



LOXWOOD GREEN

— WEST SUSSEX —

ANTLER HOMES

Strictly limited editions



LOXWOOD GREEN

— WEST SUSSEX —

Make yourself at home in the heart of rural West Sussex. Backing onto open fields and woodland, with amenities on the doorstep, Loxwood Green is an exclusive collection of two, three, four and five bedroom homes. Combining modern luxury with nostalgia for a quieter pace of life, it offers an inspired living environment within a sought-after village location.



On the banks of the River Lox and the Wey and Arun Canal, Loxwood is a charming village with a thriving community spirit. Renowned for its excellent primary school – and its superb local butcher and delicatessen, which draws foodies from miles around.

The picturesque duck pond and lovely old church reinforce the relaxed rural atmosphere. A choice of friendly local hosteries, a handful of stores and services offering day-to-day essentials and an abundance of bridleways and footpaths transecting the surrounding meadows merely add to its appeal.

Into this close-knit community, Loxwood Green brings 43 desirable new homes, thoughtfully designed in rustic brick, clay tiles and weather boarding to reflect the local style. Spacious, light-filled interiors are perfect for modern living, with generous sized gardens and ample parking. In addition, neighbourhood shopping and a communal green will further enhance the village feel.



EMBRACE THE QUINTESSENTIAL
ENGLISH VILLAGE LIFESTYLE

**DISCOVER
A BETTER
QUALITY
OF LIFE**

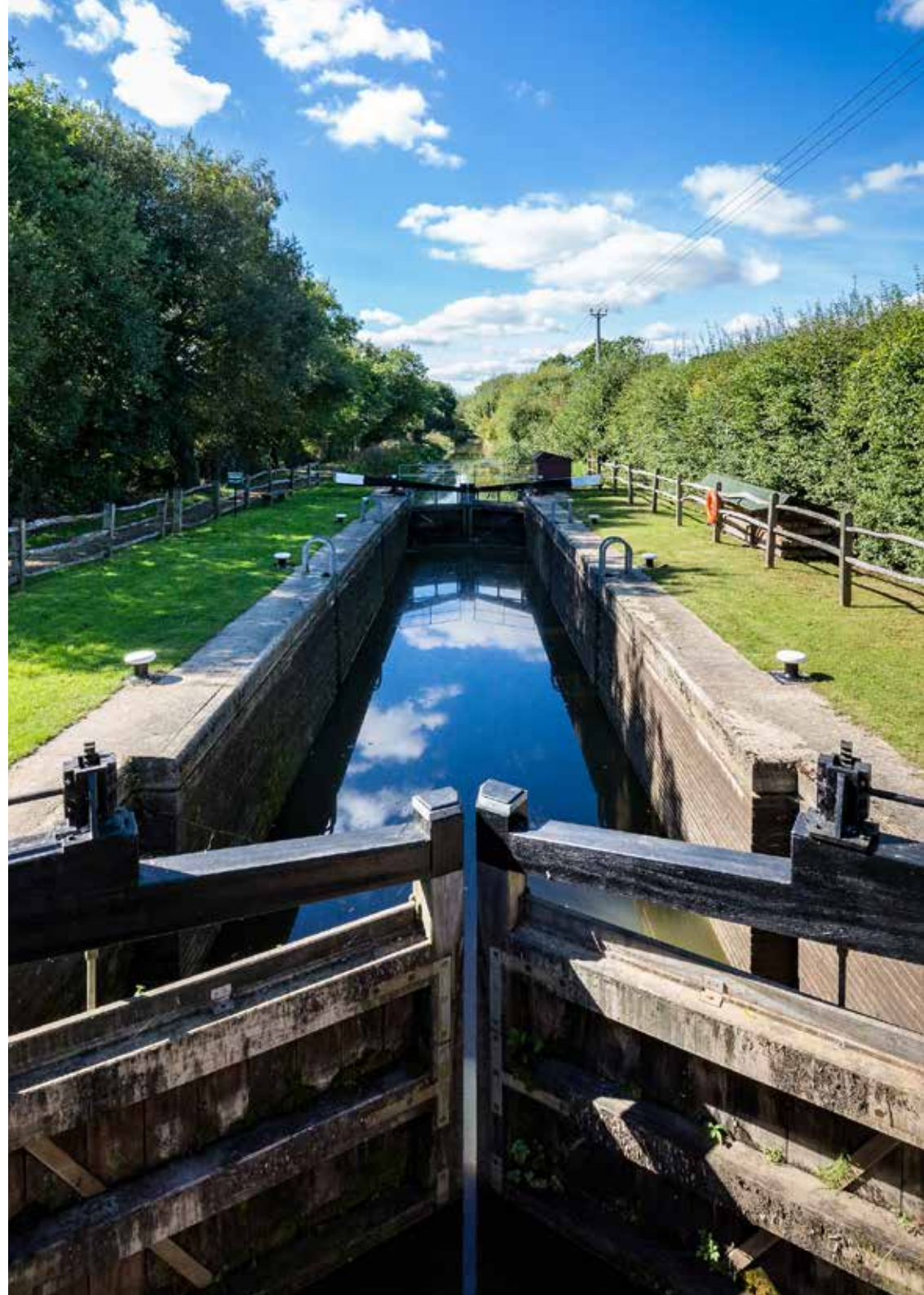
Within easy reach of the South Downs National Park, the Surrey Hills and the gently rolling High Weald – the latter both designated Areas of Outstanding Natural Beauty – Loxwood couldn't be in a more idyllic setting.



RELAX AND *Explore*



Leafy country lanes abound in all directions, where cycling, horse riding and mountain biking are common pursuits, while the banks of the tranquil River Lox and the Wey and Arun Canal offer delightful walks, a haven for wildlife and the opportunity to watch the barges glide by. Slightly further afield, Petworth's magnificent 17th century mansion and parkland and the RSPB's atmospheric Pulborough Brooks will draw you back again and again.



EVERYTHING ON YOUR DOORSTEP



A beautiful hand-tied bouquet... a sleek blow-dry... artisanal cheeses and fresh olives... dry-cured bacon and perfectly hung game: Loxwood's selection of local stores offer more than you might imagine, while its post office, doctor's surgery and dispensary provide invaluable services.



Just across the Surrey border, in the village of Cranleigh, you'll find a Sainsbury's superstore and an M&S Food store among the quaint boutiques and tempting tea-shops, while for more exclusive high street shopping, Haslemere is 11 miles away and Petworth is 9 miles away.



Billingshurst is even closer, as is the bustling market town of Horsham, where big name brands and supermarkets rub shoulders with quality independent stores and eateries. In addition, the flourishing country town of Guildford is within easy reach, offering luxury shopping and stylish café culture within charming olde worlde surroundings.



Fine dining is always on the menu in the region's profusion of excellent restaurants, while award-winning wines can be sampled at Denbies Wine Estate in Dorking just over 20 miles away, the largest vineyard in the UK.

BE PART OF A THRIVING
Community



Loxwood Green is perfectly placed to put down roots or to bring up a family. The popular village primary school is within easy walking distance, with smaller than average class sizes and a “good” Ofsted report. For older children, the area around Loxwood offers a number of excellent options, both private and state, including The Weald School in Billingshurst and Cranleigh School in Cranleigh. The nearby Christ’s Hospital offers a high calibre independent education to children with academic potential, regardless of income.





LOXWOOD PRIMARY SCHOOL

“To be the best that we can be”

Nicholsfield, Loxwood, West Sussex RH14 0SR

Telephone 01403 752207

www.loxwoodschool.com

Signage sponsored by

HARWOODS
group

Outside of school, in addition to the choice of churches, the village hall is a hub for all community activities, with a packed schedule that includes everything from children's ballet to ballroom dancing and from badminton to zumba. Everyone turns out for the annual village fete, while the Beer and Music Festival and the iconic Loxwood Joust are both key celebrations in the local calendar.

**THE
PERFECT
ANTIDOTE
TO BUSY
LIVES**

Loxwood has a long tradition of sporting prowess, with its own highly successful football and cricket teams playing at the Loxwood Sports Association grounds. There, you'll also find squash courts and snooker tables, while nearby Billingshurst offers everything from team sports to skateboarding and from swimming to circuit training at the Leisure Centre and at Jubilee Fields. Horsham is equally well equipped for leisure, with indoor and outdoor swimming pools, a bowling alley, theatre and cinemas providing plenty of diverse entertainments. Nearby, Petworth is home to The Leconfield which serves seasonal a la carte, set and tasting menus by head chef, Mark Lawton.



OUT AND About



Sand dunes at Chichester Harbour

For a little more glamour, you can enjoy polo at Cowdray Park, while racing at Goodwood or Fontwell offers an exhilarating day out. Chichester, on the South Coast, is only an hour away, where sailing, surfing and other watersports are all on the menu. West Sussex also boasts any number of challenging golf courses, from the championship-quality Mannings Heath to “one of the best nine-holers in the county” at nearby Foxbridge in Ifold.





EFFORTLESS
Connections



Getting around this rural idyll is easier than you might think, with an excellent bus service running regularly between the neighbouring towns and villages. The nearest train station is at Billingshurst, on the London to Chichester line, from where Gatwick Airport is just 35 minutes away and London Victoria is 75 minutes, although trains directly from Horsham to London Victoria take only 51 minutes.



In addition, Haslemere offers a frequent service between London Waterloo and Portsmouth.

For drivers, the A24 and the A3 are accessible through Horsham and Guildford respectively, with the M23 and M25 providing links with the UK's motorway network.

Potential future small development

Shared ownership

Affordable units

Loxwood House

Nursery Green

GUILDFORD ROAD

Village Green

Nursery Green

Retail Parking

Retail Unit 2

Retail Unit 1

Substación LXTI

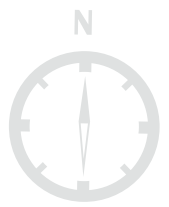
Affordable units

Shared ownership

Access to existing property

House Types

- Hascombe
- Windsor
- Sandhurst
- Sunningdale
- Esher
- Ewhurst



* stays located in rear garden ask for details.
 Site plan indicative only and subject to change.
 Plot numbers shown, refer to sales executive for postal addresses



A SENSE OF *Place*



Generous garden sizes and thoughtful landscaping define the development, with box hedging and trees lining the street. The new village green provides an additional green space for the use of the local community, with trees and naturalistic planting.





AN ENCLAVE OF
UNPARALLELED
Luxury

Each of these new homes reflects the scale and detailing of the local architecture and surrounding settlements, with brick patterns and welcoming porches. Inside, inviting hallways open onto impressive open plan reception rooms and expansive family areas, with superb kitchens and bathrooms as standard, while Bi-fold and French doors blur the lines between inside and out, opening onto patios and gardens. Garage and driveway parking – with additional spaces for visitors – completes the picture.

With their handsome façades in rustic brick and weather boarding, Loxwood Green has been designed as though the village had evolved organically over time.



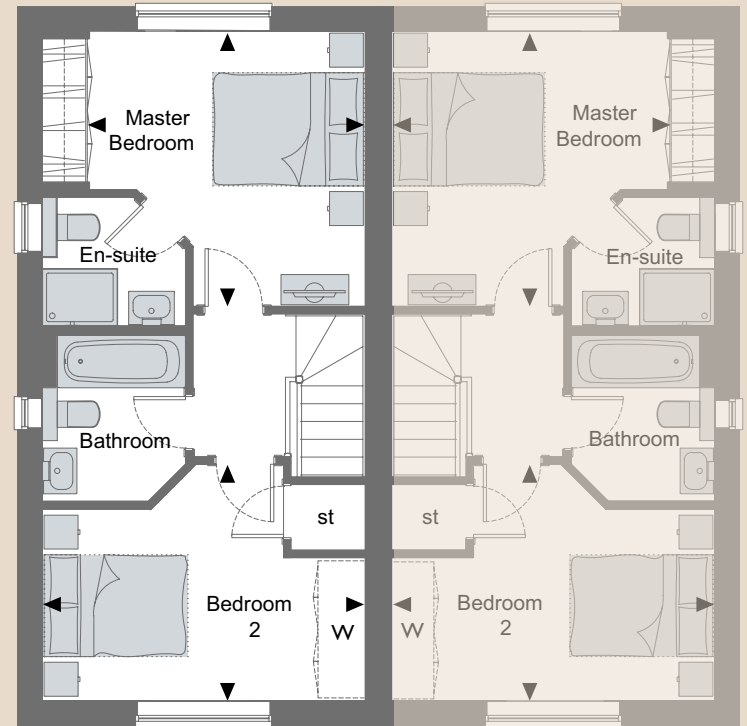
ESHER

Plots 9, 19 & 29
Plots 8, 20 & 30 handed



Ground Floor
Plots 9, 19 & 29

Plots 8, 20 & 30



First Floor
Plots 9, 19 & 29

Plots 8, 20 & 30

CGI indicative of plots 8 & 9.

† = max measurement.

W = space for wardrobe.

Computer generated images are for illustration only. Elevational treatments, landscaping details, positions and levels may vary. All room dimensions and floor plans are approximate and for general guidance only. Floor plans are not to scale.

Kitchen	11'7" x 6'1"	3.53m x 1.85m
Living / Dining Room	17'3" 14'1" †	5.25m x 4.28m†
Master Bedroom	12'0" x 8'8"	3.65m x 2.68m
Bedroom 2	14'1"† x 10'4"	4.28m† x 3.13m



EWHURST

Plots 12, 13, 31 & 32



CGIs indicative of plots 31 & 32.

W = space for wardrobe.

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Plot 32



Plot 13

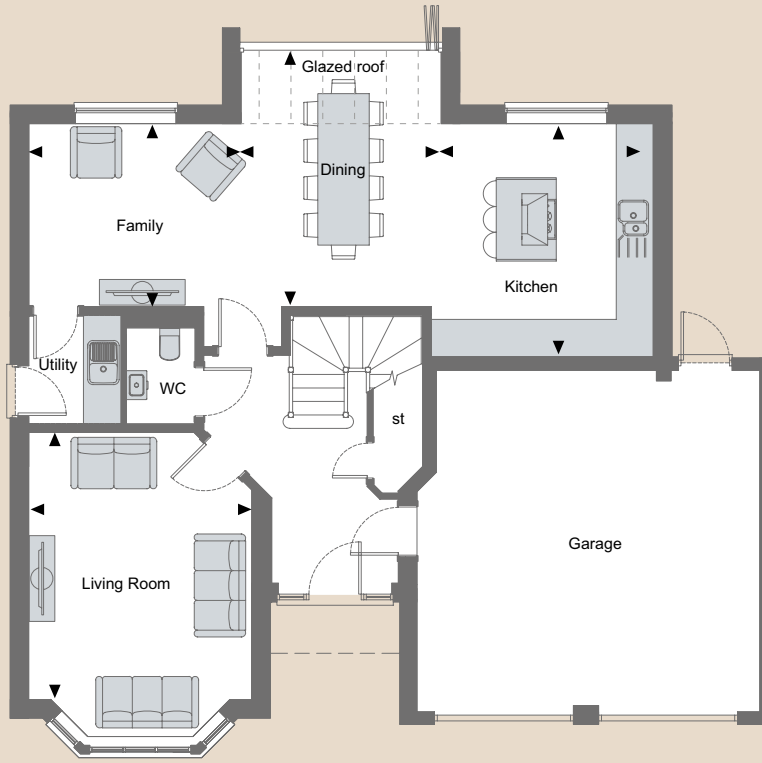


Plots 12 & 31

Kitchen	13'6" x 12'7"	4.11m x 3.82m
Living Room	16'10" x 14'5"	5.13m x 4.39m
Master Bedroom (Plots 32, 12, 31)	15'3" x 11'2"	4.65m x 3.40m
Master Bedroom (Plot 13 only)	13'2" x 11'2"	4.02m x 3.40m
Bedroom 2	12'4" x 9'1"	3.75m x 2.76m

HASCOMBE

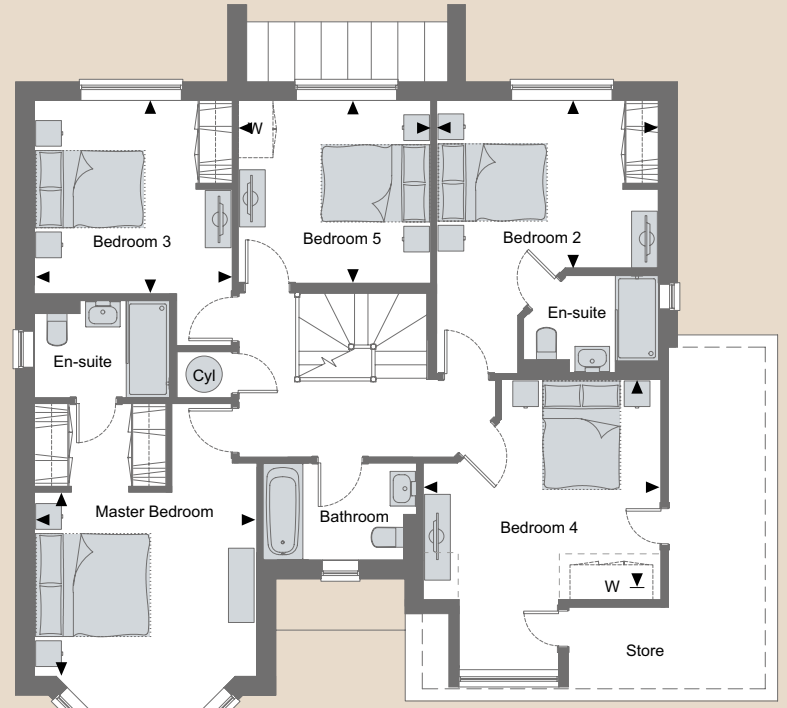
Plot 33
Plots 34, 35, 36 & 37 handed



Ground Floor

Kitchen	13'5" x 12'2"	4.07m x 3.71m
Dining Area	14'7" x 11'6"	4.45m x 3.50m
Family Area	12'2" x 10'6"	3.71m x 3.20m
Living Room	15'4" x 12'10"	4.67m x 3.90m

Master Bedroom	12'10" x 10'3"	3.90m x 3.13m
Bedroom 2	12'9" x 9'7"	3.88m x 2.93m
Bedroom 3	11'5" x 11'1"	3.47m x 3.38m
Bedroom 4	13'8"† x 12'0"	4.15m† x 3.66m
Bedroom 5	11'1" x 10'6"	3.37m x 3.20m



First Floor

CGI indicative of plots 34 & 35.

† = max measurement.
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SANDHURST

Plot 4



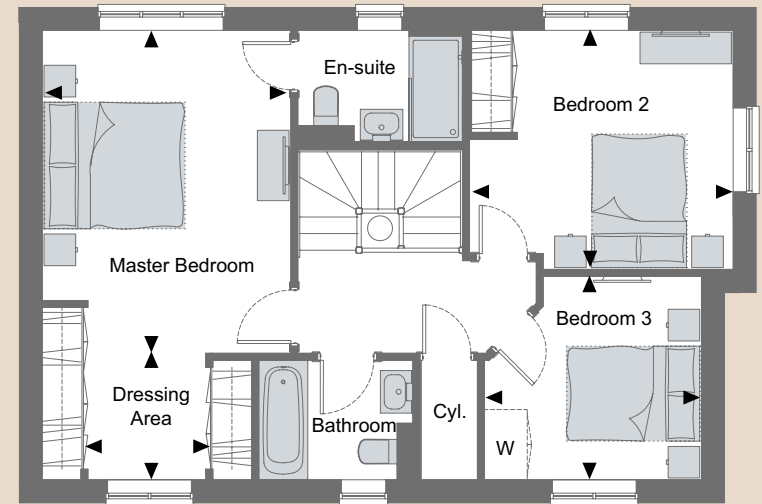
CGI indicative of plot 4.

W = space for wardrobe.

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Ground Floor
Plot 4

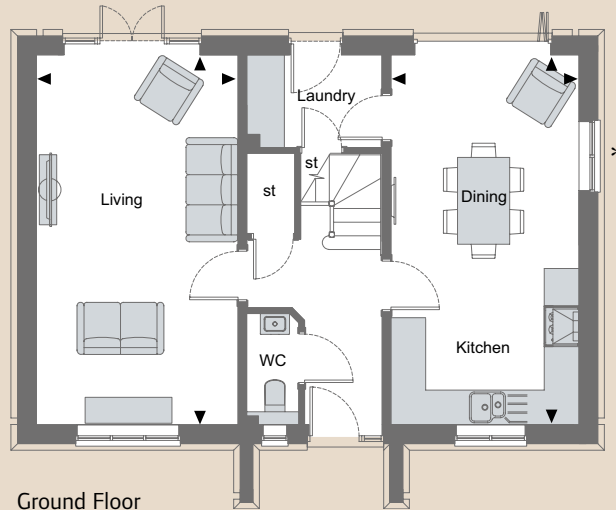


First Floor
Plot 4

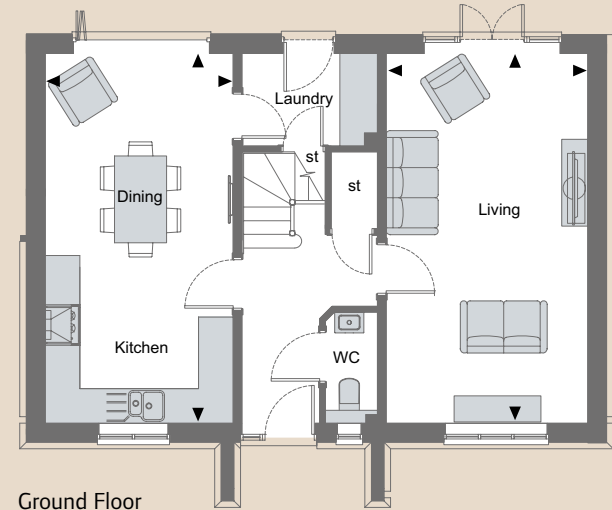
Kitchen/Dining Area	21'0" x 12'2"	6.39m x 3.70m
Living Room	21'0" x 11'5"	6.39m x 3.48m
Master Bedroom	15'1" x 11'7"	4.60m x 3.53m
Dressing Area	5'11" x 5'6"	1.80m x 1.68m
Bedroom 2	12'4" x 11'2"	3.75m x 3.40m
Bedroom 3	10'2" x 9'6"	3.08m x 2.90m

SANDHURST

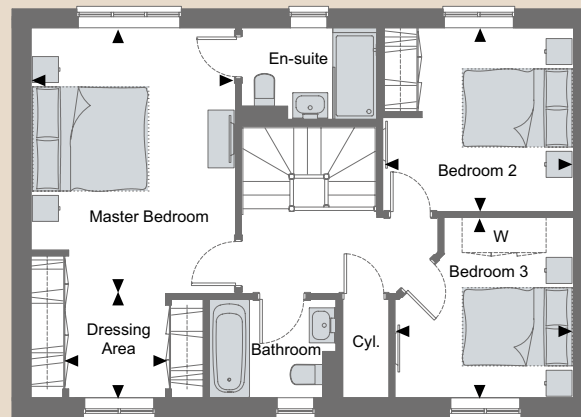
Plots 5, 6, 7, 15,
18, 38 & 39



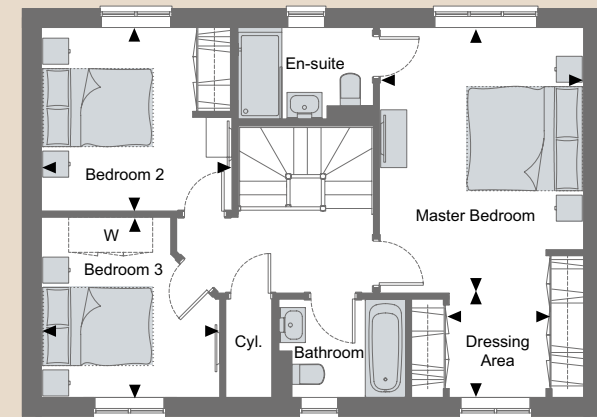
Ground Floor
Plots 5, 6, 15 & 38



Ground Floor
Plots 7, 18 & 39



First Floor
Plots 5, 6, 15 & 38



First Floor
Plots 7, 18 & 39

CGI indicative of plots 38 & 39.

W = space for wardrobe.

* Window to Plot 6 only.

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Kitchen/Dining Area	21'0" x 10'8"	6.39m x 3.25m
Living Room	21'0" x 11'5"	6.39m x 3.48m
Master Bedroom	15'1" x 11'7"	4.60m x 3.53m
Dressing Area	5'11" x 5'6"	1.80m x 1.68m
Bedroom 2	10'10" x 10'5"	3.30m x 3.18m
Bedroom 3	10'3" x 10'2"	3.17m x 3.08m



SUNNINGDALE

Plots 11, 17 & 42
Plots 10, 16 & 43 handed



CGI indicative of plots 10 & 11.

* Garage position varies.

Plots 16 & 17 garages detached.

W = space for wardrobe.

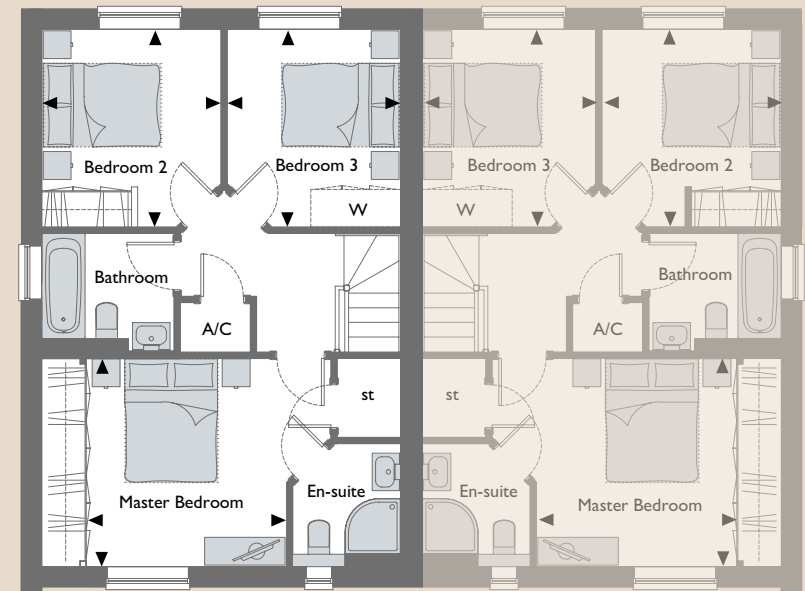
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Ground Floor
Plots 11, 17 & 42

Plots 10, 16 & 43

Kitchen/Dining Area	15'1" x 11'3"	4.59m x 3.43m
Living Area	19'0" x 13'5"	5.80m x 4.10m
Master Bedroom	11'1" x 10'7"	3.36m x 3.24m
Bedroom 2	10'6" x 9'6"	3.20m x 2.90m
Bedroom 3	10'6" x 9'2"	3.20m x 2.80m

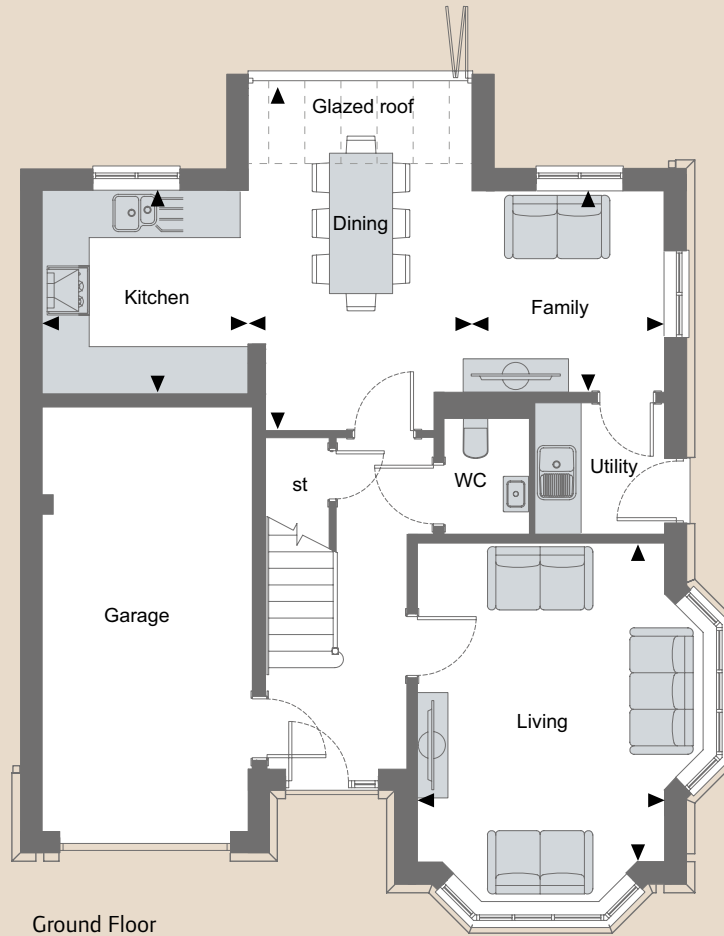


First Floor
Plots 11, 17 & 42

Plots 10, 16 & 43

WINDSOR

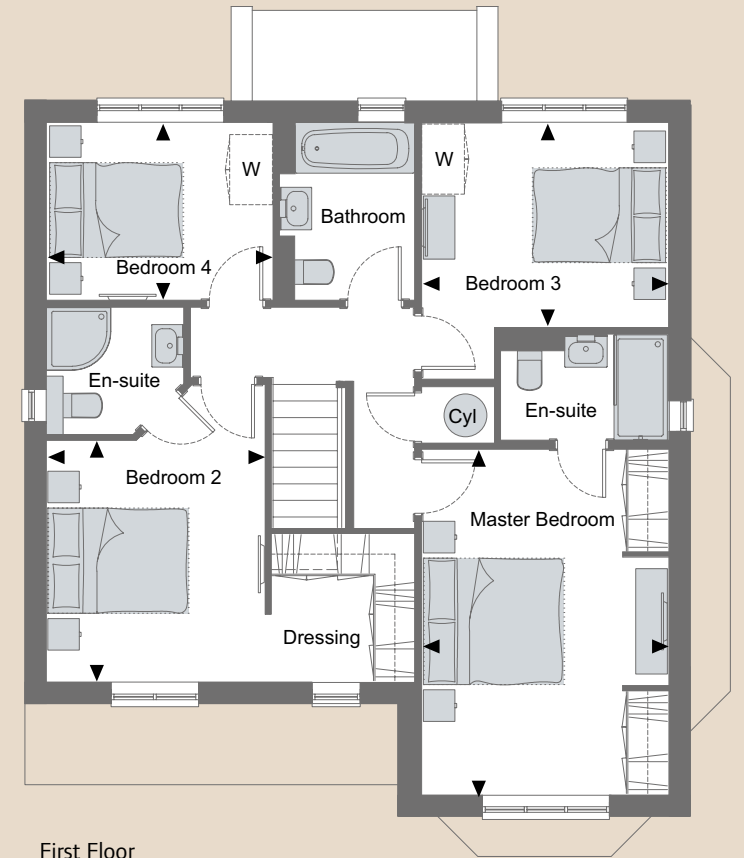
Plot 14



Ground Floor

Kitchen	9'8" x 9'4"	2.94m x 2.85m
Dining area	15'8" x 10'4"	4.77m x 3.15m
Family Area	9'4" x 9'0"	2.85m x 2.74m
Living Room	14'11" x 11'6"	4.53m x 3.50m

Master Bedroom	16'1" x 11'5"	4.90m x 3.47m
Bedroom 2	11'3" x 10'1"	3.42m x 3.08m
Bedroom 3	11'6" x 9'6"	3.50m x 2.88m
Bedroom 4	10'6" x 8'3"	3.20m x 2.51m



First Floor

CGI indicative of plot 14.

W = space for wardrobe.

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**UNPRECEDENTED
ATTENTION TO**

Detail



At Loxwood Green, the fixtures, fittings and finishes in each home have been chosen with care. Demonstrating quality without compromise at every turn, intelligent planning is combined with an exceptional specification to create the perfect blank canvas on which you can stamp your own personality.

KITCHENS

- Carefully considered layouts with choice of finish from our selected packages*
- Silestone worktop and upstand
- Bosch integrated single self cleaning oven with 2 single ovens to 5 bed homes
- Bosch integrated microwave to 2 & 3 bed homes with combination microwave to 4 & 5 bed homes
- Bosch integrated steam oven to 5 bed homes
- Bosch integrated warming/proving drawer to 4 bed homes with 2 provided to 5 bed homes
- Bosch 5 burner gas hob, extractor hood with stone splashback
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Under pelmet lighting
- Choice of floor tiling to kitchen/breakfast room*
- Integrated washing machine if the home does not have a utility or laundry room.



UTILITY ROOM/LAUNDRY

Utility room to Hascombe and Windsor. Laundry room to Sandhurst†

- Laminate worktop
- Stainless steel sink to Hascombe and Windsor
- Power and plumbing for washing machine and tumble dryer
- Wall cupboard where design allows

BATHROOMS AND EN-SUITE

- Roca white sanitaryware with chrome fittings
- Contemporary fitted vanity units
- Choice of wall and floor tiles from Minoli*
- Chrome heated towel rail
- Thermostatic showers
- Low energy downlights
- Fitted mirror above vanity units^
- Illuminated recess with glass shelving where design allows^





HIGH QUALITY FIXTURES AND FITTINGS

- Antler bespoke staircase with oak handrail and newel and painted spindles
- High gloss fitted wardrobes to master suite in the 2 bed homes, master suite and bed 2 to the 3 and 4 bed homes and master suite, bed 2 and bed 3 to the 5 bed homes
- Oak finish internal doors by Vicaima with solid core
- Chrome door furniture
- All walls smooth painted with Dulux matt emulsion, one colour throughout - 5 colour choices*
- Antler bespoke architrave and skirting
- High performance PVCu double glazed windows.

EXTERNAL

- Turfed rear garden with wooden close board fencing
- Shed in rear garden to homes without garages
- External light to front and rear of property
- Patio to rear
- External tap and power point.

HEATING, SECURITY AND ELECTRICS

- Gas central underfloor heating to ground floor and radiators to upper floors
- TV/internet point to living room and family area, all bedrooms and study
- Telephone socket to ground floor and understairs cupboard for alarm option after completion
- Wiring for Sky+ to 2 reception rooms and master bedroom
- Mains operated smoke detectors

GUARANTEE

- Antler Homes 2 year warranty
- 10 year Structural Premier Guarantee

*Subject to stage of construction

† Laundry room has no sink

^ Refer to sales executive for bathroom layouts

Photography indicative only from previous Antler Homes property.



BOSCH

Roca

premier
guarantee

WHY ANTLER?



When you choose an Antler property you're purchasing a residence of real character, individuality and originality that you can make yours, and yours alone. What's more, you'll discover that your new Antler home is hallmarked by countless aspects of skilful architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected house-builders; but the fact is that we're still a relatively small, private company which depends on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence.

Our homes speak quietly of luxury, subtle craftsmanship, exceptional specifications and timeless English design.



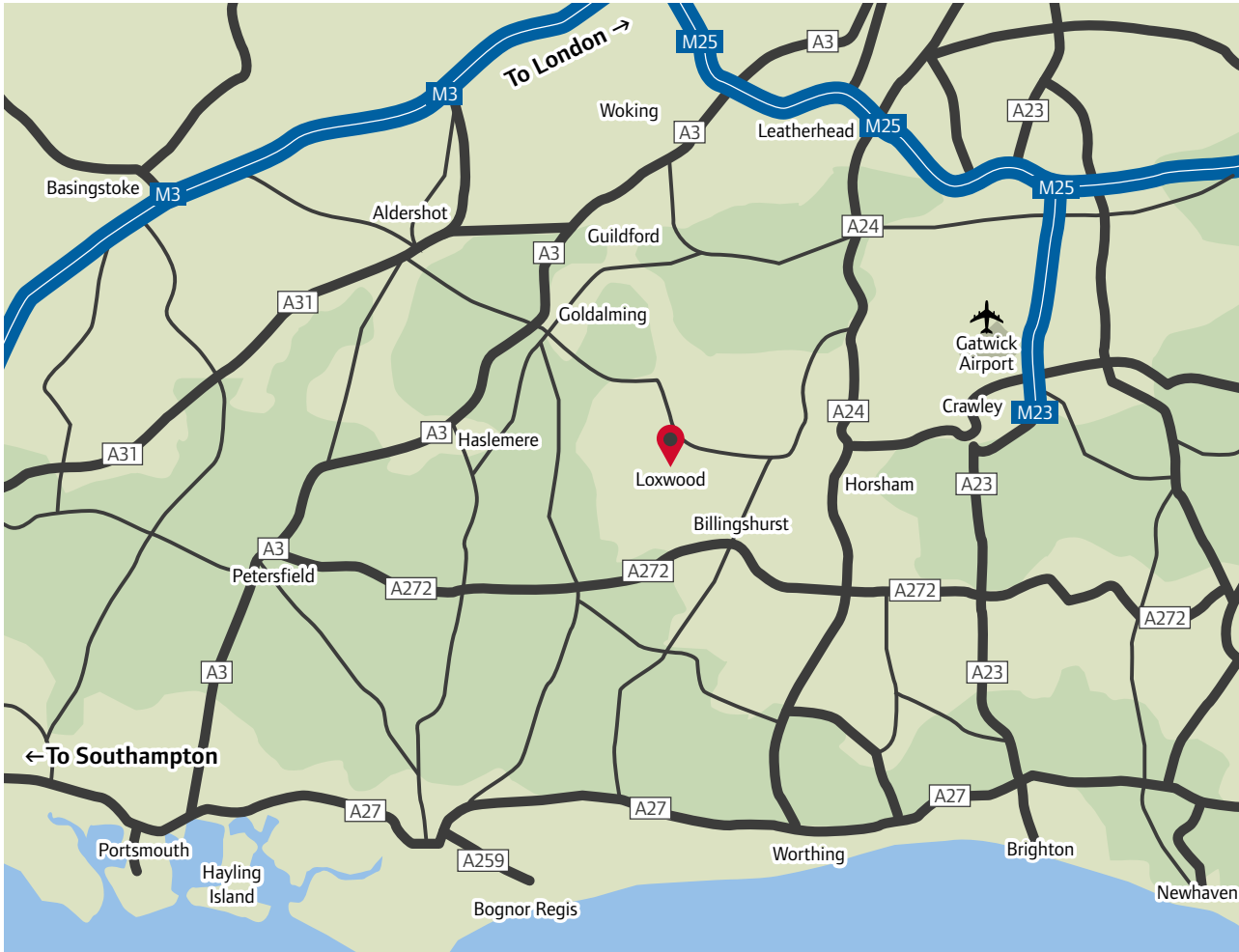
Attention to detail is another unique Antler signature that you'll find in your new home, with the skills of our time-served architects and engineers, artisans and craftsmen ensuring that every aspect of your property is precisely as you would want it to be, from the satisfyingly solid closing of your front door to the smooth opening of your bi-fold or french doors – as well as many other exquisite details besides.

Equally satisfying is the personal touches you'll enjoy as a valued Antler customer, from personalised guided tours around our show homes by helpful and knowledgeable Antler personnel, through to all the support you require through the purchasing and moving process – plus an impressive after-sales service that always puts your needs first in the house you'll call 'home' for many years to come.



SUSTAINABLEHOMES.CO.UK/
SHIFT-AWARDS

LOXWOOD GREEN, LOXWOOD, WEST SUSSEX RH14 0EQ



Loxwood Green is a marketing name only. Antler Homes Plc operates a policy of continuous improvement and therefore individual details may change. Please check with the sales executive where choices are offered as this may be subject to the stage of construction at time of reservation. Information supplied within this brochure may vary and therefore does not form any part of a contract. Internal pictures throughout this brochure are from previous Antler developments. Buyers should make their own arrangements via a surveyor and/or solicitor in order to clarify any points. All information presented as at August 2017. E&OE.

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CODE FOR
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www.consumercode.co.uk

