



THAKEHAM

## GHYLL CROFT

NEWICK • EAST SUSSEX

More than a place to live

An exclusive collection of 2, 3 and 4 bedroom homes in a tranquil village setting

GHYLL CROFT

# WELCOME TO GHYLL CROFT NEWICK



*Ghyll Croft, a small development of 2, 3 and 4 bedroom homes, offers the home buyer the chance to become part of this welcoming, established community.*

Newick is an attractive, ancient village embraced by the rolling Low Weald landscape of East Sussex. It has its own village green and a vibrant community supporting local shops, pubs, a post office, a pre-school, primary school and a variety of clubs and societies. Newick traces its history back to the days before the Domesday Book, and its proud heritage is reflected in the village's traditional architecture and many historic features.

Surrounded by countryside, between the bustling towns of Haywards Heath and Uckfield, Newick is ideally situated for access to London and the south coast. In a prime area of natural beauty, Ghyll Croft is a perfect place to enjoy traditional village life in tranquil and friendly surroundings.



# CRAFTED HOMES



Within easy walking distance of Newick centre, Ghyll Croft is a private development of beautifully crafted two, three and four bedroom homes. Set on the high ground of Newick Hill, these homes will enjoy the surrounding views and open countryside, taking in a generous sweep of meadows, woodlands and hills.

Ghyll Croft is bordered by mature trees, with an open space for residents to enjoy. There are nearly a dozen different property types, each reflecting local vernacular and architectural styles and each with a private rear garden. Residents can also enjoy the outdoors on local rural walks along the many public footpaths that surround Ghyll Croft.





Ghyll Croft is close to Haywards Heath, Uckfield and Lewes, all offering a range of amenities including supermarkets, large retailers and plentiful local talent in the form of vibrant independent shops, café-bars, pubs and restaurants. They also offer excellent facilities including a hospital, leisure centres, schools, plus concert and event venues reflecting the rich heritage and history, art and culture of East Sussex.

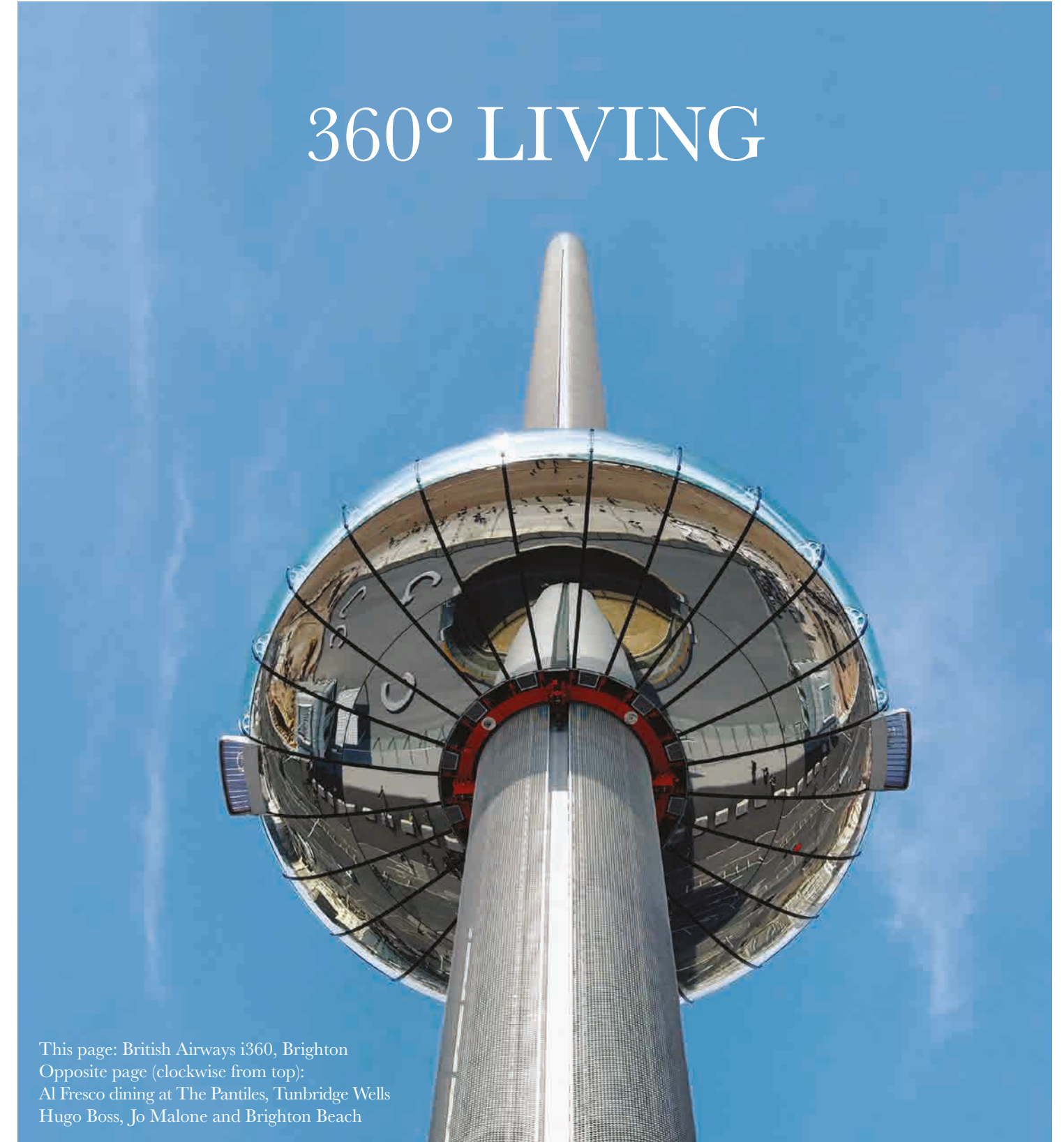
Closer to home, a medical centre and dental practice are within two miles of Ghyll Croft, while the heart of the village enjoys a butcher, baker, chemist, local store, garage, restaurant and three pubs. Newick has several sports clubs always seeking new members to play cricket, football, rugby and tennis.





Whichever direction you travel from Newick, there's a stimulating environment to delight you. Royal Tunbridge Wells is just half an hour away; this historic and elegant spa town has been especially popular with royal visitors since the 17th century. Tunbridge Wells is graced with splendid Regency buildings, many of which contain bars, boutiques, restaurants and retailers that reflect the town's enviable reputation.

## 360° LIVING



This page: British Airways i360, Brighton  
Opposite page (clockwise from top):  
Al Fresco dining at The Pantiles, Tunbridge Wells  
Hugo Boss, Jo Malone and Brighton Beach

Just 40 minutes from Newick is the vibrant, popular seaside town of Brighton. Bold, bohemian and colourful, Brighton is a perennial favourite for those seeking off-beat, original destinations. The Lanes is a labyrinth of narrow streets populated by unusual shops, boutiques and antique emporia; the Royal Pavilion is a glorious Indian-style folly built for the Prince Regent in the 19th century, while Brighton Beach, its pier and the sea are always irresistible.





# EXPLORING NATURE

This page: Walking through Ashdown Forest  
Opposite page: Mid Sussex Golf Club

Living in Newick, you're in the heart of the Sussex Weald, an area of hills and rolling country between the North and South Downs, ideal for exploring on foot, by bicycle or by car. The Ashdown Forest is nearby; a diverse heathland with commanding views of the countryside, as well as a rich archaeological and biological heritage. The Sussex Weald is populated by small and pretty villages, with many miles of public footpaths, ancient trackways and bridle paths providing peaceful walking and cycling routes.



# DISCOVERING PERFECTION

There are plenty of local leisure attractions, with numerous golf courses and other facilities close to Newick. There's also the charming Bluebell Railway, which runs steam trains between East Grinstead and Sheffield Park. In addition, the ancient town of Lewes has one of the oldest castles in England, many antique shops and pubs as well as its spectacular and renowned annual Bonfire Night celebrations.



# TIME TO GROW

**Newick Pre School**  
newickpreschool.co.uk  
(0.4 miles)  
A co-educational pre-school for children between 2 and 5  
Newick, BN8 4JX

**Newick Church of England Primary School**  
newickschool.org  
(0.4 miles)  
A co-educational primary school for children between 4 and 11  
Newick, BN8 4NB

**Rocks Park Primary School**  
rockspark.e-sussex.sch.uk  
(4.3 miles)  
A co-educational primary school for children between 4 and 11  
Uckfield, TN22 2AY

**Chailey School**  
chaileyschool.org  
(3.8 miles)  
A co-educational secondary school for children between 11 and 16  
South Chailey, BN8 4PU

**Burgess Hill Girls**  
burgesshillgirls.com  
(8.0 miles)  
A independent, girls-only day and boarding school for children between 2½ and 18  
Burgess Hill, RH15 0EG

**Uckfield Community Technology College**  
uctc.org.uk  
(4.8 miles)  
A co-educational community college for ages between 11 and 18  
Uckfield, TN22 3DJ

All distances are approximate. Source: maps.google.co.uk

Newick’s pre-school and primary school have an Outstanding Ofsted rating, and many more early learning establishments are within a few miles. There is an excellent secondary school at Chailey, with higher and further education colleges at Uckfield, Lewes and Haywards Heath. There are also several acclaimed private schools in the area.

# A GROWING NETWORK

**LONDON WATERLOO** 59 minutes  
**LONDON VICTORIA** 47 minutes  
**LONDON BRIDGE** 54 minutes  
**EAST CROYDON** 28 minutes  
**REDHILL** 22 minutes  
**LONDON GATWICK** 11 minutes  
**TUNBRIDGE WELLS** 30 minutes  
**NEWICK** 17 minutes  
**HAYWARDS HEATH STATION**  
**UCKFIELD** 12 minutes  
**LEWES** 17 minutes  
**BRIGHTON** 18 minutes (by train)  
40 minutes (by car)  
**EASTBOURNE** 37 minutes

All rail times are approximate and may not be direct. Source: nationalrail.co.uk  
All road times are approximate. Source: maps.google.co.uk

Good road links take you to the coast in around 40 minutes, while Crawley is only 35 minutes away, providing access to Gatwick Airport. The northbound M3 connects to the M25 and London. Local towns such as Lewes and Uckfield are within 20 minutes’ drive, and the train from Haywards Heath to London Victoria takes less than an hour.



## BEAUTIFUL DETAILS



As you might expect from Thakeham, at Ghyll Croft every home is skilfully planned, carefully constructed and beautifully finished throughout.

The Thakeham approach is evident in the individual design which gives every home a unique appeal, combining modern quality with traditional style, in a beautiful location.

Interiors reinforce the feeling of quality with ample space, superior specifications and exclusive finishes. Kitchens are created by leading specialists, matched with appliances from high-end manufacturers.

## CRAFTED INTERIORS



Photography depicts previous Thakeham developments.

Bathrooms and en-suites provide sparkling contemporary style and designer fittings. Spacious living areas and private gardens create interplay between interior and exterior, helping to bring the natural world inside and providing a superior living environment.

Here at last you have found a home with the style, comfort and quality to reflect your lifestyle and your aspirations.



# CLASSIC EXTERIORS



Computer generated image depicts a street scene at Ghyll Croft and may be subject to change.

Thakeham is renowned for its premium-quality homes enhanced by superior specifications – and it is also committed to securing a legacy for future generations by creating exceptional properties of elegance and character. This commitment to quality can be clearly seen in the unique design and build of every house, using carefully chosen materials and finishes that reflect the exterior characteristics of the locality. This ensures that each property combines traditional heritage with modern sophistication.

- **THE WESTSCOTT**  
*3 bedroom home*  
No 9 & 10
- **THE CHILGROVE**  
*2 bedroom home*  
No 11 & 12
- **THE WISTON**  
*2 bedroom home*  
No 13 & 20
- **THE TADWORTH**  
*4 bedroom home*  
No 14
- **THE BROCKHAM**  
*4 bedroom home*  
No 15 & 16
- **THE NUTBOURNE**  
*4 bedroom home*  
No 17 & 31
- **THE CRIMBOURNE**  
*4 bedroom home*  
No 18 & 19
- **THE ROGATE**  
*3 bedroom home*  
No 21 & 28
- **THE HENFIELD**  
*3 bedroom home*  
No 26 & 27
- **THE ALBOURNE**  
*3 bedroom home*  
No 29
- **THE WOODHATCH**  
*3 bedroom home*  
No 30
- **AFFORDABLE HOUSING**



Computer generated image of the development shown is indicative only.



# MORE THAN A PLACE TO LIVE



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 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; often within walking distance.

A Thakeham development is genuinely different. We take care to provide private gardens and landscaped areas. 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 A22*

Westbound from the A22, take the A272 for approximately three and a half miles. Upon entering the village, drive just beyond the green on the High Street and take a right into Newick Hill. Continue for a short distance and the entrance to Ghyll Croft is the second turning on the right hand side.

## *From Haywards Heath*

From Haywards Heath take the A272 eastbound for approximately seven miles. Once you have reached Newick, drive along Western Road and opposite the village hall, take the sharp left hand turn into Newick Hill. Continue for a short distance and the entrance to Ghyll Croft is the second turning on the right hand side.



*For further information please contact*

THAKEHAM

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[WWW.THAKEHAM.COM](http://WWW.THAKEHAM.COM)

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The floorplans are not shown to scale. All stated dimensions are subject to tolerances of +/- 60mm. Ghyll Croft is a marketing name and will not necessarily form part of the approved postal address. Computer generated images are for illustrative purposes. All customers are advised to contact Thakeham to ascertain the availability of any particular property. July 2017.