

Taylor  
Wimpey

# KILNWOOD VALE

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FAYGATE | WEST SUSSEX





*This artist's impression is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.*

## KILNWOOD VALE. A VERY SPECIAL PLACE TO BE

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*A warm welcome to Kilnwood Vale.*

*A superior collection of 1, 2, 3 & 4 bedroom homes  
in an exciting new community between  
Horsham and Crawley.*



# MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know this  
is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard...  
and ever so thoughtfully laid out. It's energy efficient too, of course -  
and up to all modern building standards. Naturally, your new home  
also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp  
your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



*Images include optional upgrades at additional cost.*



# LIVE AND LOVE VILLAGE LIFE

*Kilnwood Vale, nestled between Crawley and Horsham, is wonderfully positioned for anyone working at Gatwick Airport – or anywhere in the busy corridor running north through Croydon to London itself.*

*Brilliant travel links, by rail to several London termini and by road to the M25 and beyond, together with the lush, green countryside and easy connections to the South Coast make it the perfect place to come home to.*



Times taken from nationalrail.co.uk. Distances taken from googlemaps.co.uk.



*Crawley County Mall, need it, want it, find it!*



*K2 Leisure Centre, has activities for everyone*



*South Downs National Park, breathtaking views and hidden gems*

# THE PERFECT PLACE TO BE

*Crawley is just 8 minutes' drive from Kilnwood Vale. Also from Crawley, regular trains take you to London Bridge station in just 40 minutes.*

*A brand new primary school is among the long list of brand new amenities to be built as part of Kilnwood Vale. The approved plans include a new railway station, a supermarket, local shops, a community centre, health centre and a library, as well as numerous open spaces, play areas and playing fields.*



Times and distances taken from googlemaps.co.uk.  
\*visitsoutheastengland.com



*South Coast, officially the sunniest place in the UK!\**



*Gatwick Airport, a major international airport*



*The Holmbush Inn, a family-run pub with easy access to the station*





## WHY BUY NEW?



*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP  
YOU BUY



Backed by  
HM Government

*Help to Buy: Equity Loan means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP  
YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...*



### EASYMOVER

*... or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*



Get to know

# KILNWOOD VALE

FAYGATE | WEST SUSSEX

Kilnwood Vale is an exciting collection of one, two, three and four-bedroom homes nestled between Crawley and Horsham.



## 4 bedroom homes



### The Mayford

4 bedroom home  
**Plots:** 56, 59, 129, 155, 156 & 167



### The Shelford

4 bedroom home  
**Plots:** 78 & 154



### The Tilford

4 bedroom home  
**Plots:** 67, 126, 151, 152 & 159



### The Trafalgar

4 bedroom home  
**Plot:** 65, 66, 68, 124, 125, 127, 128, 148, 149, 150, 153, 157, 158 & 160

## 3 bedroom homes



### The Clifton

3 bedroom home  
**Plots:** 11, 12, 13, 14, 23, 24, 27, 28, 52, 53, 57, 58, 76, 77, 79, 122, 123, 161, 162, 163, 164, 165 & 166



### The Guildford

3 bedroom home  
**Plots:** 15, 16, 17, 18, 22, 25, 47, 48, 49, 74, 75, 114, 115, 116, 117, 118, 119, 120 & 121



### The Greendale

3 bedroom home  
**Plots:** 54 & 55



### The Eastdale

3 bedroom home  
**Plots:** 29, 30, 31, 32, 33, 50, 51, 80, 81, 82, 83, 102 & 103



### 3 bedroom home

**Plots:** 60, 61, 69, 132, 135 & 170

## 2 bedroom homes



### The Horsham

2 bedroom home  
**Plots:** 26, 43, 44, 45, 46, 84, 85, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 130, 131, 168 & 169



### The Faygate

2 bedroom home  
**Plots:** 10, 19, 20 & 21



### 2 bedroom home

**Plots:** 62, 63, 64, 70, 71, 72, 73, 86, 87, 88, 89, 100, 101, 133 & 134



### 2 bedroom home

**Plots:** 99

## 1 & 2 bedroom apartments



### The Bramber

1 bedroom apartments  
**Plots:** 7, 8 & 9  
2 bedroom apartments  
**Plots:** 1, 2, 3, 4, 5 & 6



### The Langley

1 bedroom apartments  
**Plots:** 40, 41 & 42  
2 bedroom apartments  
**Plots:** 34, 35, 36, 37, 38 & 39



### 1 bedroom apartments

**Plots:** 90, 93, 96, 97 & 98  
2 bedroom apartments  
**Plots:** 91, 92, 94 & 95



### 1 bedroom apartments

**Plots:** 140, 141, 143, 145, 146 & 147  
2 bedroom apartments  
**Plots:** 136, 137, 138, 139, 142 & 144

\*ah = Affordable Homes  
CS = Cycle Storage Area  
DT = Drive Through/Car Port Access  
G = Garage Access  
U = Unallocated Parking Space  
V = Visitor Parking Space

\*These plots may be subject to change. Please ask our Sales Executive for details.

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWST 34109/June 2018





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# THE FAYGATE

2 bedroom home

# THE FAYGATE

PLOTS 19 & 21

The Faygate is a lovely 2 bedroom home. On the first floor you will find the kitchen/living/dining area, bedroom 1 and a single alternative bedroom and family bathroom.  
The Faygate is complete with the garage below.

TOTAL 66.54 sq m/ 716.23 sq ft

Ground floor



First floor



Kitchen/Living/Dining Area (max.)	6.32m x 4.27m	20'9" x 14'0"
Bedroom 1 (min.)	3.61m x 3.25m	11'10" x 10'8"
Bedroom 2 (min.)	3.78m x 1.93m	12'5" x 6'4"

 Plots: 10, 19, 20 & 21

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our Sales Executives regarding the tenure of our new homes. Please see a Sales Executive for details. 34114 / August 2018.

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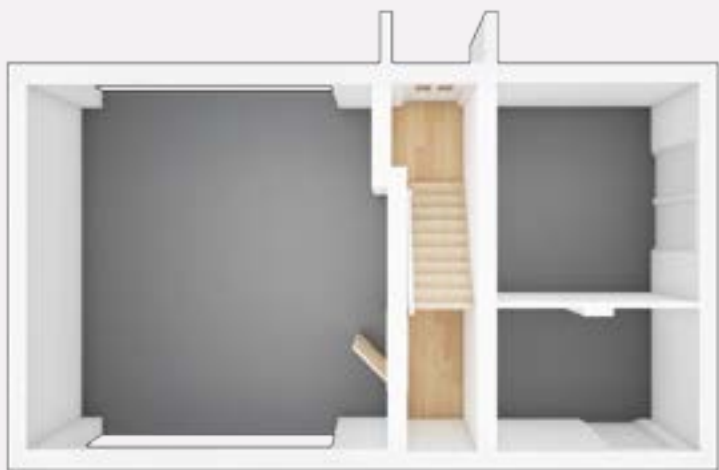
# THE FAYGATE

PLOT 10

The Faygate is a lovely 2 bedroom home. On the first floor you will find the kitchen/living/dining area, bedroom 1 and a single alternative bedroom and family bathroom.  
The Faygate is complete with the garage below.

TOTAL 57.1 sq m / 614.61 sq ft

Ground floor



First floor



Kitchen/Living/Dining Area (max.)	5.49m x 3.65m	18'0" x 12'0"
Bedroom 1 (min.)	3.24m x 3.23m	10'8" x 10'7"
Bedroom 2 (min.)	3.40m x 1.86m	11'2" x 6'1"

Plots: 10, 19, 20 & 21

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# THE FAYGATE

PLOT 20

The Faygate is a lovely 2 bedroom home. On the first floor you will find the kitchen/living/dining area, bedroom 1 and a single alternative bedroom and family bathroom.  
The Faygate is complete with the garage below.

TOTAL 67.2 sq m / 716.23 sq ft

Ground floor



First floor



Kitchen/Living/Dining Area (max.)	6.32m x 4.46m	20'9" x 14'8"
Bedroom 1 (min.)	3.61m x 3.25m	11'10" x 10'8"
Bedroom 2 (min.)	4.23m x 1.94m	13'10" x 6'4"

Plots: 10, 19, 20 & 21

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# THE HORSHAM

2 bedroom home

# THE HORSHAM

The kitchen and open plan living/dining area can be found on the ground floor, with double doors to the rear garden.  
On the first floor, both of the bedrooms are doubles, with bedroom 1 boasting an en suite shower room.

TOTAL 79 sq m / 850 sq ft

Ground floor



Kitchen	4.02m x 1.86m	13'2" x 6'1"
Living/Dining Area (max.)	5.76m x 3.98m	18'11" x 13'1"

First floor



Bedroom 1	4.03m x 2.87m	13'3" x 9'5"
Bedroom 2 (max.)	3.98m x 3.58m	13'1" x 11'9"

 **Plots:** 26, 43, 44, 45, 46, 84, 85, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 130, 131, 168 & 169

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# THE CLIFTON

3 bedroom home

# THE CLIFTON

Off the hall is a separate kitchen/breakfast area and open plan living/dining area, which features double doors to the rear garden. On the first floor are two of the three bedrooms and family bathroom, while the second floor is devoted entirely to the bedroom 1 with fitted wardrobes and en suite shower room.

TOTAL 105.2 sq m / 11,32 sq ft

Ground floor



<b>Kitchen/Breakfast Area (max.)</b>	
3.43m x 3.04m	11'3" x 10'0"
<b>Living Room/Dining Area (min.)</b>	
4.78m x 3.50m	15'8" x 11'6"

First floor



<b>Bedroom 2 (min.)</b>	
4.79m x 3.38m	15'9" x 11'1"
<b>Bedroom 3</b>	
2.91m x 2.56m	9'6" x 8'5"

Second floor



<b>Bedroom 1</b>	
6.20m x 3.66m	20'4" x 12'0"

 **Plots:** 11, 12, 13, 14, 23, 24, 27, 28, 52, 53, 57, 58, 76, 77, 79, 122, 123, 161, 162, 163, 164, 165 & 166

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our Sales Executives regarding the tenure of our new homes. Please see a Sales Executive for details. \*Windows to plot 163 only. \*Windows to plot 11 only. 34114 / August 2018.

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# THE EASTDALE

The kitchen/dining area is ideal for sit down meals and the separate living room with double doors to the rear garden. Upstairs are two bedrooms, family bathroom and bedroom 1 which features an en suite shower room.

TOTAL Plots 29, 31, 32, 50, 51, 80, 81, 82, 83, 102 & 103 93.02 sq m / 1000.2 sq ft  
TOTAL Plots 30 & 33 95.04 sq m / 1,023 sq ft

## Ground floor



Kitchen/Dining Area	5.57m x 2.85m	18'3" x 9'4"
Living Room	5.57m x 3.02m	18'3" x 9'11"
Living Room Plots 30 & 33	5.91m x 3.02m	19'5" x 9'11"

## First floor



Bedroom 1 Plots 29, 31, 32, 50, 51, 80, 81, 82, 83, 102 & 103	4.21m x 3.08m	13'10" x 10'1"
Bedroom 1 Plots 30 & 33	4.54m x 3.08m	14'11" x 10'1"
Bedroom 2	3.03m x 3.03m	9'11" x 9'11"
Bedroom 3	3.03m x 2.45m	9'11" x 8'1"

Plots: 29, 30, 31, 32, 33, 50, 51, 80, 81, 82, 83, 102 & 103

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# THE GUILDFORD

*3 bedroom home*

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# THE GUILFORD

The ground floor is home to a separate living room and the open plan kitchen/dining area, which features double doors to the rear garden. Upstairs you'll find the two bedrooms, family bathroom and bedroom 1 featuring an en suite shower room.

**TOTAL** Plots 15, 18, 48, 74, 114, 117, 118 & 121 **95.9 sq m / 1,032 sq ft**

**TOTAL** Plots 16, 17, 22, 25, 47, 49, 75, 115, 116, 119 & 120 **95.8 sq m / 1,031 sq ft**

Ground floor

\* ‡ ‡ ‡ ‡ \*

First floor

\* ‡ ‡ ‡ \*

Kitchen/Dining Area	4.77m x 3.59m	15'8" x 11'9"
Living Room (max.) Plots 15, 18, 48, 74, 114, 117, 118 & 121	5.06m x 3.74m	16'7" x 12'3"
Living Room (max.) Plots 16, 17, 22, 25, 47, 49, 75, 115, 116, 119 & 120	4.72m x 3.74m	15'6" x 12'3"

Bedroom 1 (min.) Plots 15, 18, 48, 74, 114, 117, 118 & 121	3.24m x 3.01m	10'8" x 9'10"
Bedroom 1 (min.) Plots 16, 17, 22, 25, 47, 49, 75, 115, 116, 119 & 120	3.01m x 2.90m	9'10" x 9'6"
Bedroom 2 (min.)	4.45m x 2.55m	14'7" x 8'4"
Bedroom 3 (max.)	4.26m x 2.13m	14'0" x 7'0"

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# THE MAYFORD

4 bedroom home

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## THE MAYFORD

The separate living room and open plan kitchen/dining area are perfect for entertaining, with double doors to the rear garden. Upstairs, three of the four bedrooms are doubles, with bedroom 1 featuring an en suite shower room.

TOTAL 108.66 sq m / 1,169.6 sq ft

Ground floor



Kitchen/Dining Area	5.76m x 3.38m	18'11" x 11'1"
Living Room	4.54m x 3.67m	14'11" x 12'1"
Utility Room	1.76m x 1.24m	5'9" x 4'1"

First floor



Bedroom 1	3.66m x 3.32m	12'0" x 10'11"
Bedroom 2	3.54m x 2.86m	11'7" x 9'5"
Bedroom 3 (min.)	2.81m x 2.52m	9'3" x 8'3"
Bedroom 4	2.35m x 2.28m	7'9" x 7'6"

 Plots: 56, 59, 129, 155, 156 & 167

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THE SHELFORD

The ground floor is home to the living room with feature bay windows, study and the open plan kitchen/dining area, with double doors to the rear garden.

The four double bedrooms are on the first floor, of which bedroom 1 features an en suite shower room.

TOTAL Plot 154 127.7 sq m / 1,375 sq ft

TOTAL Plot 78 126.4 sq m / 1,361 sq ft

Ground floor

Kitchen/Dining Area (max.)	8.10m x 3.24m	26'7" x 10'8"
Living Room (excl. bay windows)	4.74m x 3.88m	15'7" x 12'9"
Study	2.62m x 2.10m	8'7" x 6'11"

First floor

Bedroom 1	4.22m x 3.08m	13'10" x 10'1"
Bedroom 2 (max.)	3.88m x 3.66m	12'9" x 12'0"
Bedroom 3 (max.)	3.44m x 3.08m	11'3" x 10'1"
Bedroom 4 (max.)	4.01m x 2.75m	13'2" x 9'0"

Plots: 78 & 154

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our Sales Executives regarding the tenure of our new homes. Please see a Sales Executive for details. \*No bay window to plot 78. \*No windows to plot 78. 34114 / August 2018.

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THE TILFORD

The ground floor is home to the kitchen and family room, separate living room and dining room.

On the first floor you will find the four double bedrooms, of which bedroom 1 features an en suite shower room.

TOTAL 143.4 sq m / 1,543 sq ft

Ground floor

Kitchen	4.79m x 3.33m	15'9" x 10'11"
Living Room	4.75m x 3.91m	15'7" x 12'10"
Dining Room	3.48m x 2.66m	11'5" x 8'9"
Family Room	3.91m x 3.26m	12'10" x 10'8"

First floor

Bedroom 1	4.68m x 3.29m	15'4" x 10'9"
Bedroom 2	4.00m x 3.33m	13'2" x 10'11"
Bedroom 3 (max.)	4.72m x 3.36m	15'6" x 11'0"
Bedroom 4	3.82m x 2.54m	12'6" x 8'4"

Plots: 67, 126, 151, 152 & 159

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# THE TRAFALGAR

4 bedroom home

The living room with feature a bay window is a comfortable place to relax. The open plan kitchen/ dining area enjoys both a bay window and French doors to the rear garden, making the space bright and airy. The downstairs cloakroom and utility cupboard add touches of convenience. On the first floor you will find two double bedrooms, the master of which enjoys an en suite shower room. Up on the second floor are two further double bedrooms and an additional shower room.

TOTAL Plots 150 & 157 162.1 sq m / 1,744 sq ft  
TOTAL Plots 65, 66, 68, 124, 125, 127, 128, 148, 149, 153, 158 & 160 159.6 sq m / 1,717 sq ft

Ground floor



<b>Kitchen/Dining Area (excl. bay window)</b>	
5.70m x 3.47m	18'8" x 11'5"
<b>Living Room (max.)</b>	
4.40m x 3.87m	14'5" x 12'8"
<b>Utility Room (max.)</b>	
1.74m x 1.16m	5'8" x 3'10"

First floor



<b>Master Bedroom (max.)</b>	
5.70m x 3.78m	18'8" x 12'5"
<b>Bedroom 2</b>	
3.57m x 3.51m	11'9" x 11'6"

Second floor



<b>Bedroom 3 (max.)</b>	
5.51m x 3.11m	18'1" x 10'2"
<b>Bedroom 4</b>	
5.51m x 3.48m	18'1" x 11'5"

 **Plots:** 65, 66, 68, 124,125, 127, 128, 148, 149,150, 153, 157, 158 & 160

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Taylor Wimpey



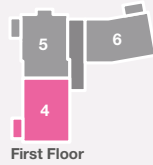


Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details. Please speak to our Sales Executives regarding the tenure of our new homes.

# THE BRAMBER

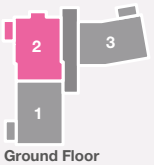
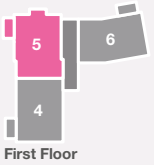
These 1 & 2 bedroom apartments let you make the most of single storey living. Selected plot features a balcony and an open plan kitchen/living/dining area that provides flexible modern space. Bedroom 1 in the 2 bedroom apartments benefits from an en suite shower room.

Plots 1 & 4



Kitchen/Living/Dining Area (max.)	
7.00m x 3.87m	23'0" x 12'8"
Bedroom 1	
3.87m x 3.06m	12'8" x 10'0"
Bedroom 2	
3.87m x 2.93m	12'8" x 9'7"
Total internal floor area	
70 sq m	753.47 sq ft

Plots 2 & 5



Kitchen/Living/Dining Area (max.)	
7.00m x 4.81m	23'0" x 15'9"
Bedroom 1	
3.94m x 3.06m	12'11" x 10'0"
Bedroom 2	
3.87m x 2.85m	12'8" x 9'4"
Total internal floor area	
71.62 sq m	770.91 sq ft

 Plots: 1, 2, 3, 4, 5, 6, 7, 8 & 9

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our Sales Executives regarding the tenure of our new homes. Please see a Sales Executive for details. 34114 / August 2018.

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# THE BRAMBER

These 1 & 2 bedroom apartments let you make the most of single storey living. Selected plot features a balcony and an open plan kitchen/living/dining area that provides flexible modern space. Bedroom 1 in the 2 bedroom apartments benefits from an en suite shower room.

Plots 3 & 6



Kitchen/Living/Dining Area (max.)	
6.87m × 3.34m	22'6" × 10'11"
Bedroom 1	
4.14m × 3.09m	13'7" × 10'2"
Bedroom 2	
3.34m × 3.29m	10'11" × 10'9"
Total internal floor area	
70 sq m	753.47 sq ft

Plot 7



Kitchen/Living/Dining Area (max.)	
6.46m × 5.21m	21'2" × 17'1"
Bedroom	
3.74m × 3.40m	12'3" × 11'2"
Total internal floor area	
62.21 sq m	669.62 sq ft

Plot 8



Kitchen/Living/Dining Area (max.)	
7.02m × 4.82m	23'1" × 15'10"
Bedroom	
4.55m × 3.74m	14'11" × 12'3"
Total internal floor area	
68 sq m	731.94 sq ft

Plot 9



Kitchen/Living/Dining Area (max.)	
5.96m × 4.86m	19'7" × 15'11"
Bedroom	
4.40m × 3.21m	14'5" × 10'7"
Total internal floor area	
57.48 sq m	618.7 sq ft

 Plots: 1, 2, 3, 4, 5, 6, 7, 8 & 9

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 Plots: 1, 2, 3, 4, 5, 6, 7, 8 & 9

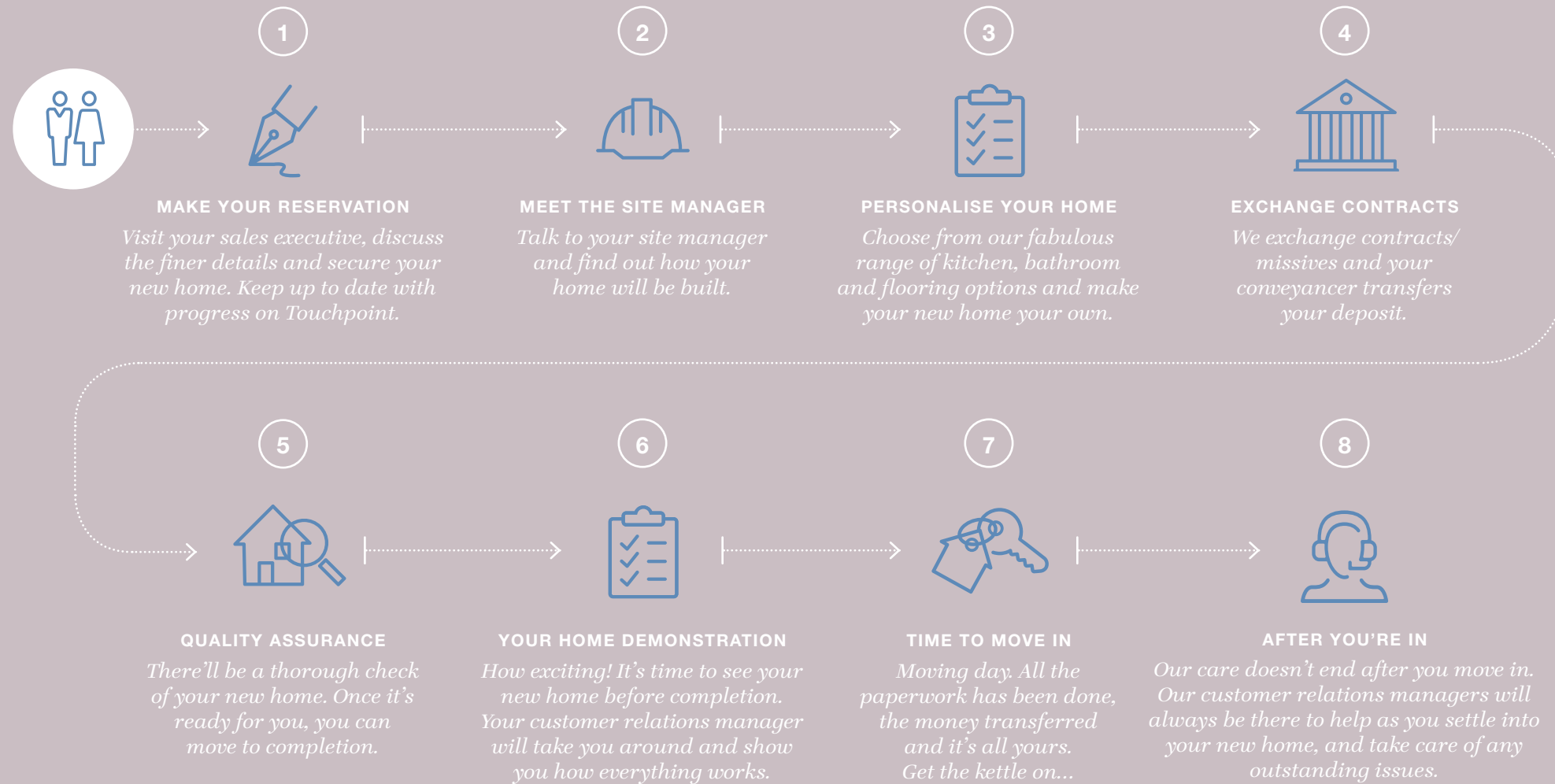
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**Taylor Wimpey**



# FROM LOOKING ROUND TO MOVING IN...





## KILNWOOD VALE

Horsham Road  
Faygate,  
RH12 0AQ

## CONTACT US ON

01293 227 423

## SATNAV

RH12 0AQ



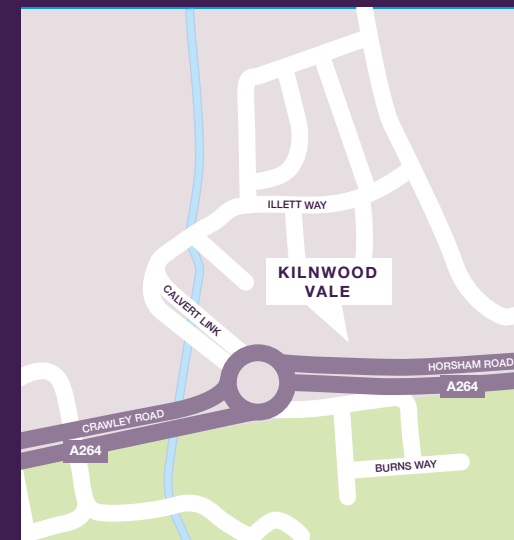
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## FROM HORSHAM:

- Head north-east on Copnall way and continue onto Park Street
- Turn right at Kings Road then left onto Harwood Road
- Take the 3rd exit on the roundabout onto Harwood Road
- Take the 2nd exit onto Crawley Road, continue until you reach the next roundabout
- Enter the roundabout, Kilnwood Vale is on the left

## FROM CRAWLEY:

- Take Malthouse Road onto Brighton Road
- Turn left onto Horsham Road
- Take 2nd exit on the next 4 roundabouts continuing along Horsham Road
- On the 4th roundabout, Kilnwood Vale is on the left



Maps shown are not to scale. Distances taken from [google.co.uk/maps](http://google.co.uk/maps)

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