



Crest
NICHOLSON

Hoadlands Grange

HANDCROSS

A sense of something new

Located in the desirable village of Handcross and just a ten-minute drive from the centre of Crawley, Hoadlands Grange has been beautifully designed to suit a multitude of lifestyles.

Surrounded by the High Weald Area of Outstanding Natural Beauty and nestled amongst mature and newly-planted woodland, this wonderful collection of 2, 3 & 4 bedroom homes is one of the area's most desirable new addresses.

Finished to the highest specification, brilliantly connected to the surrounding area and just moments from the warm and welcoming village centre and all of its amenities, this is semi-rural living at its best. Whether you are downsizing to a low-maintenance home, a growing family looking for more space or a professional needing access to the City - you are sure to find what you are looking for here.





A sense of place

There is a great sense of community within Hoadlands Grange - as soon as you arrive here you will feel connected to everything and everyone.

The stunning setting and excellent amenities mean that everything you need is on your doorstep.

The Ouse Valley Doctors Surgery is a short walk away and with a number of walking and cycling routes to explore, travelling throughout the local area could not be easier.

The friendly village of Handcross has everything you would expect to find in a traditional English hamlet. Quirky boutiques can be found in the centre of the village along with a butchers, post office, tea rooms, pubs and the local social club and pavilion.

You'll find there is a flourishing community spirit and sense of belonging here, making this a truly special place to call home.



Just a short walk from Hoadlands Grange you will find Crama Romaneasca, a hidden gem specialising in authentic Romanian food. Travel a little further to the village and you will discover a number of rustic pubs including The Red Lion, The Wheatsheaf and The Royal Oak Inn, where you can meet your neighbours and join in with a weekly quiz or simply sit back and relax by an open fire.



A delight for the senses

Enjoy home-made cake and tea, sample an exotic dish packed with flavour or indulge in some hearty pub fare; there is something for every palate.



Nearby Crawley has a variety of well-known chains and independent restaurants to try - from Italian and Indian to Thai and wood-fired pizza. Crawley is also home to the County Mall shopping centre - the ideal destination for some retail therapy.

Sense your surroundings



The High Weald is one of England's most breathtaking landscapes and is literally on your doorstep. Designated an Area of Outstanding Natural Beauty, this medieval woodland is full of rolling hills and ancient walkways all waiting to be discovered. Sussex also has a number of nature reserves, which offer the chance to spot local wildlife and appreciate a true sense of peace and quiet.

There are countless leisure facilities to partake in within the area. For keen golfers, there is the luxurious Mannings Heath Golf and Wine Estate which boasts two stunning courses and the Cottessmore Hotel & Golf Club which is also the perfect place for a spa retreat. Both are less than a 10-minute drive away. Fitness enthusiasts will also love this area - K2 Crawley is one of the biggest gyms in the region, offering a range of high-end facilities including a state-of-the-art virtual cycling studio.



Life is about moments. It's about slowing down every once in a while to live in the now and appreciate the small things and there's no better place to do that than Hoadlands Grange.

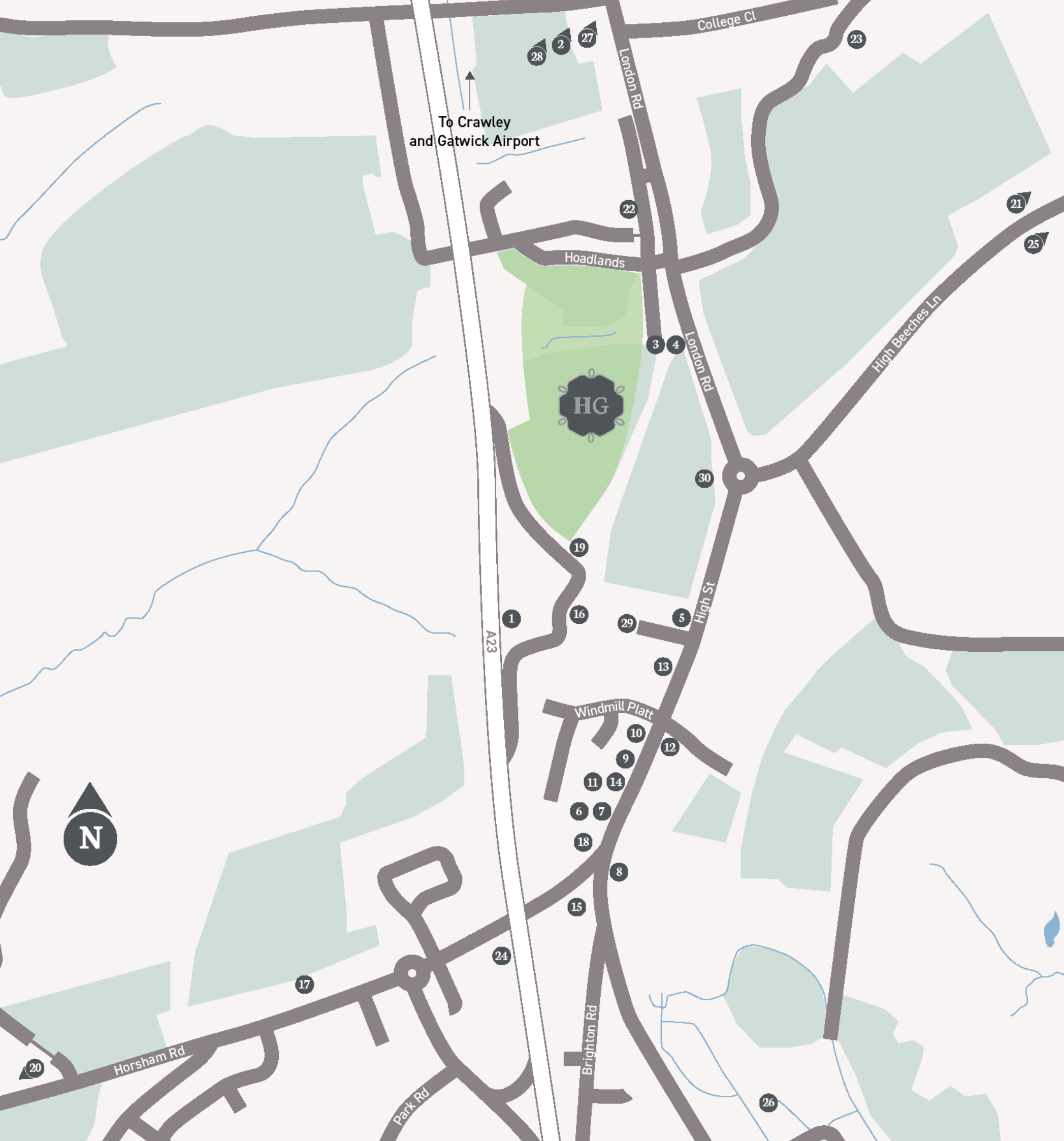
A sense of pride



Families of all ages are well catered for at Hoadlands Grange. This area offers excellent community facilities and outdoor space and is also home to a selection of superb schools.

For younger families, The Handcross Park Pre-School Nursery is dedicated to early years education, providing childcare and offering a variety of play facilities. Handcross Primary School is also nearby. Just a five-minute walk away, the school educates children

aged 4-11 and currently has a 'Good' Ofsted rating. For those looking for private education, Handcross Park is less than a mile away. Considered one of the leading preparatory schools in Sussex, this co-educational independent school caters for children aged 2-13.



What's nearby

Road links

- 1 A23
- 2 M23

Health

- 3 Ouse Valley Practice
- 4 Dumbledore Dental Care
- 5 Fountain Therapies

Shops & Amenities

- | | |
|------------------------------|-------------------------------|
| 6 Post Office Stores | 12 Handcross Hardware & Craft |
| 7 SPAR Handcross | 13 Costcutter |
| 8 Handcross Village Butchers | 14 Bellamie Hair & Beauty |
| 9 Handcross News | 15 Aaron Russell Hairdresser |
| 10 Church's Florist | 16 Petrol Station |
| 11 And So To Bed | |

Eating & Drinking

- 17 The Royal Oak Inn
- 18 The Red Lion
- 19 Crama Romaneasca
- 20 The Wheatsheaf
- 21 High Beeches Tea Room and Tea Garden

Schools

- 22 Handcross Primary School
- 23 Handcross Park School (independent)

Places of Worship

- 24 All Saints Church

Recreation

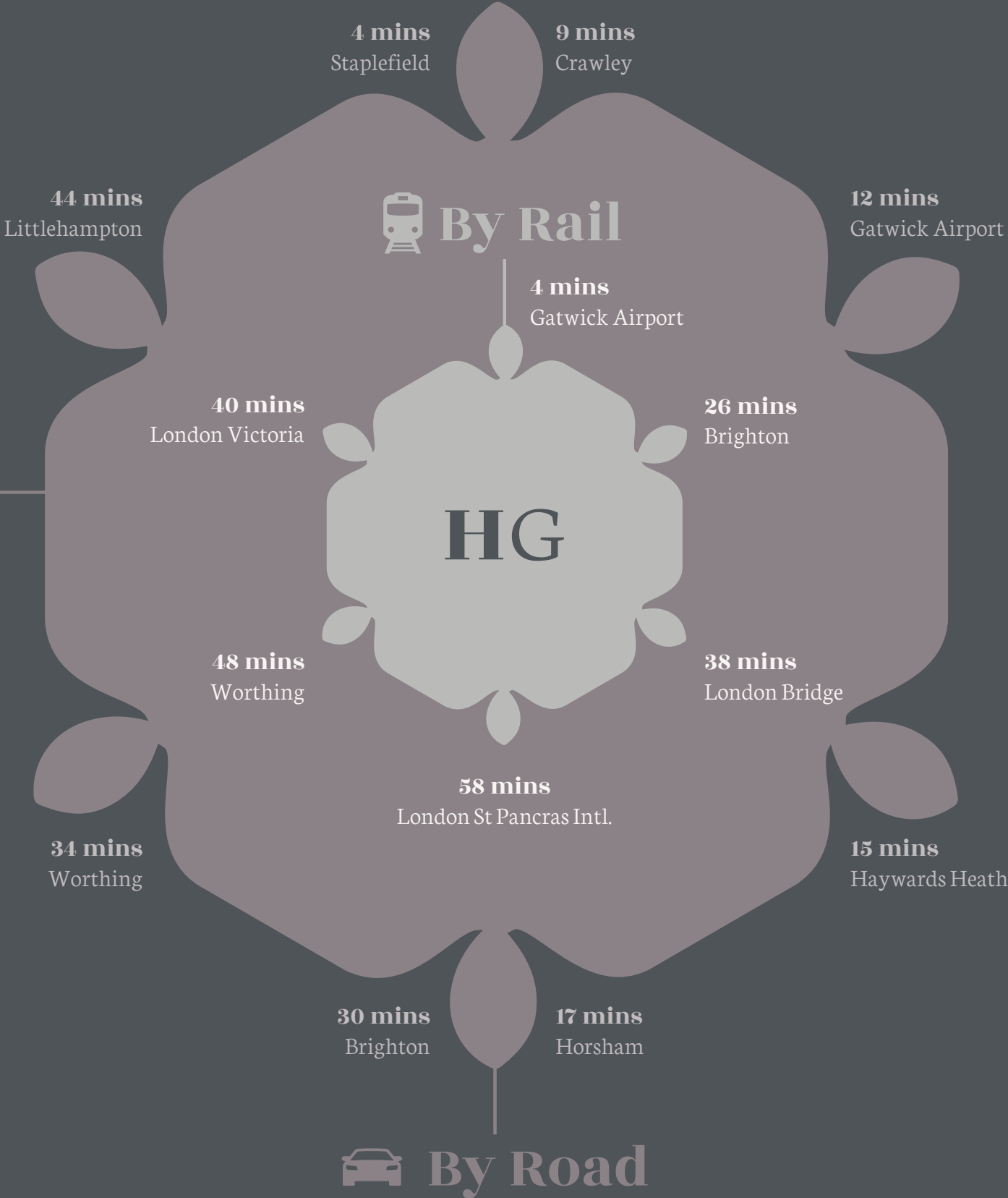
- | | |
|-------------------------|-----------------------------------|
| 25 High Beeches Gardens | 28 Buchan Park |
| 26 Nymans | 29 Handcross Sports & Social Club |
| 27 Tilgate Park | 30 Handcross Sports Pavilion |

Hoadlands Grange benefits from brilliant road and rail connections. The A23 is easily accessible and provides direct links to Gatwick Airport, Brighton and the south coast.

Well connected

There are also regular bus services to neighbouring towns including Crawley, Horsham and Haywards Heath. Conveniently, there are a number of train stations to choose from.

You can catch a train to central London from Three Bridges station, with a journey to London Bridge taking approximately 38 minutes.



*Times are approximate and taken from National Rail and Google Maps. Rail connections are taken from Three Bridges station.



A sense of character

Every detail of Hoadlands Grange has been designed with you in mind, ensuring you feel totally relaxed and at home with the surroundings.

At its heart is a beautifully landscaped green space, which adds to the natural beauty and provides opportunities for interacting with your neighbours. Cycling routes and footpaths intertwine, promoting sustainable transport options and space to explore. Two distinctive character areas ensure there is a home here for everyone. One of the character areas features contemporary architecture,

with pitched roofs and slender porches and a range of materials including self-coloured weatherboarding. The other takes on a more parkland character and Arts and Craft style, defined by brickwork chimneys and a traditional colour palette. All of the homes are perfectly complemented by the setting, wrapped in mature woodland that creates a hidden oasis for all to enjoy.



Finished to the highest specification, the interiors of each home are clean and contemporary, providing you with a blank canvas which you can personalise with your own style.

A sense of luxury

Show home photography taken from a previous phase at Hoadlands Grange.



The kitchen is the hub of the home, boasting modern built-in appliances and stylish worktops which make preparing dinner a pleasure.

The luxurious bathroom is equally impressive – a welcoming haven to

retreat to after a busy day. Every room has been thoughtfully crafted to make the most of light and space and the flexible open plan layouts ensure this is a home you can grow with.

Why buy new?

A home is more than just bricks and mortar. It is a place that you should feel proud of. A place that you love coming back to and a place to make lasting memories. Every inch of Hoadlands Grange has been designed with this in mind.



Flexible layout
and ample space
to entertain



Sustainably sourced
materials to reduce
environmental impact



Peace of mind
with a ten-year
NHBC warranty



Immaculate interiors
that have never been
lived in before



Crest Nicholson
two-year customer
service guarantee



Energy efficient features
designed to lower utility bills
and your carbon footprint

The outstanding location
has been carefully selected
to provide a balance
between work, rest and play.
Every home has also been
finished with an unrivalled
attention to detail to make
sure this a place you can
call home now and for
years to come.

Development Layout



2 Bedroom Homes



The York

33, 34, 35, 77 & 78



The Maisonnets

79 & 80

3 Bedroom Homes



The Bramble

36, 39, 46, 47, 49, 55 & 76



The Meadow

37, 38, 50, 56 & 75



The Leith

5, 6, 8, 9, 57, 58, 59, 72, 73, 74, 98, 99 & 100



The Thetford

97

4 Bedroom Homes



The Whimberry

1, 2, 7 & 10



The Orchard

42 & 48



The Laurel

3, 4, 40, 45, 51, 52, 53 & 54



The Fernhurst

101 & 102



The Mortimer

41, 43 & 44

2 Bedroom Apartments



Bluebell View

Apartments 11 - 22



Primrose Court

Apartments 81 - 92
(87 - 92 are affordable homes)



Affordable Housing

* Bike/Refuse Store
PS Pumping Station
s/s Substation

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.

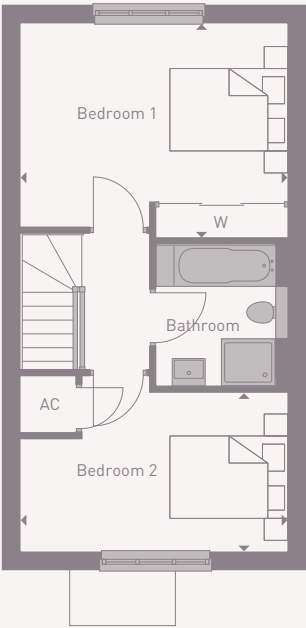
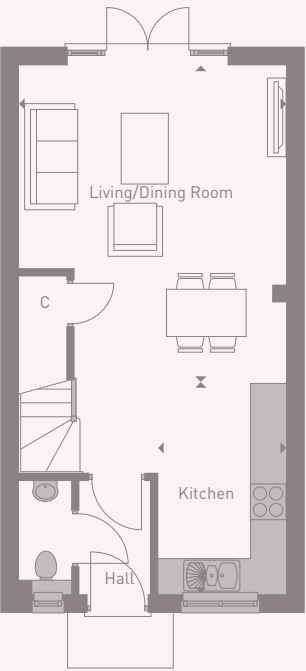
The York

2 Bedroom Home

Houses 33, 34, 35, 77 & 78*



Digital illustration of external elevations is indicative only.



Ground Floor

Living /Dining Room	5390mm· x 4521mm·	17'8" x 14'10"
Kitchen	3570mm x 2175mm	11'9" x 7'2"

First Floor

Bedroom 1	4521mm x 3644mm·	14'10" x 12'0"
Bedroom 2	4521mm· x 2687mm·	14'10" x 8'10"

TOTAL AREA	81.0 sqm	871 sqft
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Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

W Wardrobe C Cupboard AC Airing cupboard ·Max dimension
* Handed to floorplan shown

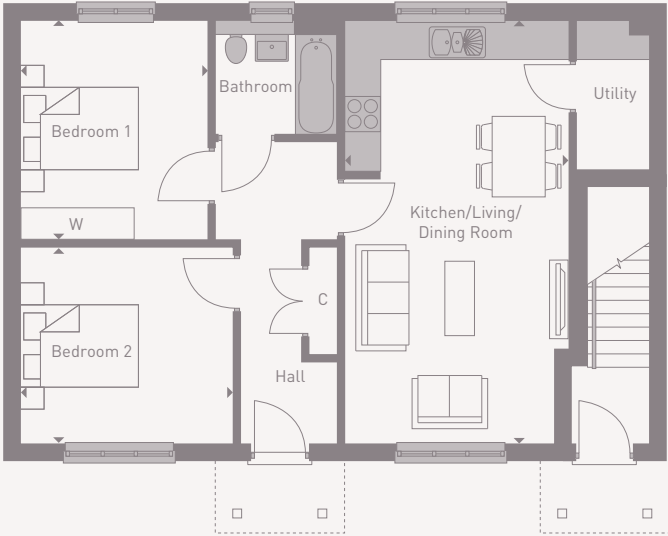
The Maisonettes

2 Bedroom Home

Maisonettes 79 & 80

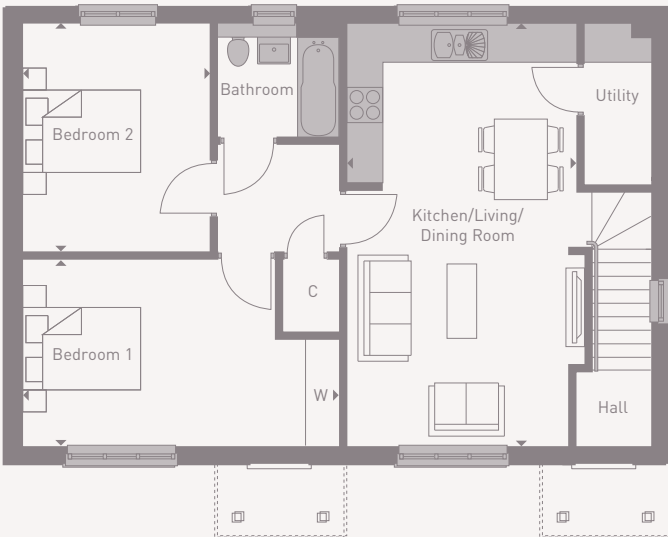


Digital illustration of external elevations is indicative only.



Home 79 (Ground Floor)

Kitchen/Living/Dining Room	7153mm· x 3780mm·	23'4"·x 12'4"·
Bedroom 1	3689mm x 3156mm	12'10" x 10'3"
Bedroom 2	3588mm x 3318mm	11'7" x 10'8"
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TOTAL AREA	70.6 sqm	760 sqft



Home 80 (First Floor)

Kitchen/Living/Dining Room	7153mm· x 3896mm·	23'4"· x 12'7"·
Bedroom 1	5347mm· x 3155mm·	17'5"· x 10'3"·
Bedroom 2	3853mm x 3155mm	12'6" x 10'3"
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TOTAL AREA	81.7 sqm	880 sqft

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W Wardrobe C Cupboard · Max dimension

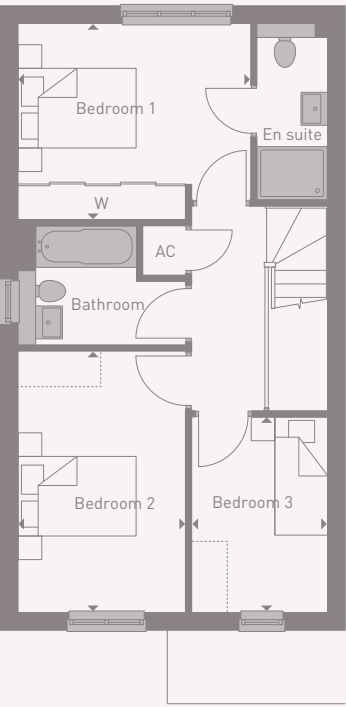
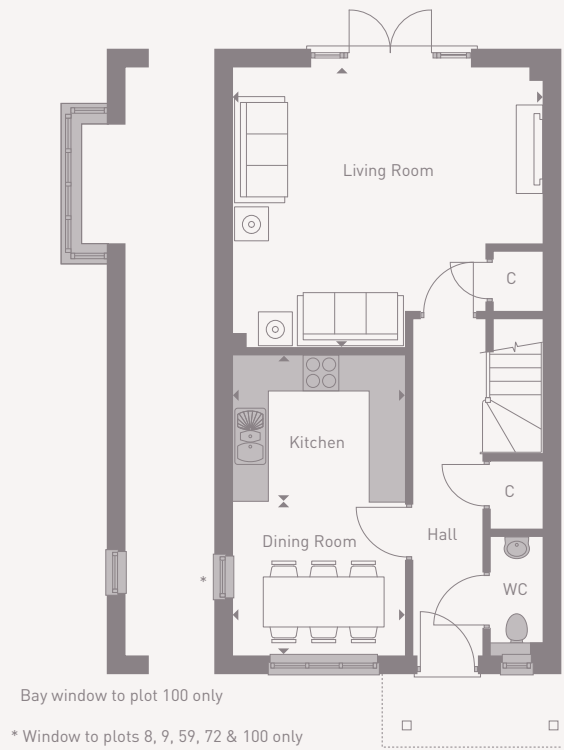
The Leith

3 Bedroom Home

Houses 5*, 6, 8*, 9, 57, 58, 59, 72*, 73*, 74*, 98, 99* & 100
(Barn hip roofs to houses 5, 6, 8 and 9 only.)
(Flat porch canopy and closed eaves to houses 57, 58, 59, 72, 73, 74, 98, 99 and 100)



Digital illustration of external elevations is indicative only.



Ground Floor

Living Room	5308mm· x 4733mm·	17'4"· x 15'5"·
Kitchen	2914mm x 2470mm	9'5" x 8'10"
Dining Room	2914mm x 2638mm	9'5" x 8'6"

First Floor

Bedroom 1	3981mm· x 3321mm·	13'0"· x 10'8"·
Bedroom 2	4429mm x 2839mm	14'5" x 9'3"
Bedroom 3	3313mm x 2326mm	10'8" x 7'6"

TOTAL AREA	106.0 sqm	1140 sqft
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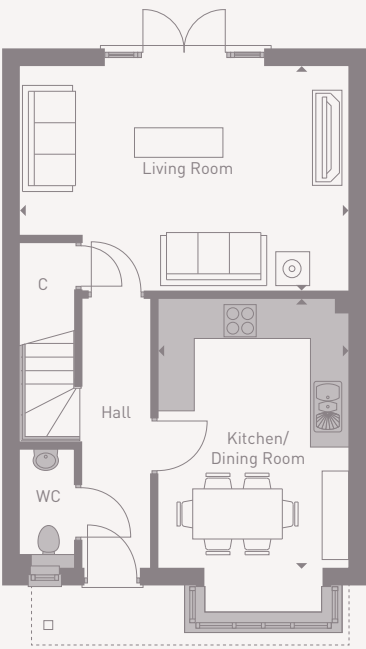
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W Wardrobe C Cupboard AC Airing cupboard · Max dimension
* Handed to floorplan shown

The Bramble

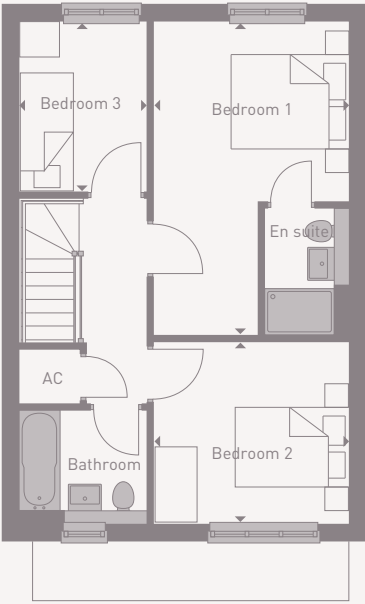
3 Bedroom Home

Houses 36, 39*, 46*, 47, 49*, 55* & 76*



Ground Floor

Living Room	5578mm· x 3817mm·	18'3"· x 12'5"
Kitchen/Dining Room	4523mm x 3222mm	14'8" x 10'5"



First Floor

Bedroom 1	5282mm· x 3295mm·	17'3"· x 10'8"
Bedroom 2	3295mm x 3077mm	10'8" x 10'0"
Bedroom 3	2861mm x 2138mm	9'3" x 7'0"

TOTAL AREA	98.0 sqm	1055 sqft
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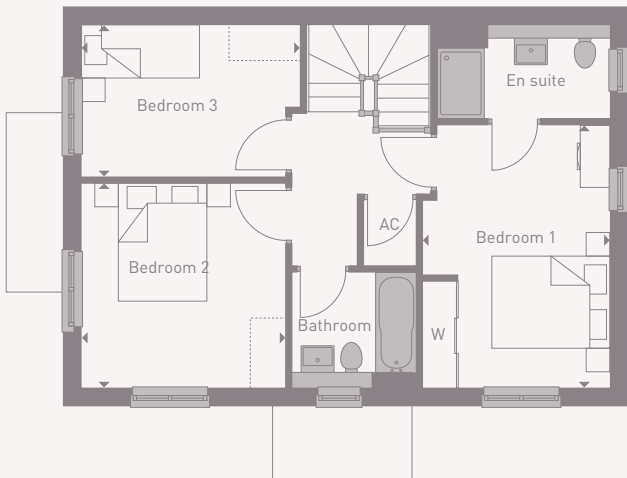
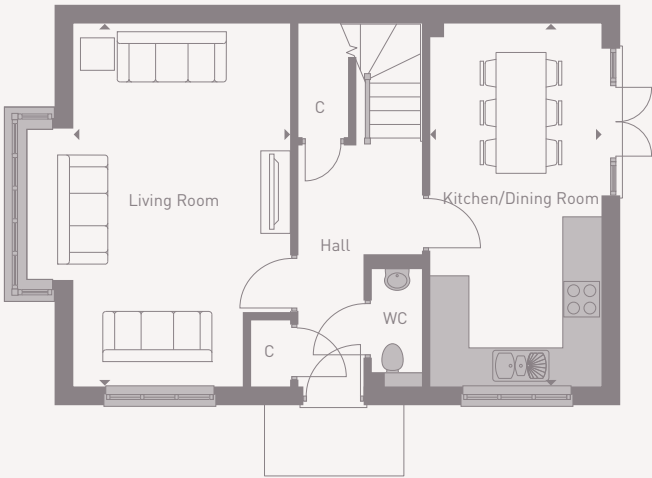
The Meadow

3 Bedroom Home

Houses 37*, 38, 50*, 56 & 75*



Digital illustration of external elevations is indicative only.



Ground Floor

Living Room	6140mm· x 3675mm·	20'1" x 12'0"
Kitchen/Dining Room	6140mm x 2889mm	20'1" x 9'4"

First Floor

Bedroom 1	4426mm· x 3152mm·	14'5" x 10'3"
Bedroom 2	3462mm x 3442mm	11'3" x 11'2"
Bedroom 3	3696mm· x 2559mm·	12'2" x 8'3"

TOTAL AREA	114.0 sqm	1227.09 sqft
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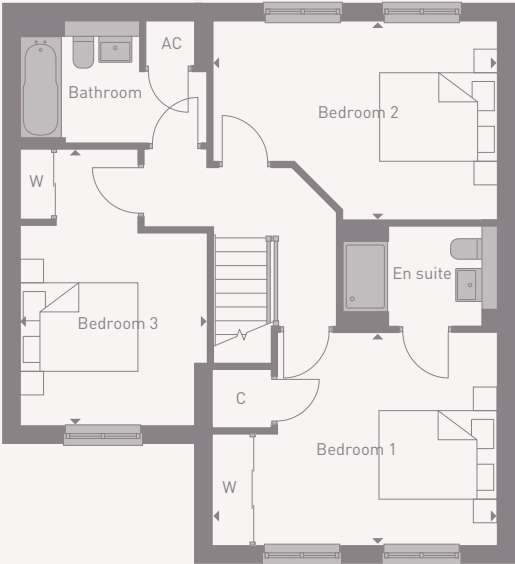
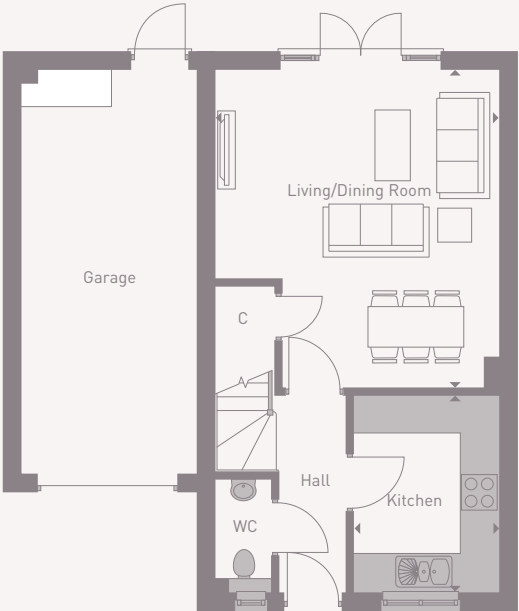
W Wardrobe C Cupboard AC Airing cupboard · Max dimension
* Handed to floorplan shown

The Thetford

3 Bedroom Home
House 97



Digital illustration of external elevations is indicative only.



Ground Floor

Kitchen	3320mm x 2451mm	10'5" x 8'0"
Living/Dining Room	5376mm· x 4791mm·	17'6" x 15'7"

First Floor

Bedroom 1	4790mm· x 3560mm·	16'3" x 11'6"
Bedroom 2	4791mm· x 3320mm·	15'7" x 10'8"
Bedroom 3	4650mm· x 3130mm·	15'2" x 10'2"

TOTAL AREA	104.0 sqm	1119 sqft
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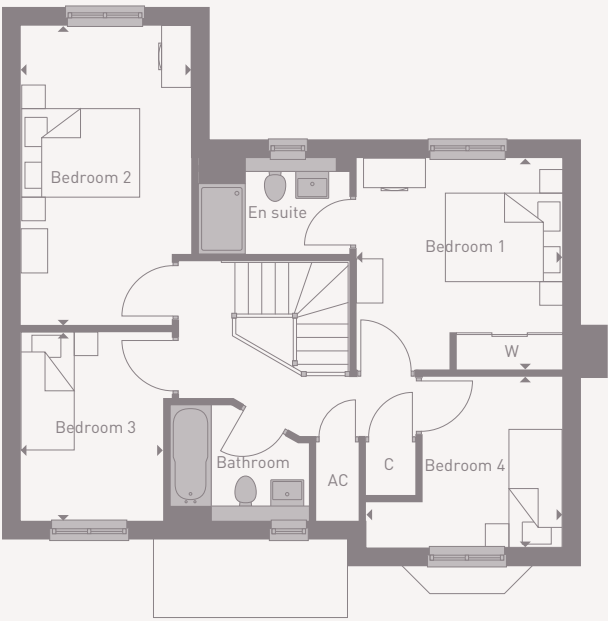
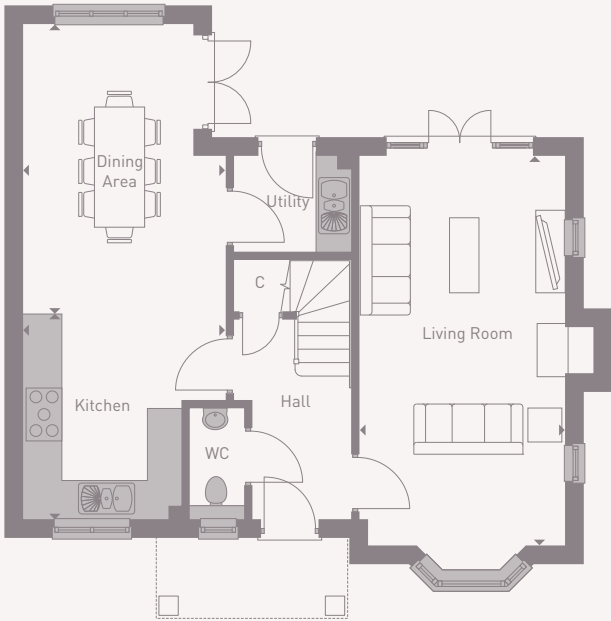
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W Wardrobe C Cupboard AC Airing cupboard · Max dimension

The Whimberry

4 Bedroom Home

Houses 1, 2, 7 & 10*



Ground Floor

Kitchen	3471mm· x 3440mm·	11'5"· x 11'4"
Dining Area	4920mm· x 3440mm·	16'4"· x 11'4"
Living Room	5824mm x 3469mm	19'10" x 11'3"

First Floor

Bedroom 1	3685mm· x 3480mm·	12'0"· x 11'4"
Bedroom 2	5064mm· x 2878mm·	16'6"· x 9'4"
Bedroom 3	3182mm x 2381mm	10'4" x 7'8"
Bedroom 4	3328mm· x 2873mm·	10'9"· x 9'4"
TOTAL AREA	131.4 sqm	1414 sqft

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W Wardrobe C Cupboard AC Airing cupboard · Max dimension
* Handed to floorplan shown

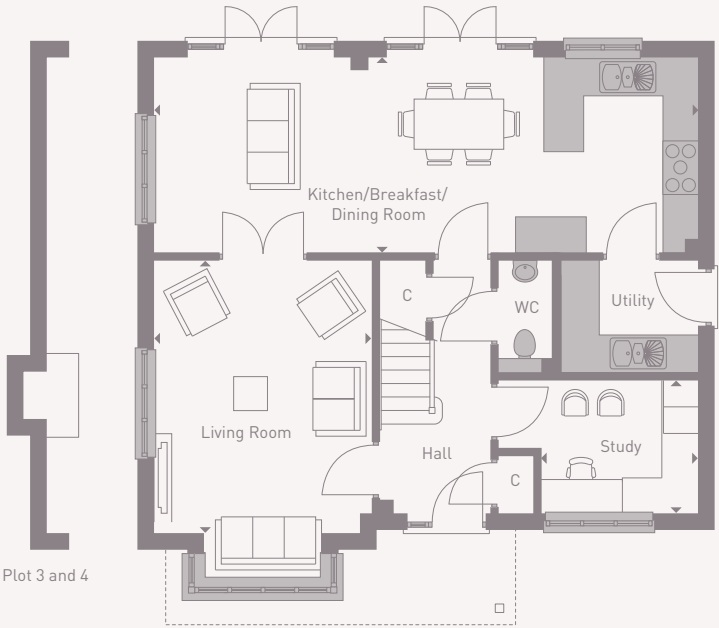
The Laurel

4 Bedroom Home

Houses 3', 4, 40, 45, 51, 52', 53, 54
(Barn hip roofs to houses 3 and 4 only.)
(Cladding and flat canopy to porch and bay window to houses 40, 45, 51, 52, 53 and 54)

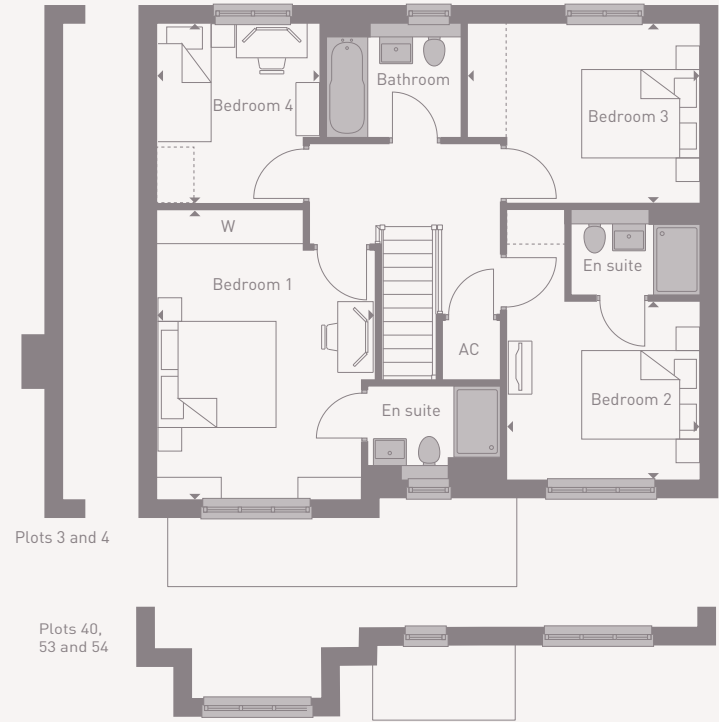


Digital illustration of external elevations is indicative only.



Ground Floor

Living Room	4629mm x 3687mm	15'1" x 12'0"
Kitchen/Breakfast/Dining Room	9230mm x 3331mm	30'2" x 10'9"
Study	2678mm x 2262mm	8'7" x 7'4"



First Floor

Bedroom 1	4935mm x 3694mm	16'2" x 12'11"
Bedroom 2	3277mm x 3046mm	10'7" x 10'0"
Bedroom 3	3944mm x 3026mm	12'9" x 9'9"
Bedroom 4	3026mm x 2752mm	9'9" x 9'0"

TOTAL AREA FOR PLOTS 3, 45, 51 & 52	148 sqm	1597 sqft
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TOTAL AREA FOR PLOT 4	149 sqm	1605 sqft
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TOTAL AREA FOR PLOTS 40, 53 AND 54	150 sqm	1614 sqft
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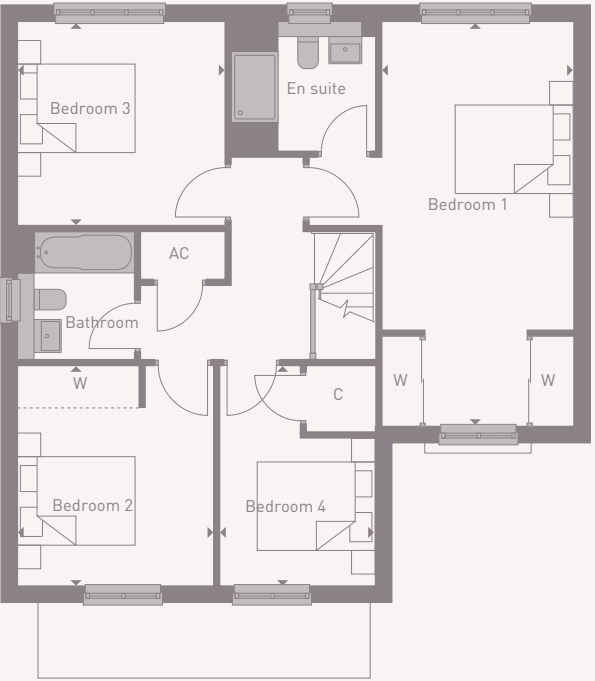
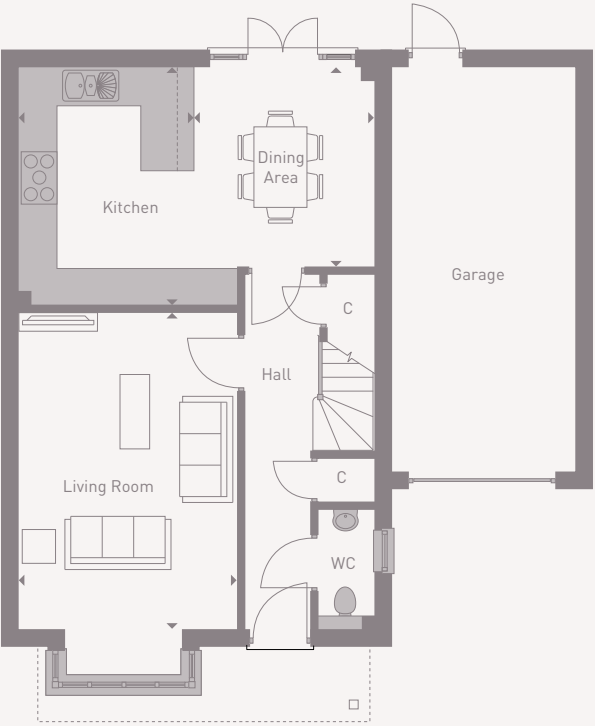
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W Wardrobe C Cupboard AC Airing cupboard · Max dimension
* Handed to floorplan shown

The Mortimer

4 Bedroom Home

Houses 41, 43 & 44



Ground Floor

Kitchen	4036mm x 2971mm	13'3" x 9'9"
Dining Area	3365mm x 3062mm	11'1" x 10'1"
Living Room	5361mm x 3700mm	17'7" x 12'2"

First Floor

Bedroom 1	6822mm x 3229mm	22'3" x 10'5"
Bedroom 2	3716mm x 3299mm	12'1" x 10'8"
Bedroom 3	3492mm x 3423mm	11'4" x 11'2"
Bedroom 4	3716mm x 2621mm	12'2" x 8'5"
TOTAL AREA		
	141.0 sqm	1520 sqft

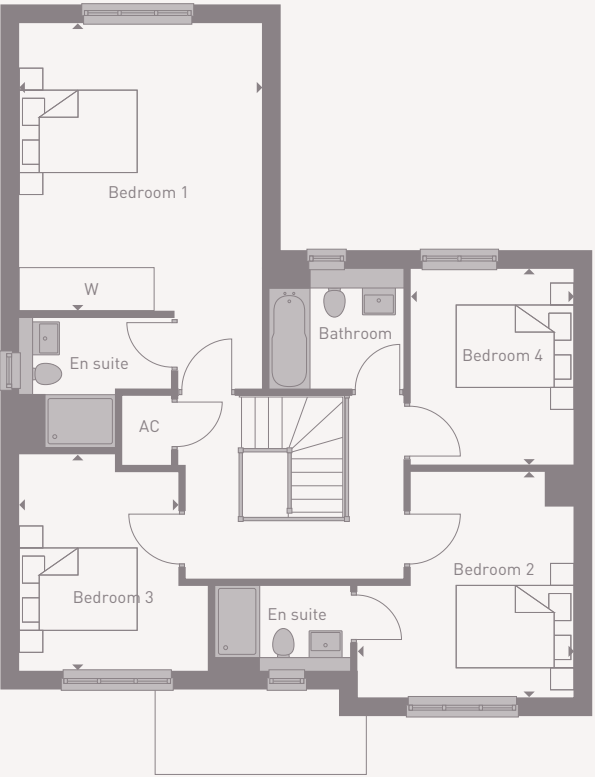
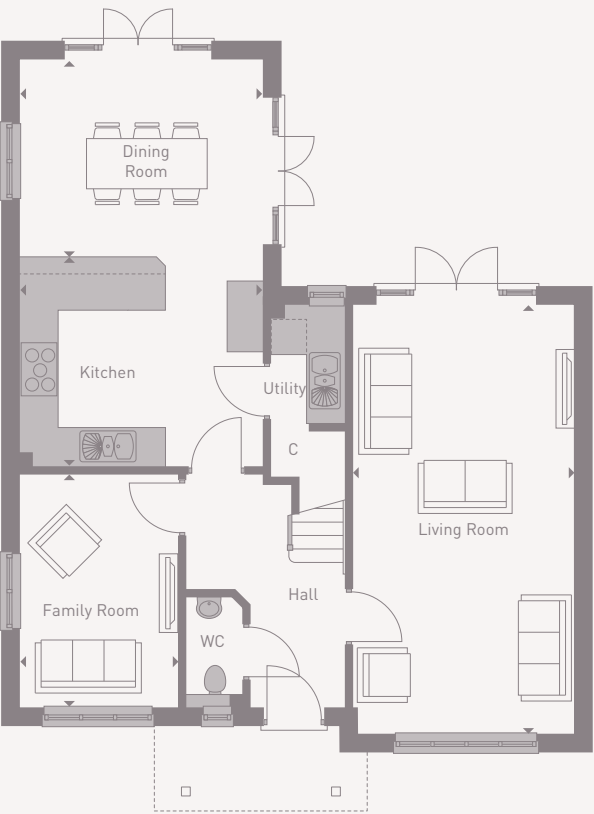
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W Wardrobe C Cupboard AC Airing cupboard · Max dimension
* Handed to floorplan shown

The Orchard

4 Bedroom Home

Houses 42 & 48
(Cladding to first floor of house 48)



Ground Floor

Living Room	7273mm x 3752mm	23'11" x 12'4"
Family Room	3946mm x 2706mm	12'11" x 8'11"
Kitchen	4122mm x 3540mm	13'6" x 11'7"
Dining Room	4122mm x 3354mm	13'6" x 11'0"

First Floor

Bedroom 1	4880mm x 4123mm	16'0" x 13'6"
Bedroom 2	3829mm x 3673mm	12'7" x 12'1"
Bedroom 3	3675mm x 2705mm	12'1" x 8'11"
Bedroom 4	3330mm x 2768mm	10'11" x 9'1"
TOTAL AREA		
165.0 sqm		1776 sqft

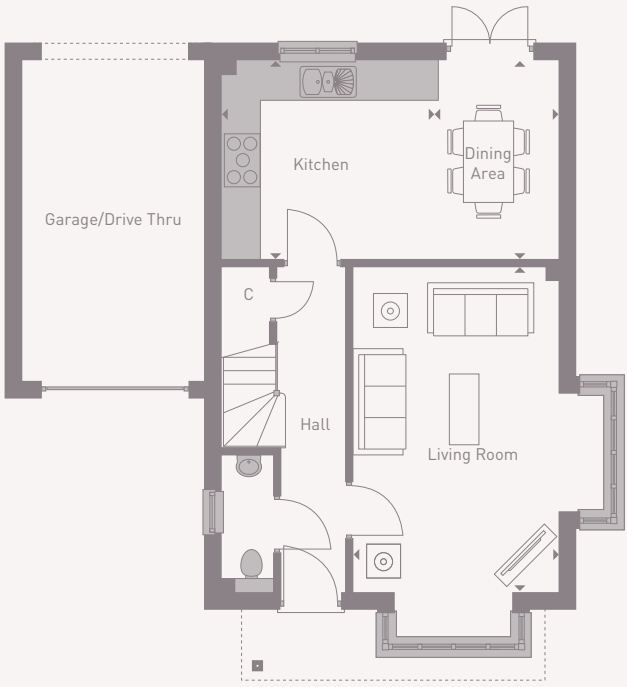
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W Wardrobe C Cupboard AC Airing cupboard · Max dimension
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The Fernhurst

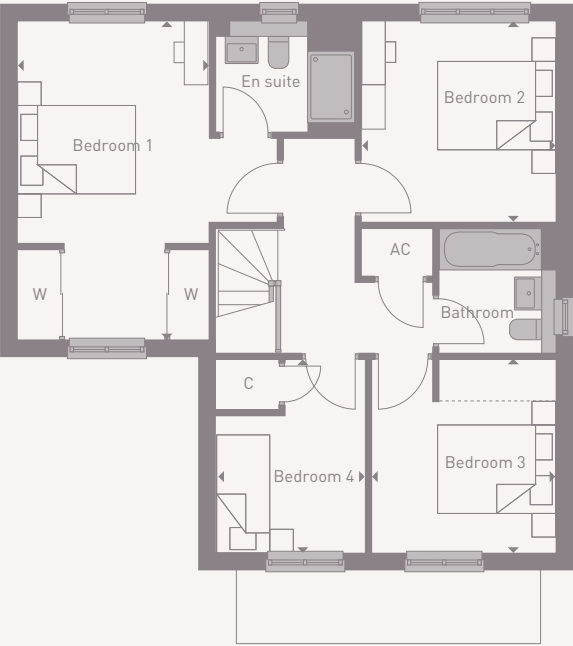
4 Bedroom Home

Houses 101 & 102*



Ground Floor

Kitchen	3600mm x 3338mm	11'10" x 10'11"
Dining Area	3338mm x 2103mm	10'11" x 6'11"
Living Room	5473mm x 3475mm	18'0" x 11'5"



First Floor

Bedroom 1	5359mm x 3219mm	17'7" x 10'7"
Bedroom 2	3361mm x 3232mm	11'0" x 10'7"
Bedroom 3	3253mm x 3075mm	10'8" x 10'1"
Bedroom 4	3251mm x 2512mm	10'8" x 8'3"
TOTAL AREA		
	125.0 sqm	1346 sqft

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W Wardrobe C Cupboard AC Airing cupboard · Max dimension
* Handed to floorplan shown

Bluebell View

Ground Floor
Apartments 11 - 22



Digital illustration of external elevations is indicative only.



Apartments 11 & 12

Kitchen/Living/Dining Room	6963mm x 4305mm	22'10" x 14'1"
Bedroom 1	3684mm x 3108mm	12'1" x 10'2"
Bedroom 2	3696mm x 3159mm	12'1" x 10'4"
TOTAL AREA	71.5 sqm	769 sqft

Apartments 13 & 14

Kitchen/Living/Dining Room	6698mm x 4315mm	22'0" x 14'2"
Bedroom 1	3418mm x 3108mm	11'2" x 10'2"
Bedroom 2	3418mm x 3350mm	11'2" x 11'0"
TOTAL AREA	70.2 sqm	755 sqft

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

W Wardrobe C Cupboard AC Airing cupboard · Max dimension
W/D Washer Dryer

Bluebell View

First and Second Floor

Apartments 11 - 22



Apartments 15 & 16 - First Floor Apartments 19 & 20 - Second Floor

Kitchen/Living/Dining Room	6963mm x 4305mm·	22'10" x 14'1"
Bedroom 1	3684mm x 3108mm·	12'1" x 10'2"
Bedroom 2	3696mm x 3159mm	12'1" x 10'4"
TOTAL AREA	71.5 sqm	769 sqft

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

Apartments 17 & 18 - First Floor Apartments 21 & 22 - Second Floor

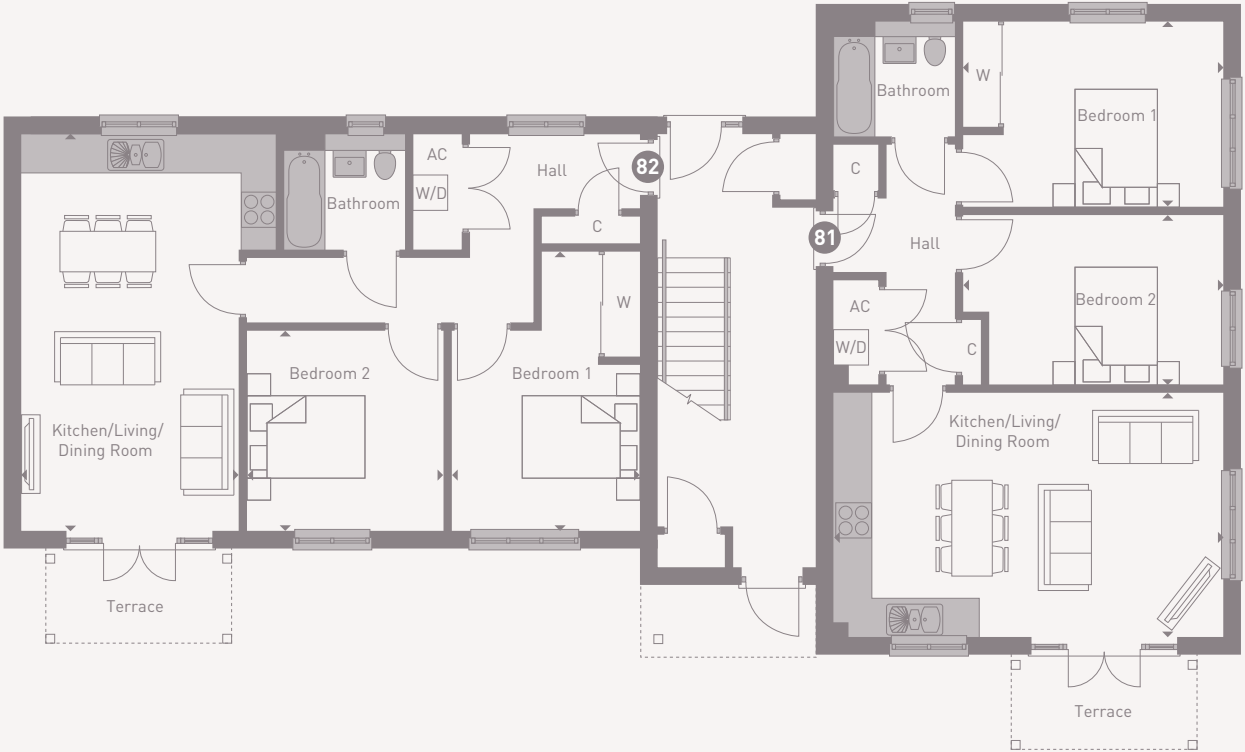
Kitchen/Living/Dining Room	6698mm x 4315mm·	22'0" x 14'2"
Bedroom 1	3418mm x 3108mm·	11'2" x 10'2"
Bedroom 2	3418mm x 3350mm	11'2" x 11'0"
TOTAL AREA	70.2 sqm	755 sqft

W Wardrobe C Cupboard AC Airing cupboard · Max dimension
W/D Washer Dryer

Primrose Court

Ground Floor

Apartments 81 - 92 (87 - 92 are affordable homes)



Apartment 81

Kitchen/Living/Dining Room	6599mm x 4135mm	21'8" x 13'7"
Bedroom 1	4410mm x 3147mm	14'6" x 10'4"
Bedroom 2	4410mm x 2878mm	14'6" x 9'5"
TOTAL AREA	68.8 sqm	740 sqft

Apartment 82

Kitchen/Living/Dining Room	6712mm x 3704mm	22'0" x 12'2"
Bedroom 1	4724mm x 3189mm	15'4" x 10'5"
Bedroom 2	3400mm x 3355mm	11'2" x 11'0"
TOTAL AREA	70.3 sqm	756 sqft

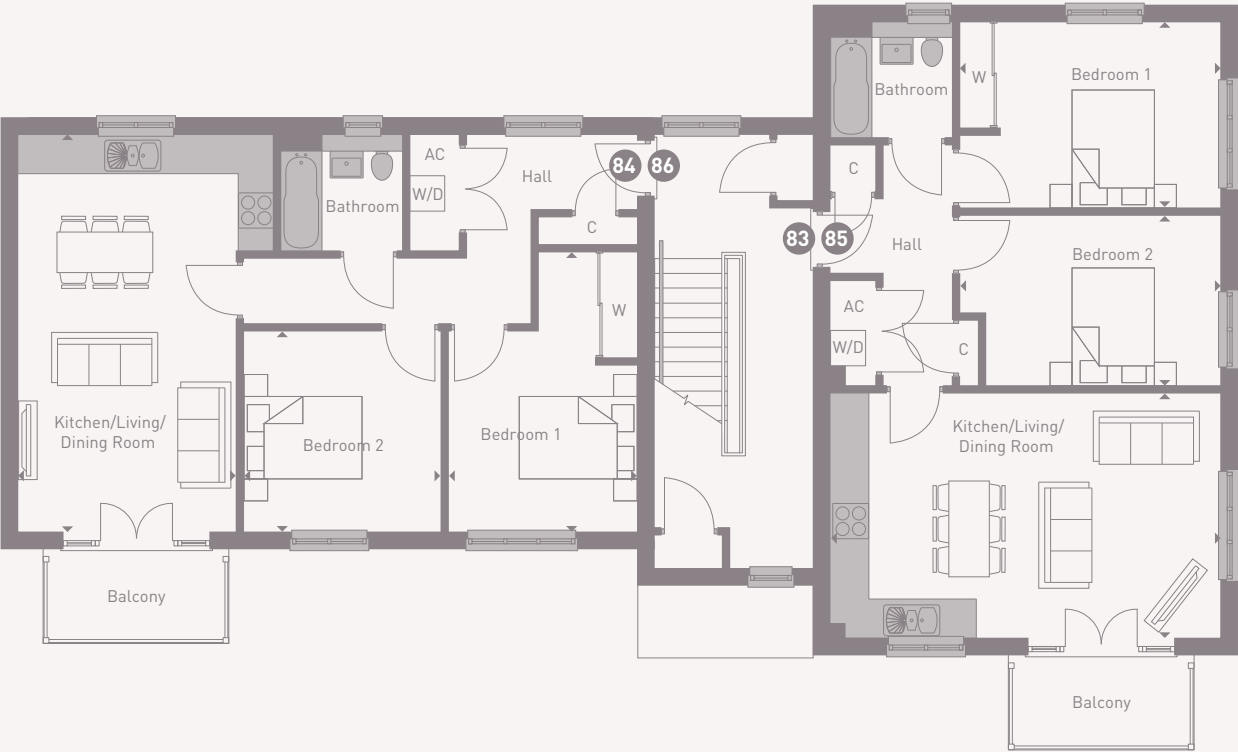
Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

W Wardrobe C Cupboard AC Airing cupboard
· Max dimension W/D Washer Dryer

Primrose Court

First and Second Floor

Apartments 81 - 92 (87 - 92 are affordable homes)



Apartment 84 - First Floor Apartment 86 - Second Floor

Kitchen/Living/Dining Room	6712mm x 3704mm	22'0" x 12'2"
Bedroom 1	4724mm x 3189mm	15'4" x 10'5"
Bedroom 2	3400mm x 3355mm	11'2" x 11'0"
TOTAL AREA	70.3 sqm	756 sqft

Please note that layouts are indicative only, and should not be used for space planning. Please speak to your Sales Advisor for further details.

Apartment 83 - First Floor Apartment 85 - Second Floor

Kitchen/Living/Dining Room	6599mm x 4135mm	21'8" x 13'7"
Bedroom 1	4410mm x 3147mm	14'6" x 10'4"
Bedroom 2	4410mm x 2878mm	14'6" x 9'5"
TOTAL AREA	70.3 sqm	756 sqft

W Wardrobe C Cupboard AC Airing cupboard
· Max dimension W/D Washer Dryer

The Finishing Touches

Crest Nicholson’s unrivalled attention to detail and sense of style makes every home at Hoadlands Grange the ideal choice for the discerning buyer. The beautifully designed kitchens and sleek, stylish bathrooms create luxury living at its finest, whilst you create the home that you have always dreamed of.



Kitchen & Utility Room

- Fully fitted kitchens with co-ordinating post formed worktops, upstands and glass splashback
- Integrated Bosch, A rated appliances including:
 - 2 bedroom apartments - single oven with 4 ring ceramic hob
 - 3 bedroom houses - single oven with 4 ring gas hob
 - 4 bedroom houses - double oven with 5 ring gas hob
 - Integrated extractor
 - Integrated fridge/freezer
 - Integrated dishwasher
 - Free standing washer/dryer located in hall cupboard to apartments, except where there is a utility space provided
 - Space for washer/dryer in utility room to maisonettes
 - Integrated washer/dryer to 2, 3 and 4 bedroom houses except where there is a utility room/space provided.
 - Stainless steel one and a half bowl sink with Hansgrohe chrome monobloc mixer tap
- Recycling bins fitted to one kitchen cupboard
- Amtico flooring to the kitchen

Bathroom & En Suite

- Fully fitted Roca bathroom suite in white, to the bathroom, en suite and cloakroom
- Kermi bath screen and shower enclosure (where applicable)
- Chrome Hansgrohe taps and shower fittings
- Pre-selected Porcelanosa ceramic wall tiles* including:
 - Full height tiling to shower cubicle and bath
 - Half height tiling to walls with sanitaryware
 - Half height tiling to two walls in cloakroom
- Amtico flooring to bathroom, en suite and cloakroom

Decoration

- Internal walls painted with neutral Dulux emulsion throughout
- Smooth finish white painted ceilings
- White painted, eggshell finish to window boards, door frames, skirtings and architraves
- Mirror to cloakroom, bathroom and en suite



Typical Crest Nicholson interiors

Joinery & Doors

- White four panel textured internal doors with satin chrome ironmongery
- White PVCu windows to plots 1-10 and grey PVCu windows to plots 11-102
- Full height wardrobes to bedroom 1 with sliding mirror door
- White PVCu French doors with multi-point locking

Electrical

- Low energy downlighters to the underside of the kitchen units
- Energy efficient fittings where applicable
- Double electrical sockets throughout
- TV/FM and SkyQ points provided to the living room and bedroom 1†
- Telephone points provided to the hall and living room
- Light to the loft (exclusions apply)
- Shaver socket provided to bathroom and en suite
- External low energy security light to the front door and rear of homes
- Front doorbell to houses

Central Heating

- Gas fired boiler system and wet radiator system to houses
- Electric panel heaters to apartments
- Log burner with hearth to plots 3, 4, 7 & 10

Gardens (to houses)

- Top soiled, rotovated and turfed rear garden

Security & Peace of Mind

- Mains operated interconnected smoke detector, to each floor and apartment blocks with battery back up
- External door with chrome handles and multi-point locking

Warranty & After Care

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



*Subject to stage of construction

†Subject to customer subscription to SkyQ product

Specifications may vary between housetypes. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Crest Nicholson reserves the right to make these changes as required. A number of choices and options are available to personalise your home but please note these are subject to timeframes, availability and change.



The 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.

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.

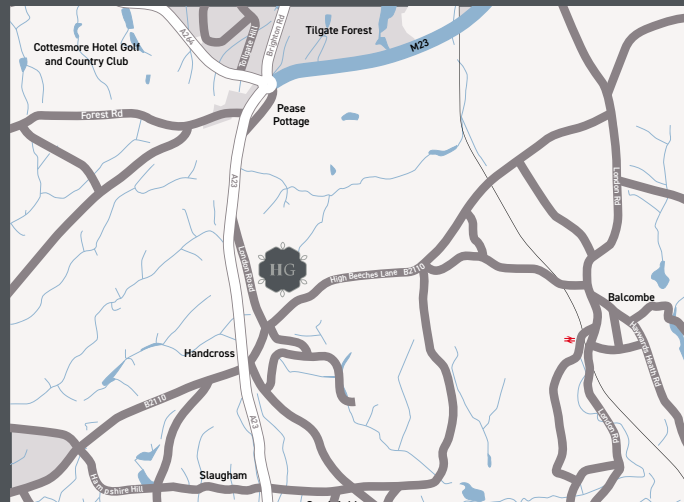
We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service

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





crestnicholson.com/hoadlandsgrange

London Road,
Handcross,
West Sussex, RH17 6HB

01444 708711
hoadlandsgrange@crestnicholson.com

Crest Nicholson South, a division of Crest Nicholson Operations Limited
Crest House, Pycroft 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. February 2019.

