cycling, walking, mountain biking, running and fishing are all accessible and set against a backdrop of rolling hills and ancient forests.*



Church of St Mary, Storrington

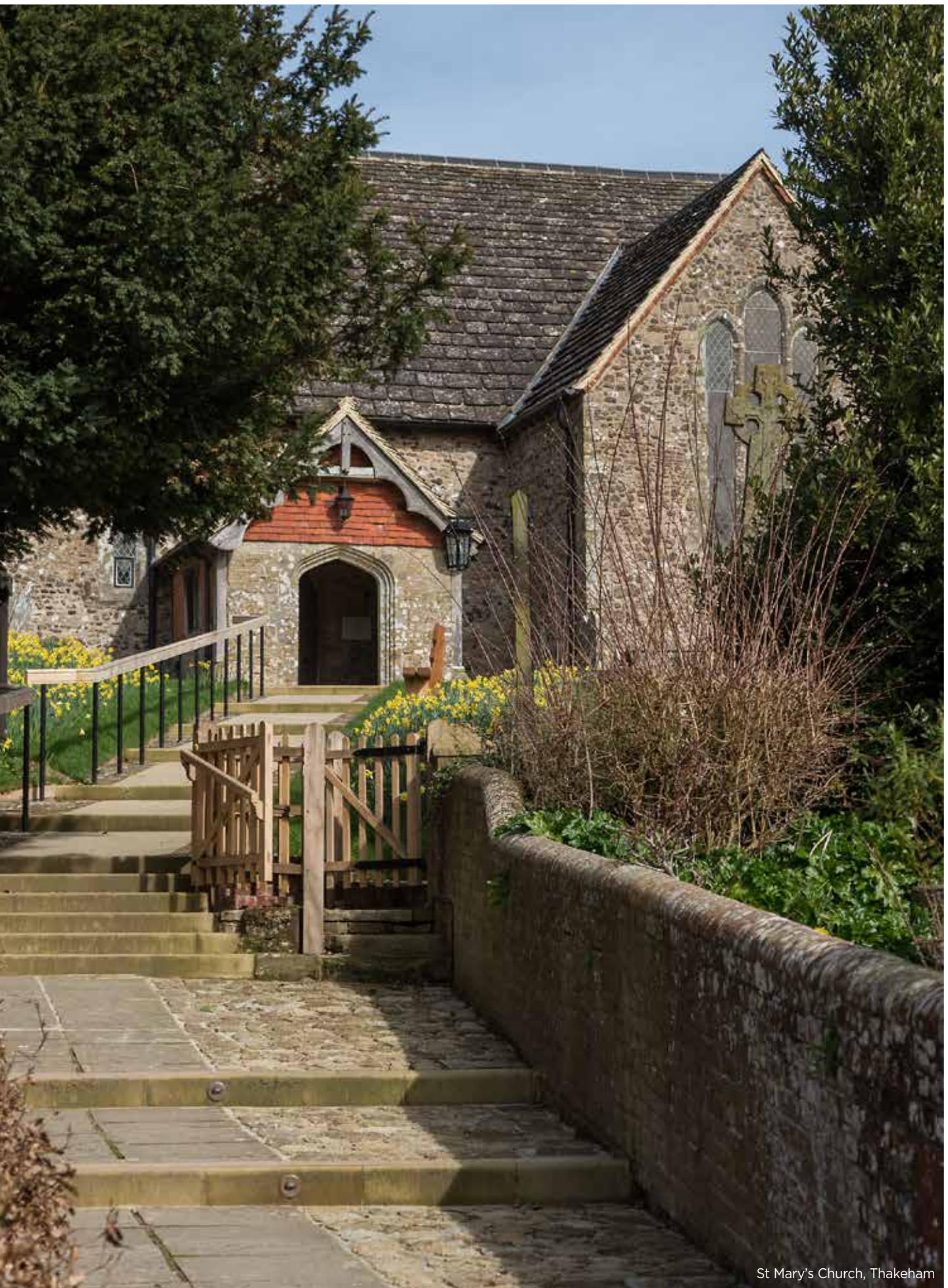


Storrington Mill Pond



Thakeham Hall





St Mary's Church, Thakeham



# THE GREAT ESCAPE

*Just a 15-minute drive away is Southwater Country Park, a vast lake where you can sail or canoe. While Woods Mill Nature Reserve is a 30-minute drive and a great place to watch the wildlife and get away from it all.*



Thakeham Recreation Ground



Storrington Cricket Club



Storrington Cricket Club

## PLAY OR SPECTATE

The new cricket and football pitches give great opportunities for both playing and spectating. Well-renowned golf clubs, West Sussex and Slinford, are also both within easy driving distance.



Storrington Pond

# COSY PUB LUNCH OR DINNER WITH A VIEW?

A family-friendly pub sits at the heart of Thakeham, just a 5-minute stroll from Abingworth Farm. It's the perfect place to get together with friends or enjoy a Sunday roast.

The nearby village of Storrington also provides options for eating out locally - The Old Forge and The Chardonnay are particularly popular. Further afield there's the Ginger Fox, which has great views of the South Downs. For Michelin-rated dining there's the Amberley Castle restaurant, perfect for special occasions.



The Old Forge, Storrington



The Chardonnay Restaurant, Washington



Storrington Mill Pond



The Ginger Fox, Albourne



The Anchor Inn, Storrington



Storrington High Street

# BUSTLING COMMUNITIES WITH EVERYTHING ON HAND

*Storrington to the west and Billingshurst to the north both offer an eclectic array of stores, businesses and eateries. They also put banks, a library, a post office, a museum, a community market and supermarkets close at hand.*



Church Street, Storrington



# LONDON AND THE SEASIDE IN EASY REACH

Although your home will be in an idyllic enclave, you'll still be well connected. You can reach the M25 in 50 minutes by car and central London in under an hour and a half by train.

The nearby A27 takes you straight along the south coast to a variety of seaside resorts, from cosmopolitan Brighton to chic Chichester



A24 Road, London Road



Rydon Community College, Thakeham



Thakeham First School, Thakeham



## GOOD LOCAL SCHOOLS

Children will be well served at Abingworth Farm with several good schools close by, including Thakeham First School just 0.4 miles away. Thakeham Pre-School is also right on the doorstep with a brand new building and playground. For older children there's Steyning Grammar School and Rydon Community College nearby.



# A RETREAT, BUT NOT REMOTE – TRAVEL IS EASY FROM ABINGWORTH

*Despite living in a village with a leisurely rural feel, you'll have great travel links close by. You can easily get to central London, the south coast and other towns and cities – for work or pleasure.*

## Road

By car from Abingworth:

- Pulborough Train Station = 11 mins
- Billingshurst Train Station = 12 mins
- Brighton = 39 mins
- Gatwick = 40 mins

*Source: [www.google.co.uk/maps](http://www.google.co.uk/maps), approximate travel times subject to traffic conditions*

## Rail

Trains from Billingshurst station:

- London Victoria = 69 mins
- Gatwick Airport = 35 mins
- Bognor Regis = 34 mins

*Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk)*

## Bus

- Bus stops on Storrington Road, Thakeham serve the routes 71, 73 and 74 to Arundel, Ashington, Chichester, Horsham, Pulborough and Storrington
- School buses to Steyning Grammar School and Rydon Community College will also be available for children living at Abingworth Farm

*Source: [www.abingworth-homes.co.uk/downloads/'Abingworth Homes public exhibition November 2016.pdf](http://www.abingworth-homes.co.uk/downloads/'Abingworth_Homes_public_exhibition_November_2016.pdf)*

## Airport

- You can reach Gatwick Airport in just over half an hour by car, making holiday and business travel stress-free



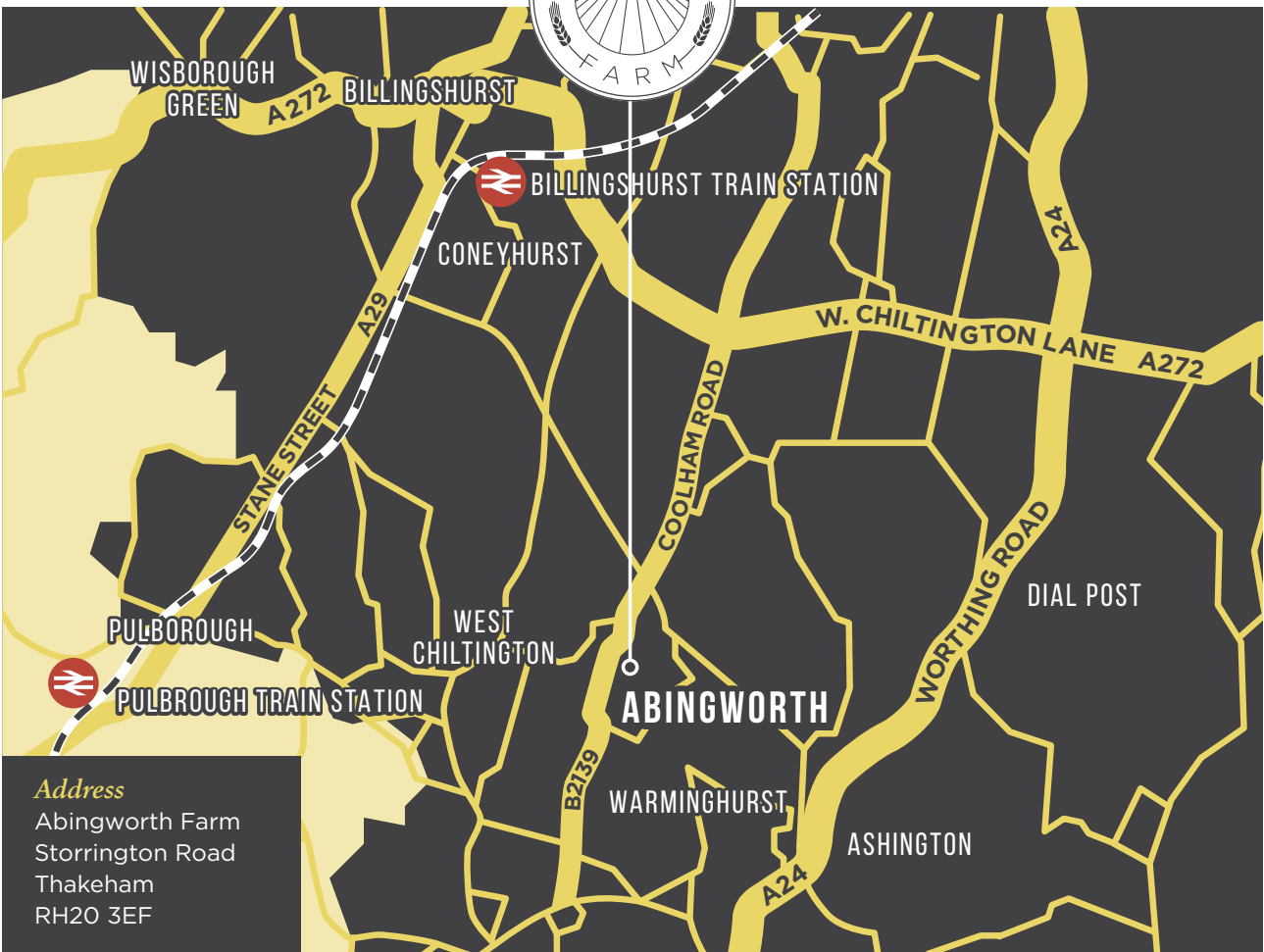
Pulborough Station



Billingshurst Station



Billingshurst Station



*Address*

Abingworth Farm  
 Storrington Road  
 Thakeham  
 RH20 3EF

Map not to scale

## MASSEY CLOSE

Plots 1 - 20



## ABINGWORTH CRESCENT

Plots 64 - 67





# OVERALL SITE PLAN



- Shared Ownership
- Affordable Rent
- Future Development
- Existing Residential
- Parking Spaces
- Footpath
- 1 Football Field
- 2 Cricket Pitch
- 3 Village Pond

Note: To be used for block indication purposes only. See our Sales Advisor for more detailed information regarding site layout and landscaping.





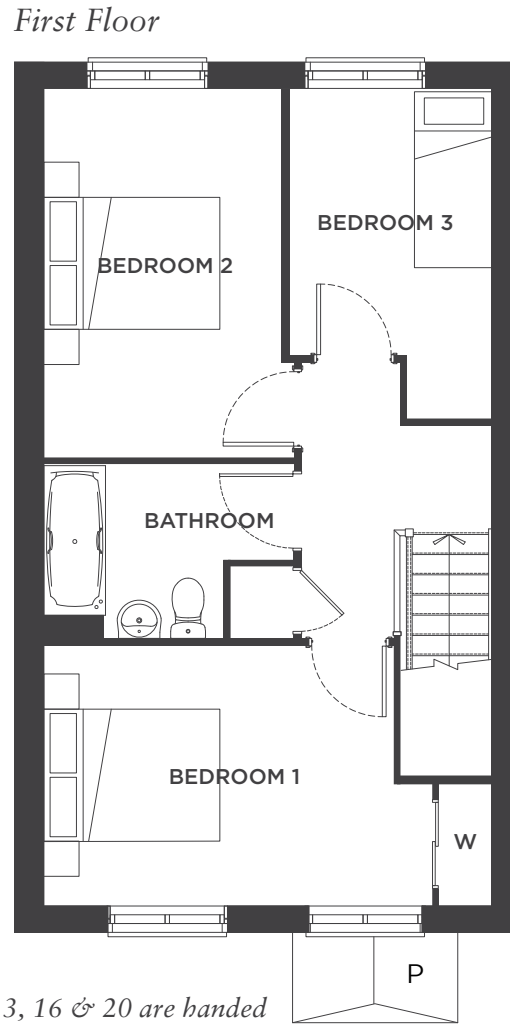
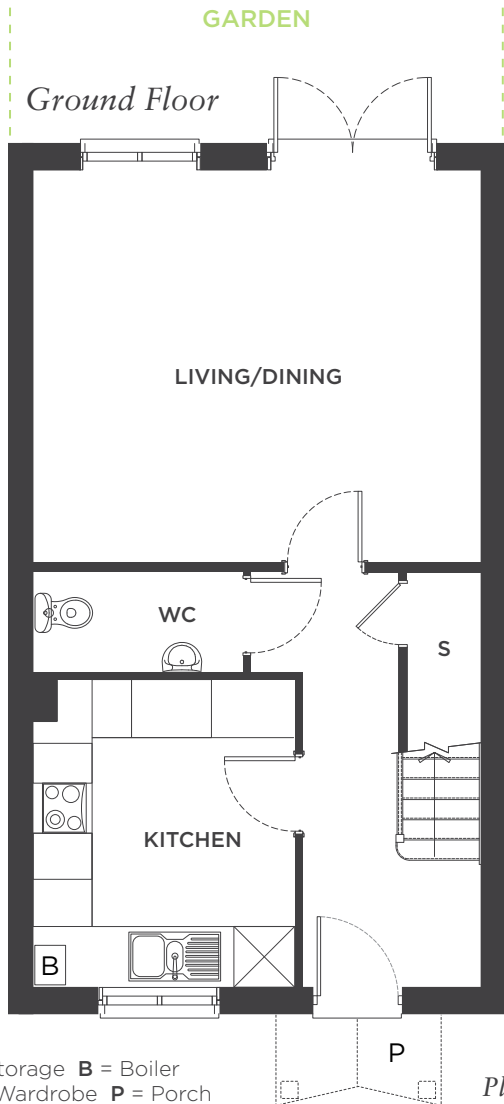
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## MASSEY CLOSE

# 3 BEDROOM - A1

## MASSEY CLOSE



S = Storage B = Boiler  
W = Wardrobe P = Porch

Plots 3, 6, 9, 13, 16 & 20 are handed

### PLOTS

1, 3, 4, 6, 7, 9, 10, 13, 14, 16, 17 & 20

95.14m<sup>2</sup> (1024ft<sup>2</sup>)

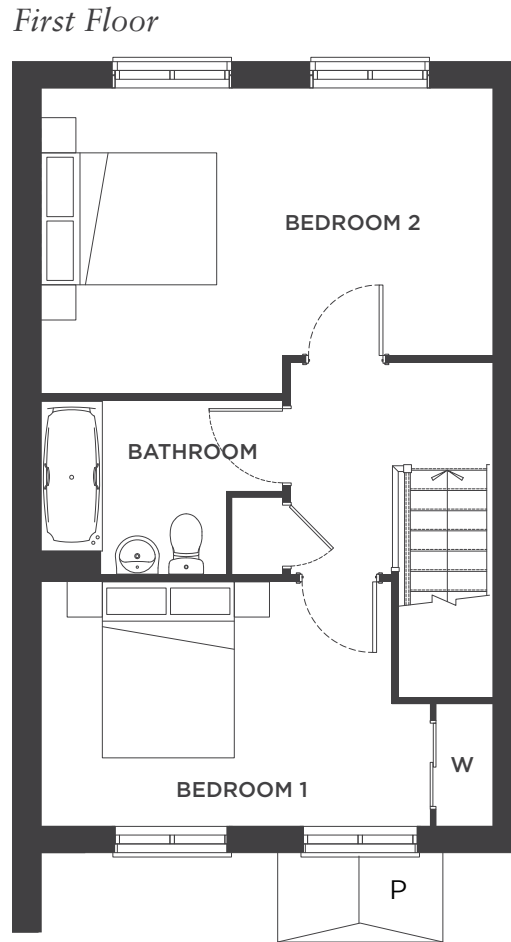
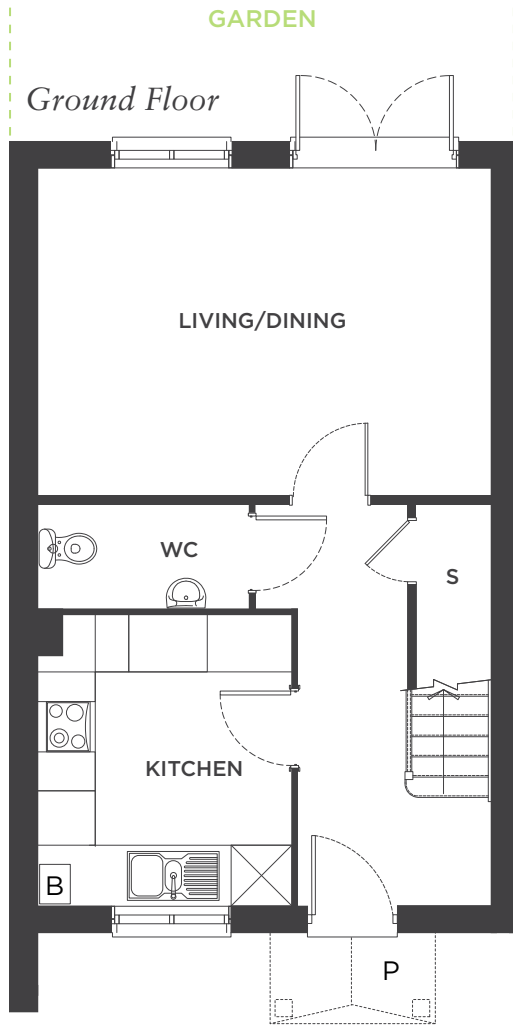
Living/Dining	5.12m x 4.48m	16' 9.6" x 14' 8.4"
Kitchen	2.98m x 3.49m	9' 9.3" x 11' 5.4"
Bedroom 1	5.12m x 2.97m	16' 9.6" x 9' 8.9"
Bedroom 2	2.69m x 4.20m	8' 9.9" x 13' 9.4"
Bedroom 3	2.36m x 3.82m	7' 8.9" x 12' 6.4"
Bathroom	2.86m x 1.98m	9' 4.6" x 6' 6.0"





# 2 BEDROOM - A2

## MASSEY CLOSE



S = Storage B = Boiler  
W = Wardrobe P = Porch

*Plots 12 & 19 are handed*

### PLOTS

**2, 5, 8, 11, 12, 15, 18 & 19**

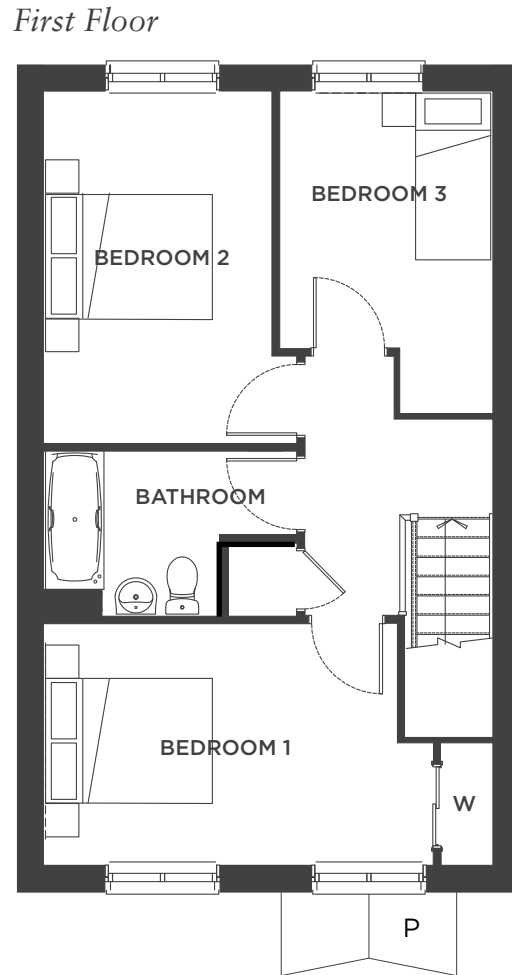
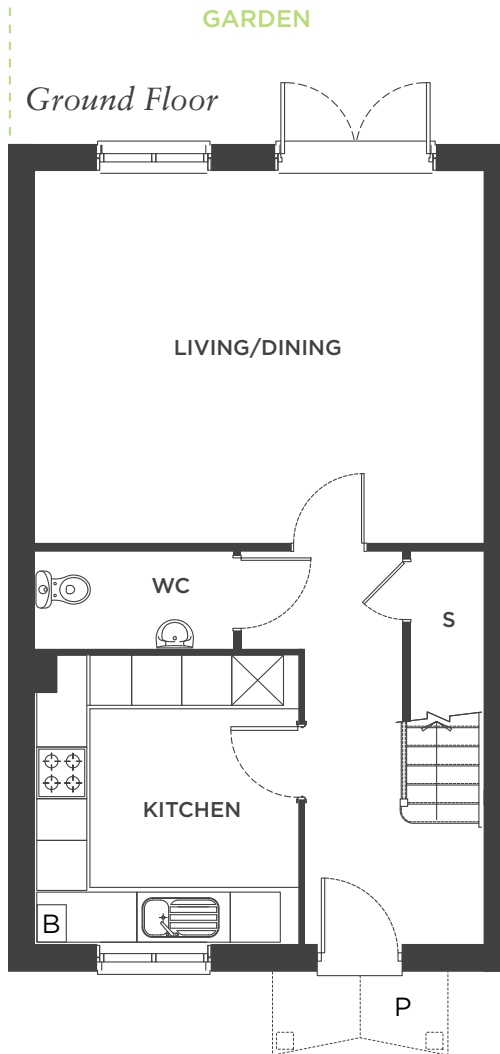
86.28m<sup>2</sup> (929ft<sup>2</sup>)

Living/Dining	5.14m x 3.76m	16' 10.4" x 12' 4.0"
Kitchen	2.98m x 2.59m	9' 9.3" x 8' 6.0"
Bedroom 1	5.14m x 2.80m	16' 10.4" x 9' 2.2"
Bedroom 2	5.14m x 3.47m	16' 10.4" x 11' 4.6"
Bathroom	2.86m x 1.98m	9' 4.6" x 6' 6.0"



# 3 BEDROOM - A3

## ABINGWORTH CRESCENT



S = Storage B = Boiler  
W = Wardrobe P = Porch

*Plot 66 is handed*

### PLOTS 64, 66 & 67

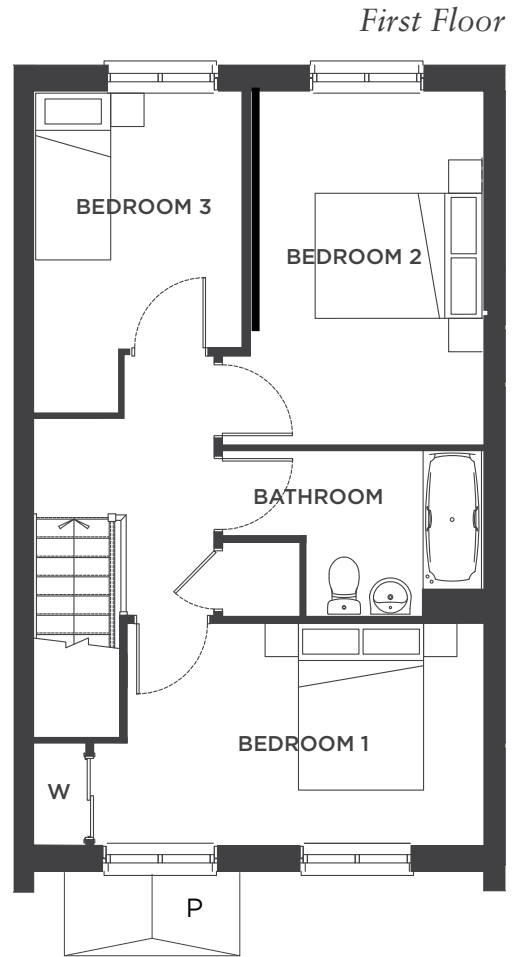
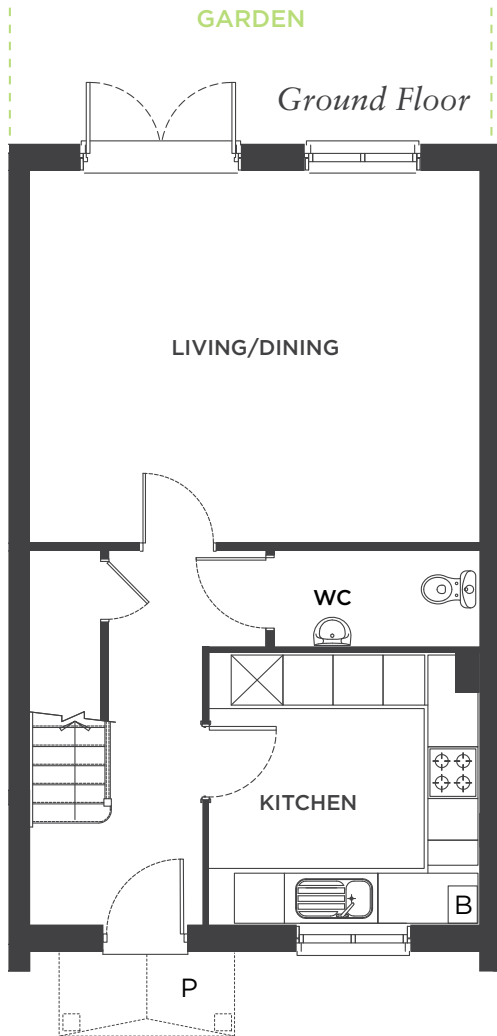
99.32m<sup>2</sup>(1069ft<sup>2</sup>)

Living/Dining	5.35m x 4.48m	17' 6.6" x 14' 8.4"
Kitchen	3.20m x 3.49m	10' 6.0" x 11' 5.4"
Bedroom 1	5.35m x 2.97m	17' 6.6" x 9' 8.9"
Bedroom 2	2.75m x 4.20m	9' 0.3" x 13' 9.4"
Bedroom 3	2.53m x 3.82m	8' 3.6" x 12' 6.4"
Bathroom	3.08m x 1.98m	10' 1.3" x 6' 6.0"



# 3 BEDROOM - A4

## ABINGWORTH CRESCENT



S = Storage B = Boiler  
W = Wardrobe P = Porch

### PLOT

**65**

98.12m<sup>2</sup>(1056ft<sup>2</sup>)

<b>Living/Dining</b>	5.41m x 4.48m	17' 9.0" x 14' 8.4"
<b>Kitchen</b>	3.27m x 3.27m	10' 8.7" x 10' 8.7"
<b>Bedroom 1</b>	5.41m x 2.75m	17' 9.0" x 9' 0.3"
<b>Bedroom 2</b>	2.82m x 4.27m	9' 3.0" x 14' 0.1"
<b>Bedroom 3</b>	2.53m x 3.89m	8' 3.6" x 12' 9.1"
<b>Bathroom</b>	3.15m x 1.98m	10' 4.0" x 6' 6.0"



Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).



# BEAUTIFULLY FINISHED

*As you'd expect from homes of this calibre, they come with a great specification*

## *Kitchen*

- Quality kitchen units
- Integrated electric oven, ceramic hob & extractor hood
- Stainless steel splashback
- Warm white LED downlighters
- Space for a dishwasher, fridge freezer and washer dryer

## *Bathroom*

- Quality white bathroom suite with shower screen
- Thermostatic bath shower mixer
- Warm white LED downlighters
- Chrome towel rail

## *Master bedroom*

- Fitted wardrobe with chrome surround and mirror finish

## *General*

- Wool mix carpets in bedrooms, living room and dining room
- High quality vinyl flooring in kitchen, bathroom, cloakroom & downstairs store
- White gloss woodwork throughout
- Super matt finish on all walls
- Timber staircase painted with white gloss
- Master Sky+ socket in living room
- Combination boiler central heating system
- Smart meter

## *Outside*

- Light oak coloured front door
- UPVC French casement doors at the rear
- External lights for entrance porch and patio
- PCC slabs for front and rear paths and patio
- Turfed garden with garden shed
- External water tap
- Close board fencing



Typical Hyde New Homes show home

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Typical Hyde New Homes showhome



## MULTI AWARD-WINNING

*Hyde New Homes is the multi award-winning commercial arm of the Hyde Group, one of England's leading developers of homes for all needs and incomes.*

**F**ounded in 1967, The Hyde Group builds homes for people who aspire to own a quality home of their own, as well as for people who can't afford to access the housing market due to limited income. We provide homes and services to over 95,000 customers across London and the South East.

We have plans to develop 1,100 homes per annum over the next five years and are investigating ways which will allow us to build further homes. As a social business, we reinvest our profits to build more homes.

The Hyde Group has significant skills and experience. All Hyde housing is built to current sustainability standards using latest heating and insulation technology which reduces fuel bills and cuts emissions. Our work in reducing emissions and trialling new technology has been recognised by the prestigious silver SHIFT award.

Our approach to both new build and large scale regeneration is innovative, flexible and commercially driven. But don't just take our word for it. Several of our large scale regeneration schemes, such as those in Bermondsey, Packington (Islington) and Stonebridge in Brent have been held up as exemplars of how regeneration should be done and transformed formerly troubled estates into thriving communities.

The homes we create are generously-sized, striking a balance of stylish, yet functional design that appeals to a wide range of home buyers. Our finish is always of the highest design standard with quality fittings and long-lasting materials. Innovative, award-winning design, outstanding sustainability features and desirable locations are our focus and make Hyde's new homes attractive to buyers and investors alike.





Spring at New Stonebridge Park



New Wave, Hove



Wing, London

## ABOUT SHARED OWNERSHIP

Shared Ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent setting, purchasing more equity, selling and insurance. You will have the same rights and responsibilities as a full owner occupier.

**You can also watch Your 'Guide to Shared Ownership' video on our website: [www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)**

**ABINGWORTH FARM**  
Storrington Road  
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RH20 3EF

*Contact the team*

Call 0345 606 1221  
[www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)

