



Crest
NICHOLSON



Birchen Oak

*Haywards Heath,
West Sussex*

A Quintessential Village



This leafy hamlet was crowned the ‘Best-Kept Village’ in Sussex for three years in a row. Boasting a rich heritage, a picture-perfect pond and bundles of luscious greenery - this is a stunning place to live.

With its name literally translating to 'open space by the lime trees' you will not be surprised to find an abundance of lime trees lining the historic High Street.

Lindfield provides everything you need for everyday life with a supermarket, a doctor's surgery, butcher, bakery, boutiques, cafes and traditional pubs and restaurants scattered throughout the centre of the village.

There are many charming features to be discovered including the medieval buildings that remain here today and the Common, which has seen many community events brought to life and a number of cricket games played - the first one dating back to 1733. Cricket continues to be played on the Common and this beautiful open space is also a place where local residents also wander to appreciate the natural surroundings.



Lindfield has a variety of small independent retailers which proudly line the High Street and whatever you are looking for, every occasion is covered.

Browse the Boutiques

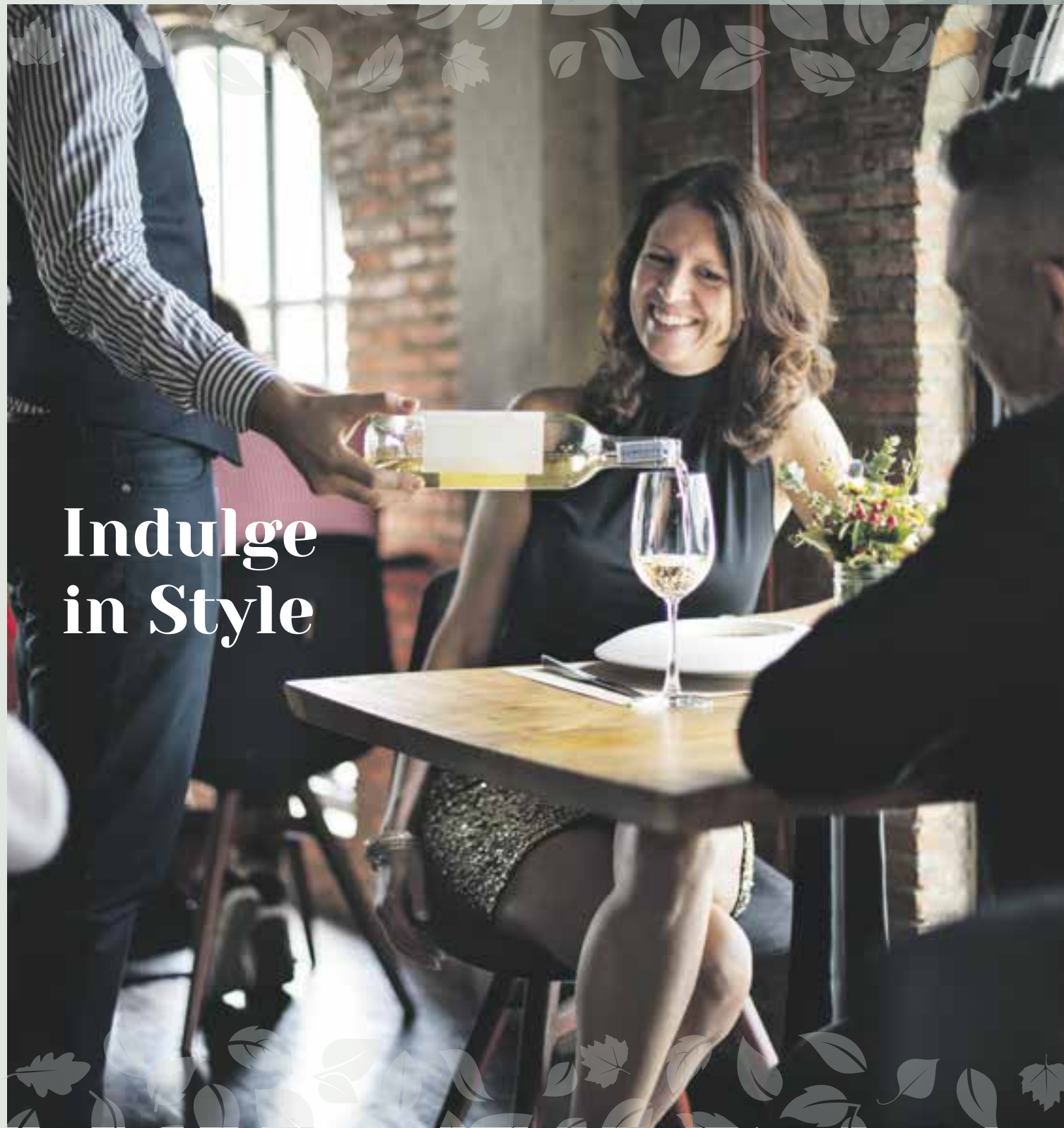
If you are entertaining family and preparing a feast, pop into the local wine merchant South Down Cellars before heading over to Field and Forrest to stock up on cheese. If a birthday is on the horizon and you are searching for the perfect gift, The Toll House has all of your requirements covered and is a fascinating place to browse as it's located in a former 17th century tollgate. And when it comes to decorating your new home, Tufnells is brimming with home décor inspiration.

For high street brands, nearby Haywards Heath offers the Orchards Shopping centre and Crawley has the County Mall shopping centre where you will find a number of well-loved retailers.

Whether you would like to catch up over a Sunday roast with the family or you are searching for a midweek bite to eat, you will never have to wander far. The village has a number of pubs and many have been here for hundreds of years. The Stand Up Inn and The Red Lion both serve a tantalising selection of real ales and traditional pub fare, as does The Bent Arms, which was originally a 16th century coaching inn.

The Witch Inn, located on Sunte Avenue, is also a great pitstop - offering fresh local produce from their weekly changing menu.

Indulge in Style



Like many other aspects of the village, the restaurants are homegrown. Dine at the Limes Bistro for British cuisine with an Asian influence or treat your taste buds to hearty Italian comfort food in the family-run Paolino.

The charm of living here comes from the independent eateries, however, you can also discover well-known brands such as Café Rouge and Côte Brasserie with a visit to Haywards Heath.



An area of outstanding natural beauty

You could start your weekend with a walk along the Ouse Valley, taking in the sound of the rushing river and spotting native wildlife hiding amongst the trees.

The High Weald is also on your doorstep. Referred to as one of Europe's rarest landscapes, this area is a haven for walkers, with its acres of woodland and narrow steep valleys.

Nature lovers are spoilt for choice living here but for those that really want to get away from it all and experience the true sense of peace and quiet, there is no better way to while away an afternoon than to visit Eastern Road Nature Reserve. It attracts ramblers and wildlife enthusiasts from far and wide, with breathtaking wild countryside that is home to many species including frogs, newts, dragonflies and birds.

Naturally Connected

Birchen Oak benefits from an idyllic setting and brilliant connections to the City, making it ideal for a multitude of lifestyles.

17 minutes
Hove

23 minutes
Crawley

20 minutes
Brighton

32 minutes
Horsham

35 minutes
Worthing

40 minutes
Eastbourne

51 minutes
Littlehampton

47 minutes
London Victoria

1hr 7 minutes
Littlehampton

5 minutes
Haywards Heath

23 minutes
Crawley

21 minutes
Gatwick Airport



31 minutes
Horsham

41 minutes
Hove

46 minutes
Brighton

58 minutes
Worthing

The A23 is easily accessible for those travelling by car. Haywards Heath station is also just a five-minute drive away and is on the main London-Brighton railway line, with a train journey to London Victoria taking approximately 50 minutes. Whether you are travelling for business or pleasure, Gatwick Airport is less than half an hour away and offers routes to a variety of international destinations.

Time by:  Train  Car

Travel times are taken from [googlemaps.co.uk](https://www.googlemaps.co.uk) and [nationalrail.co.uk](https://www.nationalrail.co.uk) and are approximate. Train times taken from Haywards Heath station.



Naturally beautiful on the outside

The homes within Birchen Oak are tucked away in a desirable setting and a sought-after neighbourhood. Hidden by mature woodland and hedgerows, you really feel as if you are retreating to your very own woodland oasis.

Tree-lined avenues greet you upon arrival along with the flowing stream and green open spaces. The homes sit perfectly amongst the

greenery and blend naturally with the local area. While the houses are undoubtedly designed for modern living, the architecture takes many of its cues from the area's heritage and the buildings within the village. Red brick, natural colour mortar, timber cladding, rustic tile hanging and traditional window frames combine to give each home its distinctive character.



These prestigious homes boast a number of features that are designed to make everyday life seamless. The open plan and flexible nature of the layout allows you to make the space your own. Well positioned window frames and a neutral décor create wonderful bright and airy rooms, where natural light is encouraged to flood in. The neutral colour palette throughout not only results in an immaculate finish, it also allows you to personalise your home to suit your own taste and style.

The contemporary kitchen is a real talking point and the perfect place to entertain, with its modern appliances and stylish worktops for preparing dinner for family and friends. The bathroom is equally impressive, boasting pristine white sanitaryware, a double-ended bath and Hansgrohe mixer taps. This unrivalled attention to detail ensures this is a place you will be proud to come home to.

Naturally beautiful on the inside



Why Buy New?



Typical Crest Nicholson interiors



We understand that buying a new home is one of the biggest decisions you will ever make, which is why we pay the utmost attention to detail to every aspect of our developments. From the location that offers the best of both worlds to the high-quality finish throughout each home, Birchen Oak represents the epitome of luxurious rural living. When compared to second-hand homes, our new-build homes have an array of advantages:



Sustainably sourced materials to reduce environmental impact



Energy efficient features to lower utility bills and your carbon footprint



Crest Nicholson two-year customer service guarantee



Flexible layout and ample space to entertain



Immaculate interiors that have never been lived in before



Peace of mind with a ten-year NHBC warranty

A photograph of a dirt path winding through a lush green forest. Two hikers, a man with a backpack and a woman, are walking away from the camera. Sunlight filters through the trees, creating a dappled light effect on the path and surrounding vegetation. On the right side of the image, there is a vertical decorative overlay consisting of a pattern of stylized leaves in various shades of green and grey.

A place to flourish

Development Layout

5 Bedroom Homes



The Tunbridge
28, 33, 34, 35 & 37



The Austen
27, 31, 32 & 36



The Wordsworth
3, 25, 29 & 30

4 Bedroom Homes



The Mortimer
6, 7, 8, 19, 20, 21, 24 & 39



The Orchard
1, 2, 4, 5, 26, 38 & 40



Affordable Homes
9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 22 & 23



Please note the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Crest Nicholson reserves the right to amend the layout and specification as necessary and without notice. Please ask the Sales Advisor for further details.

*Potential future development.

The Tunbridge

5 Bedroom Home

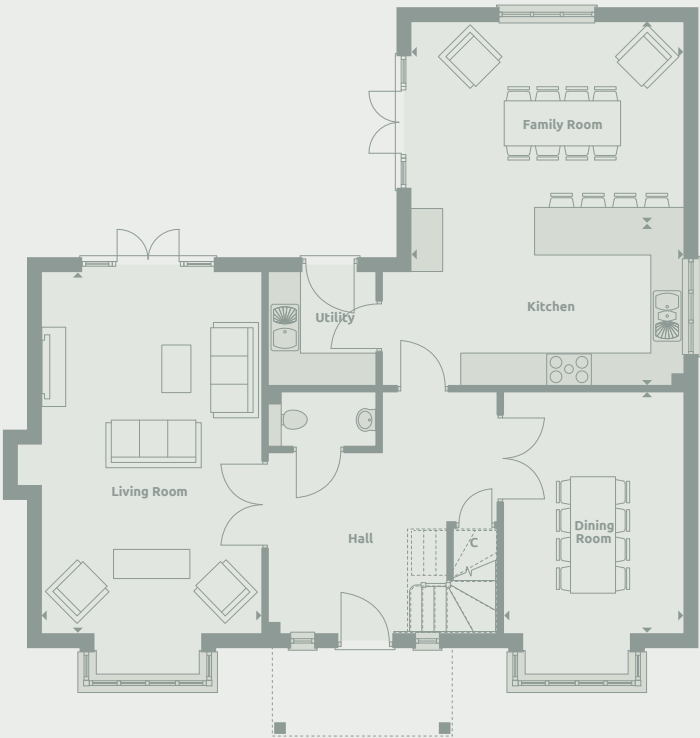
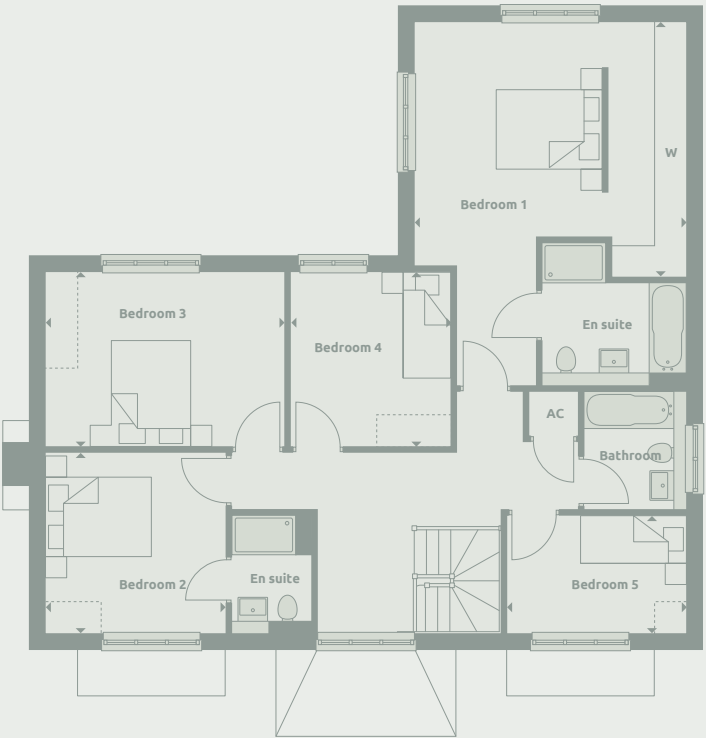
Houses 28, 33, 34, 35* & 37

Entertaining family and friends will be a joy in this stunning five-bedroom home. On the ground floor, the separate dining room and living room provide plenty of space for social gatherings while the impressive kitchen and adjoining family room features both French doors and a large window which encourage natural light in. The top floor has the master bedroom with built-in wardrobe and en suite and there is also a second bedroom with en suite, three good-sized bedrooms and a contemporary bathroom.



First Floor

Bedroom 1	5135mm x 4816mm	16'10" x 15'10"
Bedroom 2	3417mm x 3407mm	11'3" x 11'2"
Bedroom 3	4520mm x 3291mm	14'10" x 10'10"
Bedroom 4	3291mm x 3024mm	10'10" x 9'11"
Bedroom 5	3391mm x 2223mm	11'2" x 7'4"



Ground Floor

Living Room	6823mm x 4143mm	22'5" x 13'7"
Dining Room	4546mm x 3391mm	14'11" x 11'2"
Kitchen	5135mm x 3050mm	16'10" x 10'0"
Family Room	5135mm x 3805mm	16'10" x 12'6"
Total Area	216.6 sqm	2331 sqft

*Handed to floorplan shown W Wardrobe - - - Indicative wardrobe C Cupboard AC Airing cupboard

The Austen

5 Bedroom Home

Houses 27, 31*, 32 & 36

This striking five-bedroom family home boasts ample space for your everyday needs. There is a utility room on the ground floor, which provides extra storage and keeps your essentials tucked out of view, and the study could be converted into a home office or reading snug. The beautiful kitchen features French doors and opens out to a separate dining room, while the living room is ideal for relaxing with your loved ones. On the first floor, the master bedroom boasts an expansive wardrobe which occupies the entire width of the room and the elegant en suite comes complete with a bath, shower and two sinks. There is also a second bedroom with en suite, three spacious bedrooms and a family bathroom.

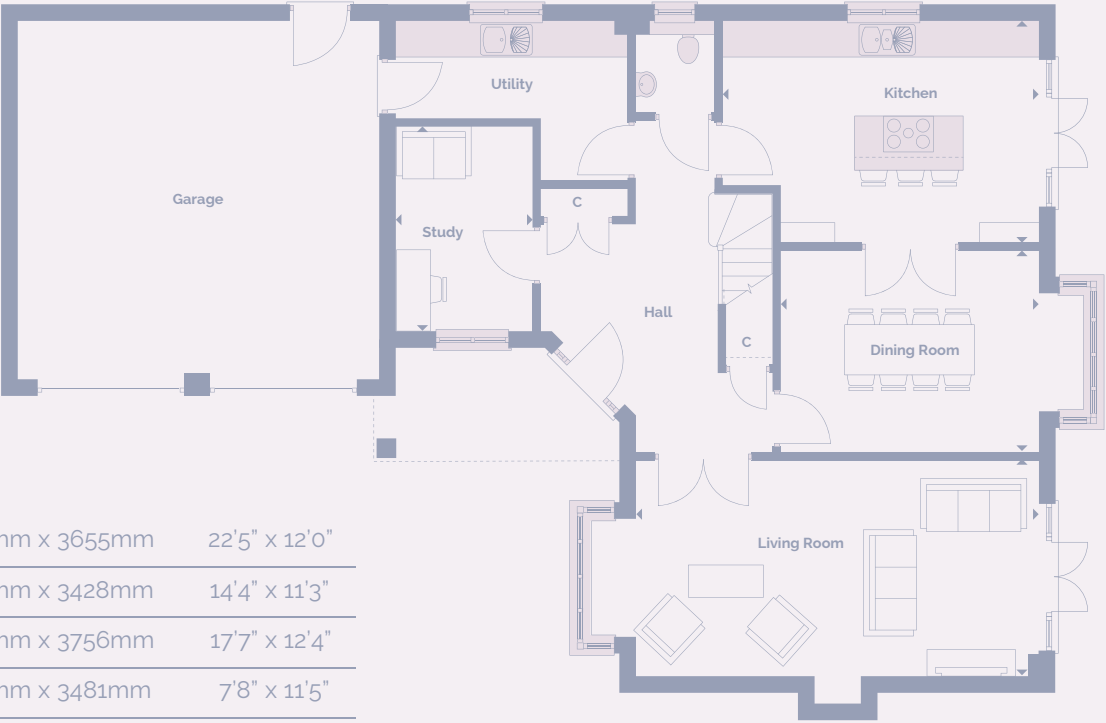


Digital illustration is indicative only



First Floor

Bedroom 1	4539mm x 6035mm	14'11" x 19'10"
Bedroom 2	3573mm x 3470mm•	11'9" x 11'5"•
Bedroom 3	3136mm x 3734mm	10'4" x 12'3"
Bedroom 4	3136mm x 2700mm	10'4" x 8'10"
Bedroom 5	3136mm x 2436mm	10'4" x 8'0"



Ground Floor

Living Room	6823mm x 3655mm	22'5" x 12'0"
Dining Room	4377mm x 3428mm	14'4" x 11'3"
Kitchen	5350mm x 3756mm	17'7" x 12'4"
Study	2323mm x 3481mm	7'8" x 11'5"
Total Area	240.0 sqm	2583 sqft

W Wardrobe - - - Indicative wardrobe C Cupboard AC Airing cupboard • Max dimension --- Reduced head height

The Wordsworth

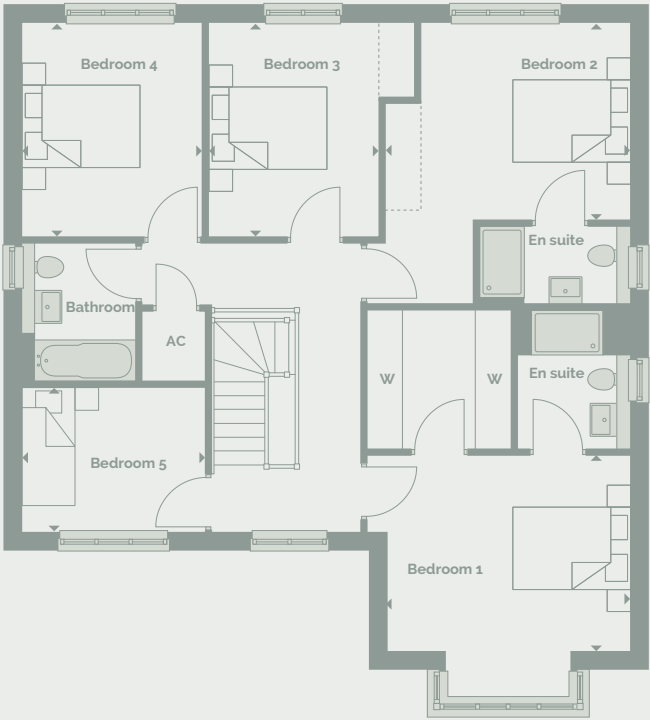
5 Bedroom Home

Houses 3, 25, 29* & 30

The ground floor of this wonderful five-bedroom home features a luxurious kitchen with a breakfast bar, which is the perfect space to enjoy your morning coffee. The separate dining room is for hosting vibrant dinner parties and has French doors, so you can enjoy dinner with a view. There is also a separate living room, study and utility on the ground floor while upstairs features four sizeable bedrooms, one with an en suite. However, the master bedroom is the real focal point, with its private dressing area and stylish en suite.



Digital illustration is indicative only

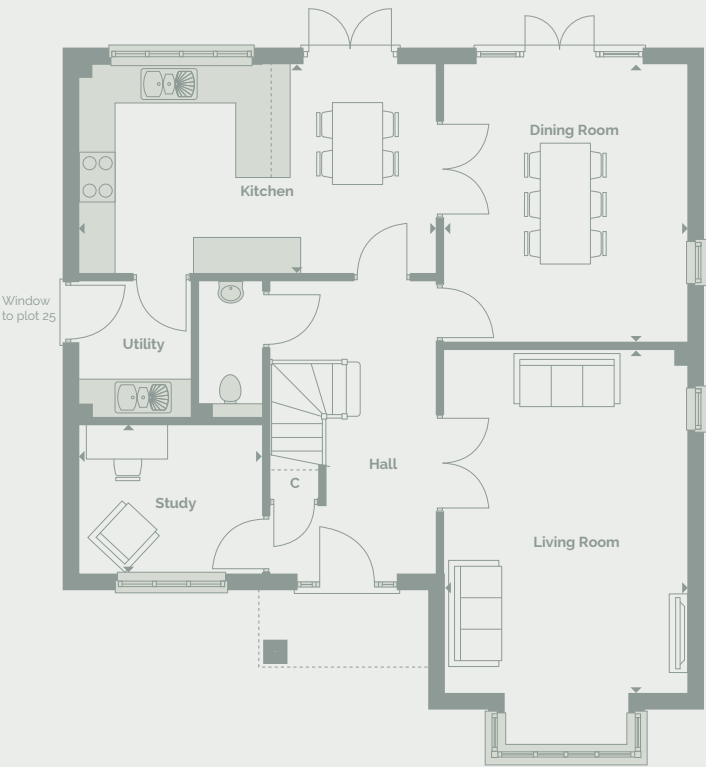


First Floor

Bedroom 1	4123mm x 3316mm	13'6" x 10'11"
Bedroom 2	3336mm x 4145mm	10'11" x 13'7"
Bedroom 3	3621mm x 2884mm	11'11" x 9'6"
Bedroom 4	3621mm x 3053mm	11'11" x 10'0"
Bedroom 5	3117mm x 2444mm	10'3" x 8'0"

Ground Floor

Living Room	4123mm x 5819mm	13'6" x 19'1"
Dining Room	4710mm x 4123mm	15'5" x 13'6"
Kitchen	6041mm x 3531mm	19'10" x 11'7"
Study	3084mm x 2525mm	10'2" x 8'3"
Total Area	197.8 sqm	2129 sqft



W Wardrobe - - - Indicative wardrobe C Cupboard AC Airing cupboard • Max dimension --- Reduced head height

The Mortimer

4 Bedroom Home

Houses 6*, 7*, 8*, 19, 20*, 21*, 24* & 39*

Families looking for more space will love this four-bedroom home. The open plan kitchen and dining area is light and airy while the large living room provides lots of space for family get togethers. Upstairs, the master bedroom features a built-in wardrobe and en suite and there are three further bedrooms and a bathroom ensuring there is plenty of space for your family to grow.



Digital illustration is indicative only

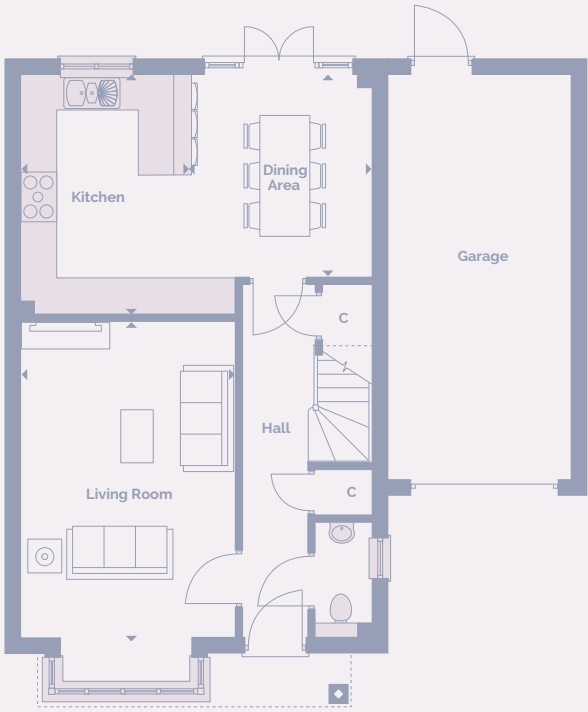


First Floor

Bedroom 1	6822mm • x 3227mm	22'5" • x 10'7"
Bedroom 2	3749mm x 3268mm	12'4" x 10'9"
Bedroom 3	3468mm x 3439mm	11'5" x 11'3"
Bedroom 4	3774mm • x 2540mm •	12'5" • x 8'4" •

Ground Floor

Living Room	5326mm x 3617mm	17'6" x 11'10"
Dining Area	3425mm x 3052mm	11'3" x 10'0"
Kitchen	4050mm x 2870mm	13'4" x 9'5"
Total Area	137.5 sqm	1480 sqft



The Orchard

4 Bedroom Home

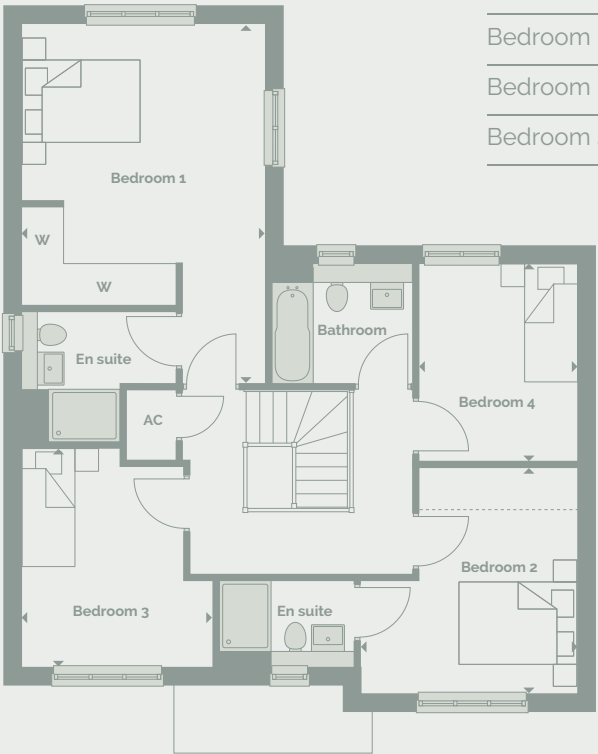
Houses 1, 2, 4*, 5*, 26, 38 & 40*

This attractive four-bedroom home has been designed with modern lifestyles in mind. The open plan kitchen and family room has been finished to the highest specification, while the dining room and living room make the most of light and space. The master bedroom with built-in wardrobe and en suite is located on the top floor, along with three further bedrooms (one with en suite) and a sleek and stylish family bathroom.



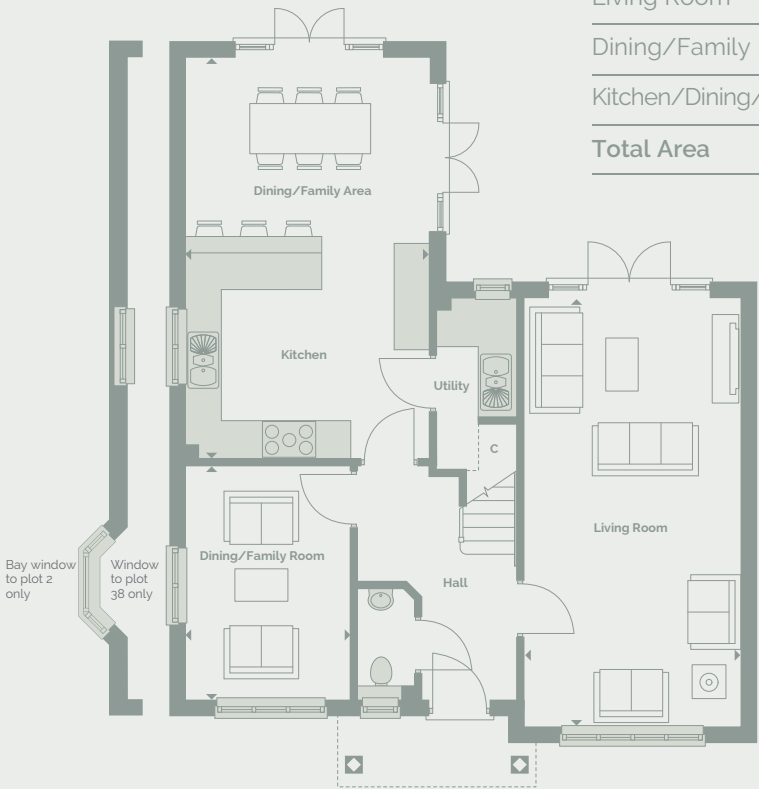
First Floor

Bedroom 1	6067mm• x 4122mm•	19'11"• x 13'6"•
Bedroom 2	3826mm• x 3673mm•	12'7"• x 12'1"•
Bedroom 3	3700mm• x 3219mm•	12'2"• x 10'7"•
Bedroom 4	3332mm x 2684mm	10'11" x 8'10"



Ground Floor

Living Room	7272mm x 3665mm	23'10" x 12'0"
Dining/Family Room	3965mm x 2795mm	13'0" x 9'2"
Kitchen/Dining/Family Area	6761mm x 4122mm	22'2" x 13'6"
Total Area	165.0 sqm	1776 sqft



W Wardrobe - - - Indicative wardrobe C Cupboard AC Airing cupboard • Max dimension --- Reduced head height

The Finishing Touches



Typical Crest Nicholson interiors



Kitchen & Utility Room (where applicable)

- Fully fitted kitchen with soft close doors and drawers
- Post formed worktops and upstands to 4 bedroom homes and Silestone to 5 bedroom homes
- 1 ½ bowl stainless steel sink with a stainless steel Hansgrohe mixer tap, aerated to reduce water wastage
- Bosch double oven or two single ovens and five ring gas hob
- Glass splashback to 4 bedroom houses
- Silestone splashback to 5 bedroom houses
- Extractor hood
- Integrated dishwasher
- Full height integrated fridge and integrated freezer to 5 bedroom homes and The Orchard
- Full height integrated fridge/freezer (60/40) to The Mortimer
- Integrated washer/dryer in the kitchen or space for freestanding in the utility room
- Pull out recycling bin to one kitchen cupboard

Decoration

- Spacia flooring by Amtico to the kitchen, bathroom, en suite and cloakroom
- Wardrobes to bedroom 1 with sliding mirror doors
- Internal doors, skirting and architrave finished in white eggshell
- Timber staircase with white painted balustrades, oak hand rail and newel caps both finished in clear satin varnish

Heating & Water

- Gas boiler to all house types
- Log burning stove with stone surround and granite hearth to The Austen and The Tunbridge
- Chrome towel rail to all bathrooms and en suites

Bathroom & En Suite

- Pristine white bathroom suites from Roca with double-ended bath to bathrooms
- Hansgrohe mixer taps in chrome
- Dual flush system to the toilets to minimise water wastage
- Half height tiling to walls with sanitaryware, full height tiling to shower and bath
- Half height tiling to cloakroom walls
- Mirror to bathroom, en suite and cloakroom (where applicable)
- Wall hung vanity unit to bathroom and master en suite in 5 bedroom houses
- Vanity unit to en suite in 4 bedroom houses

External

- External tap provided
- Rear gardens turfed
- Patio slabs to rear doors with path

Security & Peace of Mind

- Mains operated smoke/heat carbon monoxide detectors fitted (with battery back-up)
- Low energy security light to front door and rear door

Joinery & Doors

- White PVCu windows, rear door and French doors (where applicable) with white ironmongery and multipoint locking system
- Black, GRP insulated front door with chrome ironmongery and multi point locking
- Four panel interior doors in white with satin chrome door furniture

Electrical

- Low energy downlighters to kitchen, bathroom en suites and cloakrooms
- All other rooms to have pendant lighting
- TV/FM SKY Q connections available to the living room, TV points to all bedrooms (subject to customer subscription to SKY services)
- Master telecom socket to the hall cupboard with slave sockets fitted to the living room, master bedroom, bedroom 2 and study (where applicable)
- Shaver socket provided to all bathrooms and en suites
- Energy display device fitted in kitchen areas
- Switched spur provided in understair cupboard for future intruder alarm
- Power and lighting to the garages

Warranty & After Care

- Crest Nicholson 2 year warranty
- Complete NHBC 10 year warranty
- Thorough demonstration of your new home before it is handed over to you



Seal of Excellence

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address.



Park Avenue, Sunbury



The Beeches at Rocky Lane, Haywards Heath



New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

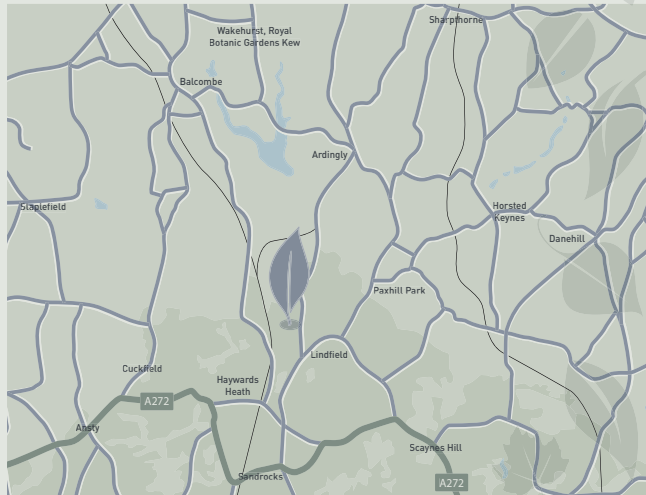
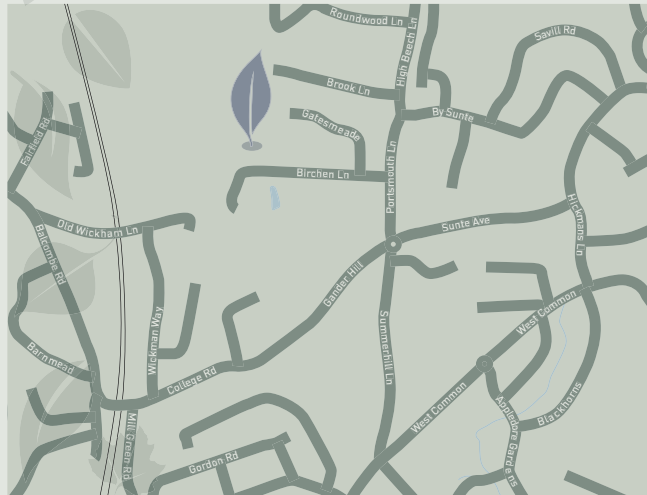
Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Birchen Oak



crestnicholson.com/birchenoak

Birchen Oak

Adjacent to 38 Gatesmead, Haywards Heath, West Sussex, RH16 1SN
01444 708 721 birchenoak@crestnicholson.com

Crest Nicholson South, a division of Crest Nicholson Operations Limited
Crest House, Pyrcroft Road, Chertsey, Surrey, KT16 9GN
T: 01932 580444 **F:** 0870 336 3991



Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Photography taken at similar Crest Nicholson developments and computer generated images are indicative only.

Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest and referred to in the contract. Please ask Sales Advisor for further details. March 2018 .

