

S U M N E R S F I E L D S

B A R N S G R E E N




Sigma Homes

LOCATION + QUALITY + DESIGN



To be purchased



Welcome to the
D E S I R A B L E
village of Barns Green

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In the highly desirable rural village of Barns Green, you will find Sumners Fields, Sigma's latest collection of exclusive 2, 3 and 4 bedroom homes. Each home is designed to Sigma's renowned high standards, offering a quality specification, as well as reflecting our continued commitment to sustainability and energy-efficiency.

Barns Green makes the perfect place to call home. With a thriving community, excellent schools and plenty of things to do, it's not hard to see why it's one of the most sought-after villages in West Sussex.

A D E S I R A B L E

lifestyle

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Barns Green has a convenience store, selling fresh, local produce, which is home also to your local post office. The nearest supermarket, in the popular neighbouring town of Horsham, is just over a 10-minute drive away.

Enjoy easy access to the glorious countryside and bustling town of Horsham, from Sumners Fields.



Beauty spot

This lovely new development sits adjacent to Sumners Ponds, a popular fishery, glamping site and countryside walking hotspot, with a superb café. Set alongside one of the lakes, your new address provides a tranquil spot to enjoy something to eat and drink, while soaking in the abundance of wildlife.

In addition, Southwater Country Park is another beauty spot nearby, offering several water sports activities, plentiful walks and even Dinosaur Island - a play area for the kids to enjoy! The café provides a lovely opportunity to take a break, with its range of refreshments including homemade cakes and sandwiches prepared with local produce.



Education

Sumners Fields offers educational opportunities aplenty, with both private and state schools nearby. Barns Green Primary School, catering to children aged 4–11, is within walking distance of your new home. For those with children of secondary-school age, Southwater Junior Academy is just over 10 minutes' car journey away. Just a short drive from your new home, you will find Christ's Hospital, the UK's leading and largest charitable bursary school, whose students, whether at day school or boarding, have access to the school's purpose-built theatre. The school places a large emphasis on the arts, delivering over 600 music lessons each week.



There's something for
E V E R Y O N E
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Local amenities

Barns Green is a thriving community, with a range of activities available. The local village hall is within walking distance, offering many classes, including yoga, Pilates and Red Academy. The academy offers a range of children's classes, including ballet, singing, acting and dance. With its daily playgroup, even the littlest family member can get involved. The hall is home to a well-established amateur performing arts group, The Barns Green Players, which arranges two shows a year, ranging from pantomimes and comedy plays to junior productions (with professional lighting and sound), in which the whole village can immerse itself.

Foodies delight

Foodies will delight at the nearby culinary and entertainment options. Within walking distance is The Queens Head, a dog-friendly local pub which offers great food and entertainment, including live music and open-mic nights. The Bax Castle is also a great option, serving artisan pizzas made from scratch with the finest, local ingredients. You can even see the pizza dough being hand-spun, while enjoying a cocktail from their Gin Cocktail Bar. Under 10 minutes' drive away, you will find The Boars Head, offering live music events and a traditional British menu with a Mediterranean twist – it's the perfect place to while away an evening. Of course, Horsham town itself is close by, with its abundance of options for evening entertainment and its renowned Eat Street, The Capitol cinema and Everyman Theatre.



Knepp Estate

Just a stone's throw from your new home is Knepp Estate. Having begun rewilding just 20 years ago, the estate is now home to endangered species such as nightingales, turtle doves, storks and purple emperor butterflies. If you want to soak in the grounds and discover more about the wildlife which calls the estate its home, you can take a safari tour, either by vehicle or on foot. There's also glamping, camping and the Yoga Garden here to try.

Half marathon

The vibrant village of Barns Green hosts an annual half marathon. The award-winning event is organised solely by local community volunteers. The race goes past the historic Christ's Hospital school and has live music at multiple points along its route.

Sports

Barns Green is not short of sporting opportunities, with Barns Green Rugby Club, Barns Green Tennis Club and Barns Green & Itchingfield Sports and Social Club just a short distance away. Bluecoat Sports is nearby – and, if you want to improve your handicap, there are several great golf clubs close by, including Slinford Golf & Country Club. Set in 165 acres of woodland and mature parkland, this makes an enjoyable course for any level of golfing ability. The neighbouring town offers Horsham Golf, a popular golfing destination set in glorious countryside.



To be purchased





LONDON VICTORIA

1h 06
minutes by train



CHRIST'S HOSPITAL TRAIN STATION

4
minutes by car



BILLINGSHURST TRAIN STATION

10
minutes by car



LONDON BRIDGE

1h 08
minutes by train



GATWICK AIRPORT

28
minutes by car



HEATHROW AIRPORT

1h 10
minutes by car

Brilliantly
CONNECTED
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Your new home at Sumners Fields is well connected via road and rail, making Barns Green an ideal location for commuters. The A24 is close by, with its great links to London. Christ's Hospital train station is just a four-minute drive, providing regular services directly to London Victoria. For those travelling further afield, Gatwick Airport is under 30 minutes' drive.





A computer-generated image of Summers Fields.



A collection of
I M P R E S S I V E H O M E S
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Barns Green is perfectly placed to enjoy the tranquillity and community of a smaller village, yet with the hustle and bustle of London never too far away. Sumners Fields offers homes to suit a variety of lifestyles, with easy access to travel, a wide range of amenities and activities aplenty.



A computer-generated image of Summers Fields.

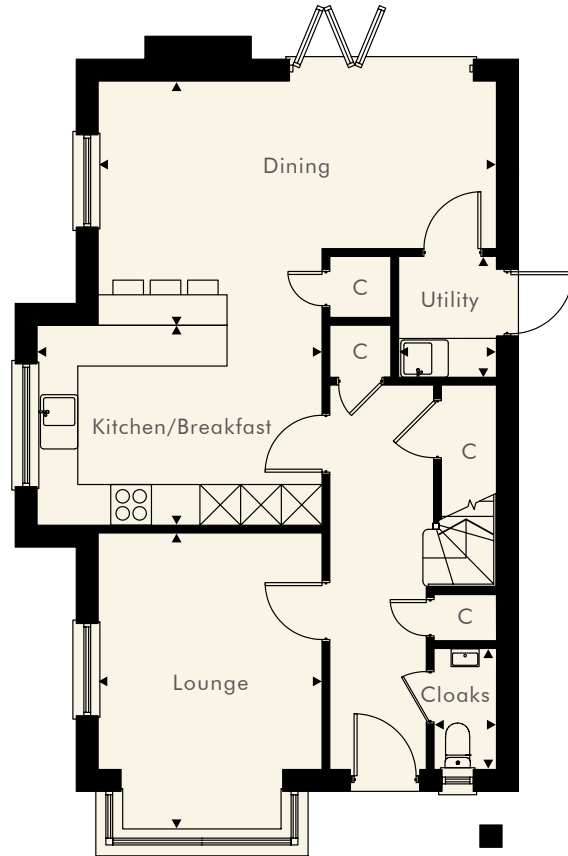
H O M E 1

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A computer-generated image of home 1.

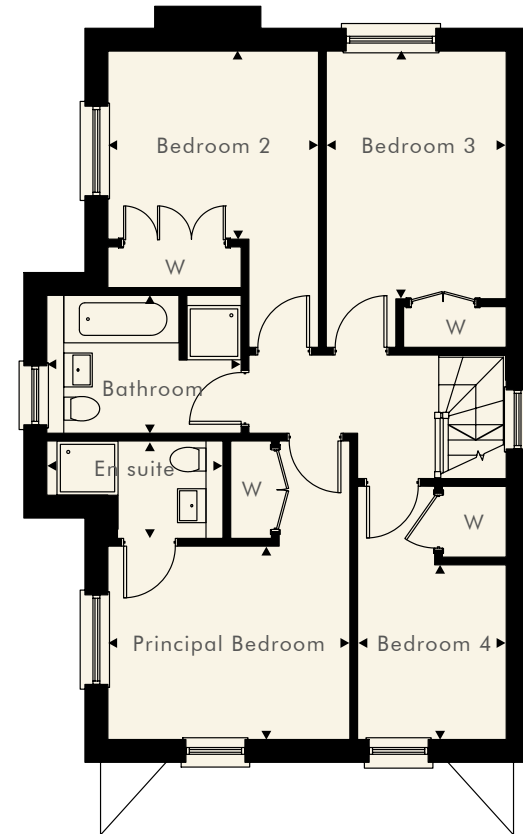
124.76 sq.m / 1342.90 sq.ft



Ground floor

63.40 sq.m / 682.43 sq.ft

Kitchen/Breakfast	2.94m x 4.20m	9'8" x 13'9"
Dining	3.60m x 5.87m	11'10" x 19'3"
Lounge	4.36m x 3.30m	14'4" x 10'10"
Utility	1.77m x 1.44m	5'10" x 4'9"
Cloaks	1.78m x 0.92m	5'10" x 3'0"



First floor

61.36 sq.m / 660.47 sq.ft

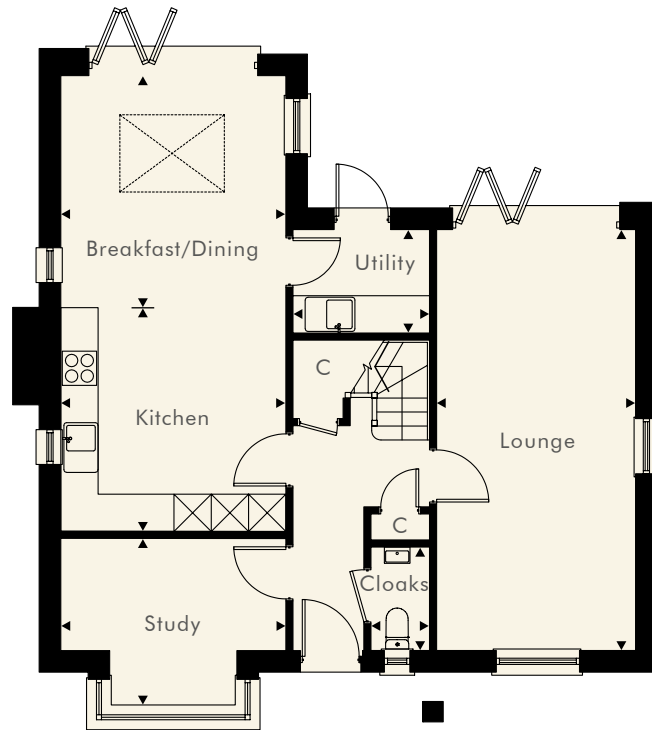
Principal Bedroom	2.85m x 3.57m	9'4" x 11'9"
En suite	1.44m x 2.60m	4'9" x 8'6"
Bathroom	2.00m x 2.86m	6'7" x 9'5"
Bedroom 2	2.77m x 3.10m	9'1" x 10'2"
Bedroom 3	3.65m x 2.65m	11'11" x 8'8"
Bedroom 4	2.57m x 2.19m	8'5" x 7'2"

H O M E 2

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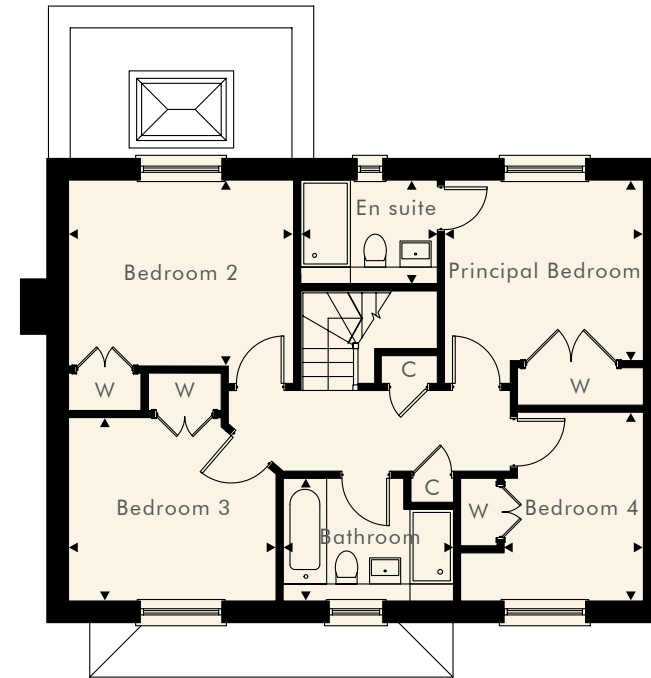
A computer-generated image of home 2.



Ground floor

72.37 sq.m / 778.98 sq.ft

Study	2.67m x 3.62m	8'9" x 11'11"
Kitchen	3.60m x 3.62m	11'10" x 11'11"
Breakfast/Dining	3.73m x 3.62m	12'3" x 11'11"
Utility	1.66m x 2.20m	5'5" x 7'3"
Lounge	6.77m x 3.20m	22'3" x 10'6"
Cloaks	1.66m x 0.94m	5'5" x 3'1"



First floor

61.79 sq.m / 665.10 sq.ft

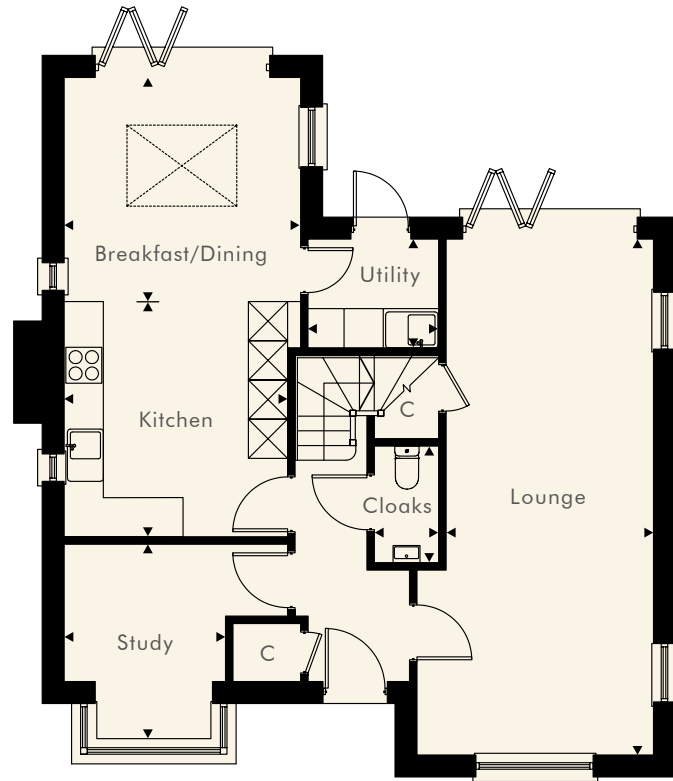
Principal Bedroom	2.90m x 3.20m	9'6" x 10'6"
En Suite	1.66m x 2.20m	5'5" x 7'3"
Bedroom 2	3.62m x 2.99m	11'10" x 9'10"
Bedroom 3	2.95m x 3.33m	9'8" x 10'11"
Bathroom	1.98m x 2.74m	6'6" x 9'0"
Bedroom 4	3.04m x 2.24m	10'0" x 7'4"

H O M E S 3 & 4

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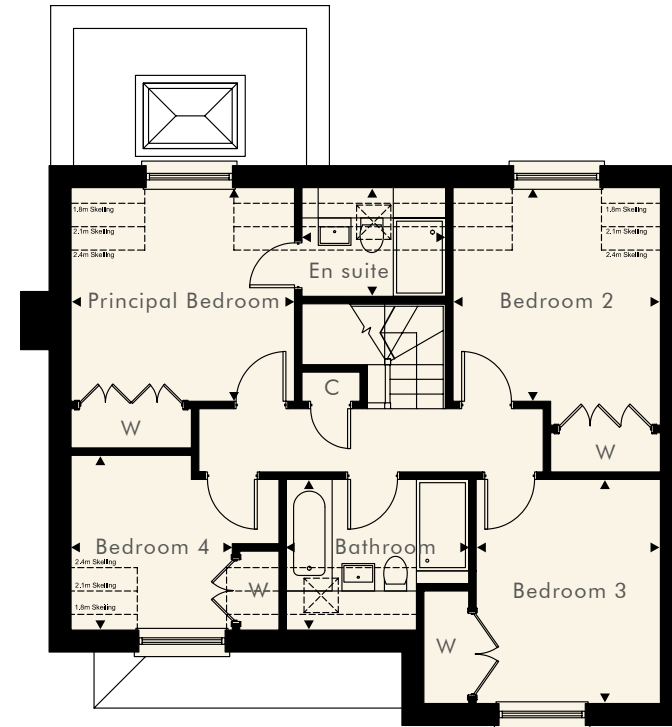
A computer-generated image of home 4.



Ground floor

74.66 sq.m / 803.63 sq.ft

Breakfast/Dining	3.43m x 3.62m	11'3" x 11'11"
Kitchen	3.60m x 3.42m	11'10" x 11'3"
Study	2.98m x 2.74m	9'9" x 9'0"
Utility	1.66m x 2.00m	5'5" x 6'7"
Cloaks	1.78m x 0.98m	5'10" x 3'3"
Lounge	7.87m x 3.17m	25'10" x 10'5"



First floor

64.29 sq.m / 692.01 sq.ft

Principal Bedroom	3.27m x 3.42m	10'9" x 11'3"
En suite	1.66m x 2.20m	5'5" x 7'3"
Bathroom	2.30m x 2.79m	7'7" x 9'2"
Bedroom 2	3.27m x 3.17m	10'9" x 10'5"
Bedroom 3	2.43m x 2.82m	8'0" x 9'3"
Bedroom 4	2.67m x 2.47m	8'9" x 8'1"

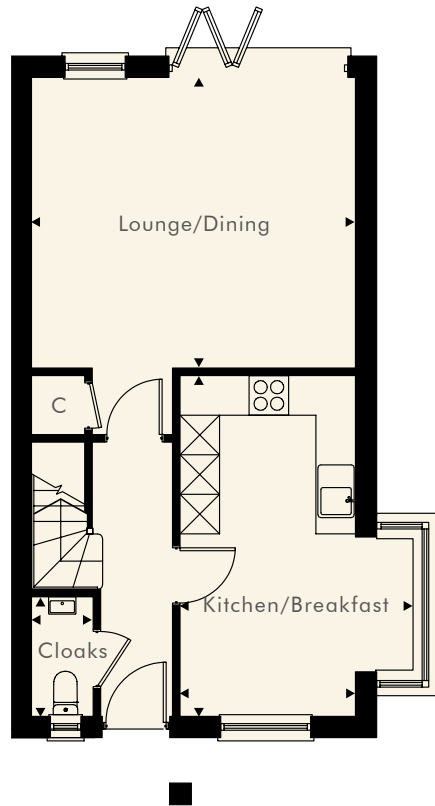
H O M E 5

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A computer-generated image of home 5.

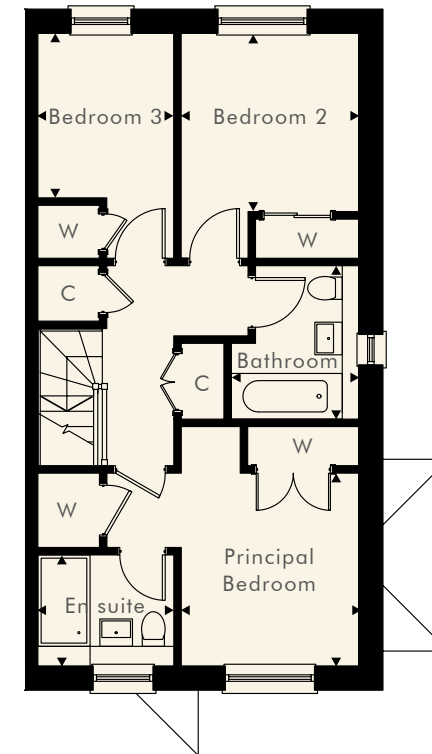
95.61 sq.m / 1029.13 sq.ft



Ground floor

48.67 sq.m / 523.87 sq.ft

Lounge/Dining	4.41m x 4.92m	14'6" x 16'2"
Kitchen/Breakfast	6.04m x 3.54m & 2.66m	19'10" x 11'7" & 8'9"
Cloaks	1.81m x 0.94m	5'11" x 3'1"



First floor

46.93 sq.m / 505.15 sq.ft

Principal Bedroom	2.95m x 2.72m	9'8" x 8'11"
En suite	1.70m x 2.09m	5'7" x 6'10"
Bedroom 2	2.73m x 2.73m	8'11" x 8'11"
Bedroom 3	2.52m x 2.08m	8'3" x 6'10"
Bathroom	2.35m x 1.95m	7'9" x 6'5"

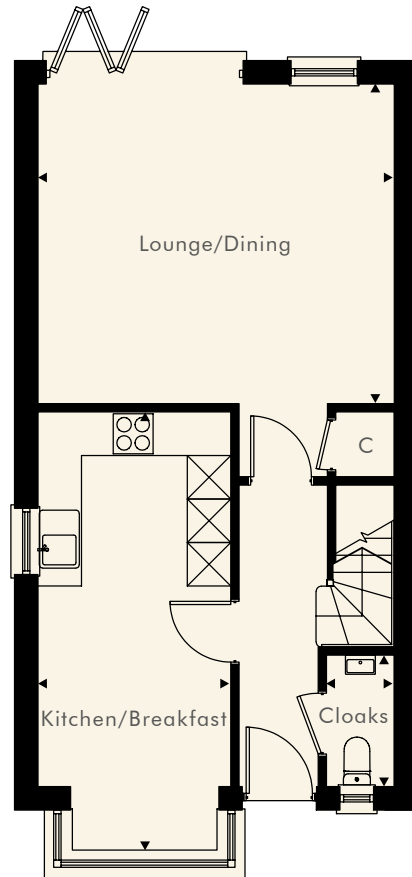
H O M E 6

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A computer-generated image of home 6.

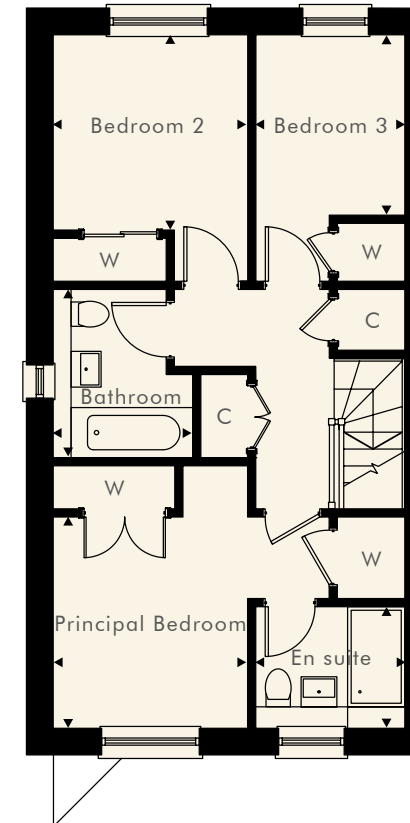
95.61 sq.m / 1029.13 sq.ft



Ground floor

48.68 sq.m / 523.99 sq.ft

Lounge/Dining	4.41m x 4.92m	14'6" x 16'2"
Kitchen/Breakfast	6.04m x 2.66m	19'10" x 8'9"
Cloaks	1.81m x 0.94m	5'11" x 3'1"



First floor

46.93 sq.m / 505.15 sq.ft

Principal Bedroom	2.95m x 2.72m	9'8" x 8'11"
En Suite	1.70m x 2.09m	5'7" x 6'10"
Bedroom 2	2.73m x 2.73m	8'11" x 8'11"
Bedroom 3	2.52m x 2.08m	8'3" x 6'10"
Bathroom	2.35m x 1.95m	7'9" x 6'5"

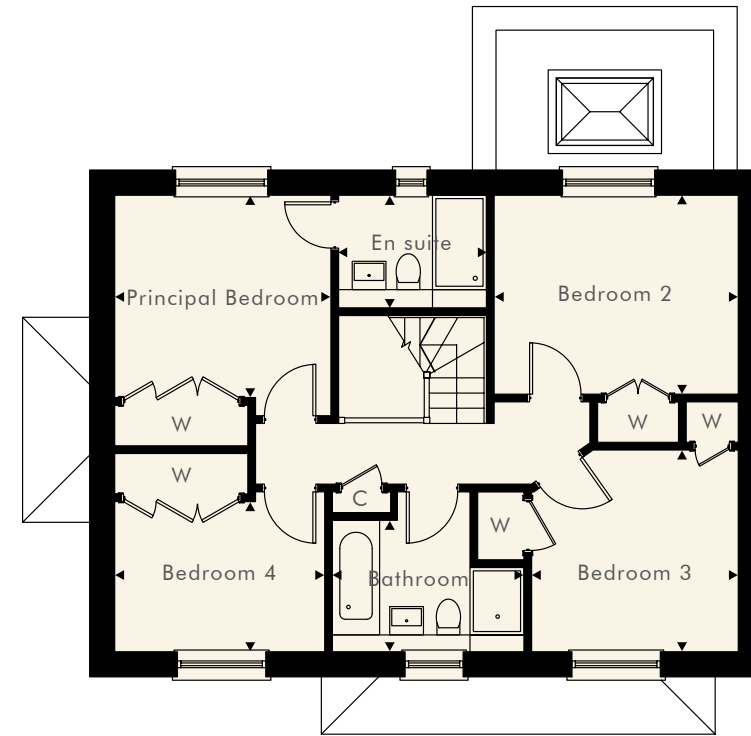
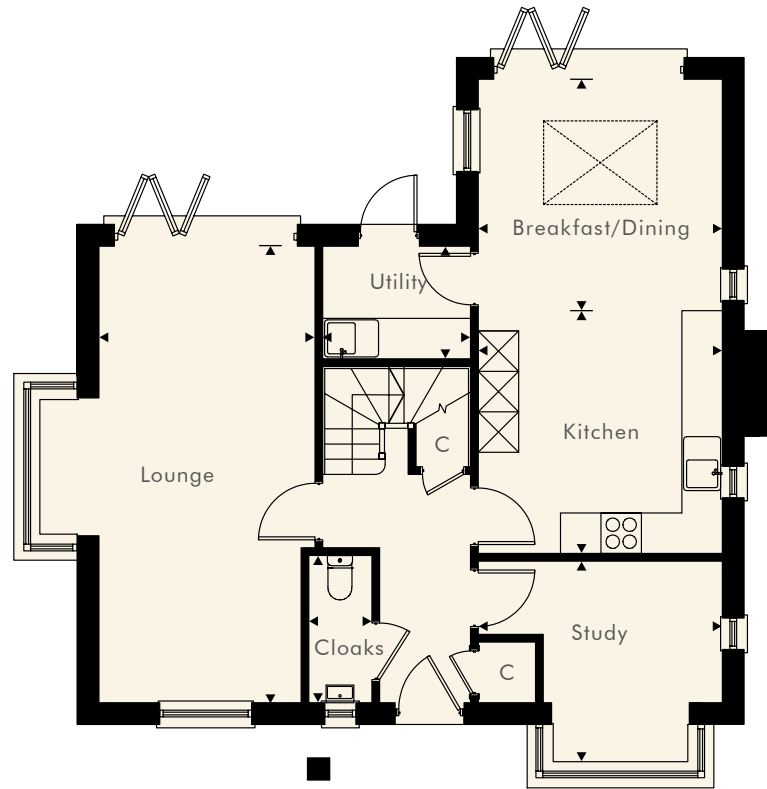
H O M E 7

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A computer-generated image of home 7.

135.90 sq.m / 1462.80 sq.ft



Ground floor

74.11 sq.m / 797.70 sq.ft

Lounge	6.77m x 3.20m	22'3" x 10'6"
Utility	1.67m x 2.19m	5'6" x 7'2"
Cloaks	2.18m x 0.94m	7'2" x 3'1"
Breakfast/Dining	3.43m x 3.62m	11'3" x 11'11"
Kitchen	3.60m x 3.62m	11'10" x 11'11"
Study	2.97m x 3.62m	9'9" x 11'11"

First floor

61.79 sq.m / 665.10 sq.ft

Principal Bedroom	3.00m x 3.20m	9'10" x 10'6"
En Suite	1.67m x 2.19m	5'6" x 7'2"
Bathroom	2.37m x 2.84m	7'9" x 9'4"
Bedroom 2	2.95m x 3.62m	9'8" x 11'11"
Bedroom 3	2.99m x 3.06m	9'10" x 10'0"
Bedroom 4	2.23m x 3.11m	7'4" x 10'2"

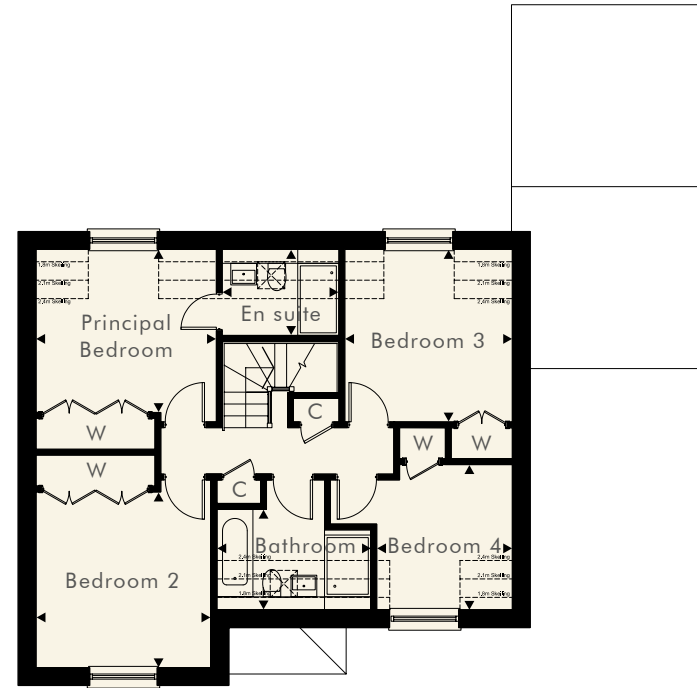
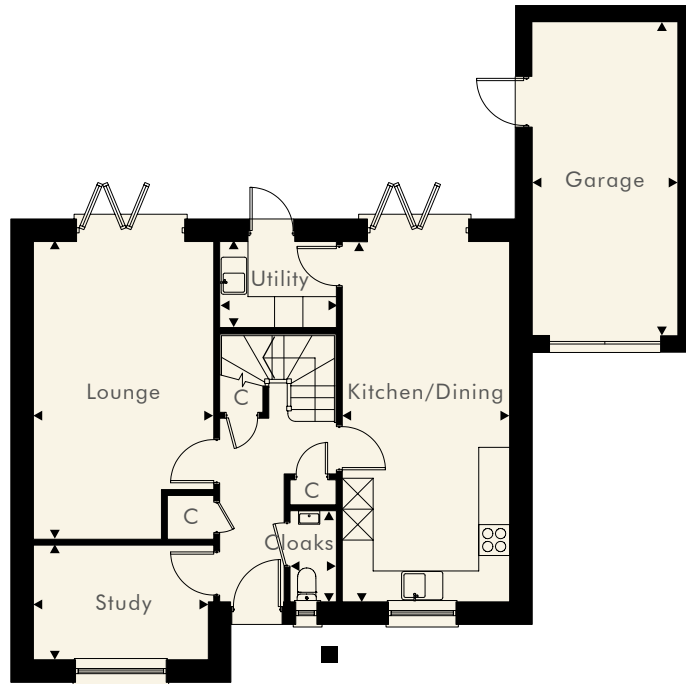
H O M E 8

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A computer-generated image of home 8.

135.24 sq.m / 1455.71 sq.ft (excludes garage)



Ground floor

67.62 sq.m / 727.85 sq.ft
(excludes garage)

Lounge	5.78m x 3.50m	18'12" x 11'6"
Study	2.23m x 3.40m	7'4" x 11'2"
Utility	1.67m x 2.27m	5'6" x 7'5"
Cloaks	1.75m x 0.90m	5'9" x 2'11"
Kitchen/Dining	7.00m x 3.25m	23'0" x 10'8"
Garage	6.08m x 2.82m	19'11" x 9'3"

First floor

67.62 sq.m / 727.85 sq.ft

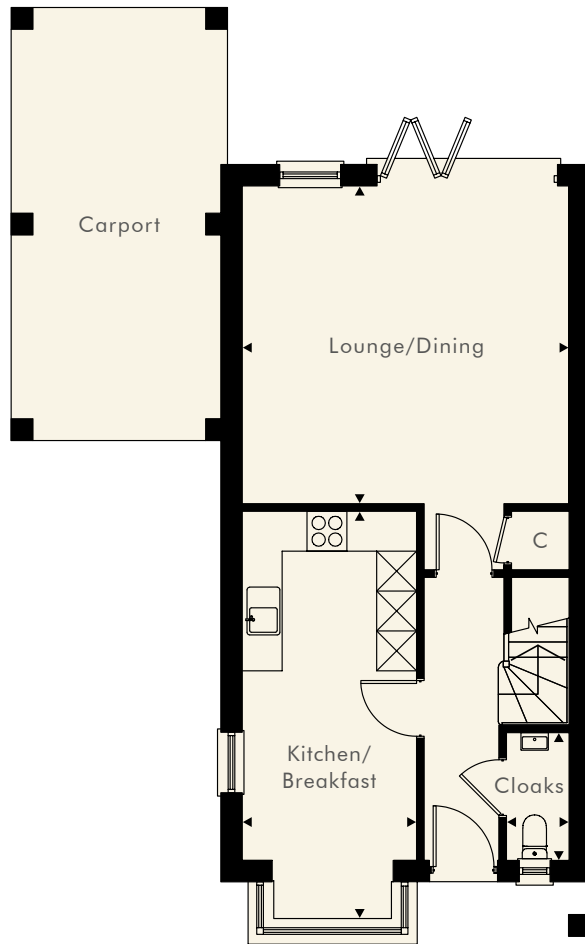
Principal Bedroom	3.16m x 3.50m	10'4" x 11'6"
En Suite	1.67m x 2.26m	5'6" x 7'5"
Bathroom	1.95m x 2.99m	6'5" x 9'10"
Bedroom 2	3.41m x 3.40m	11'2" x 11'2"
Bedroom 3	3.35m x 3.25m	11'0" x 10'8"
Bedroom 4	2.82m x 2.63m	9'3" x 8'8"

H O M E S 9 & 1 0

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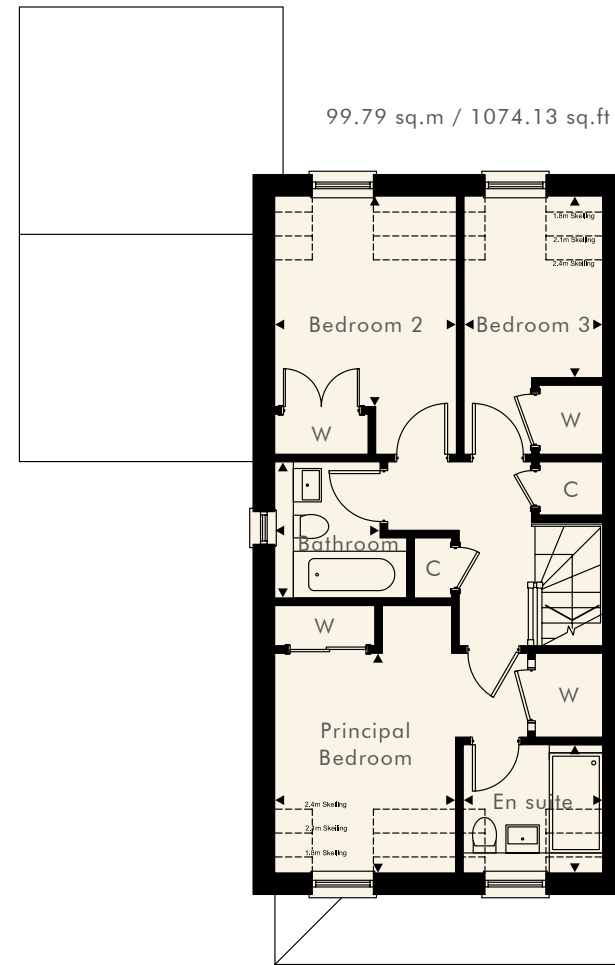
A computer-generated image of home 9.



Ground floor

50.67 sq.m / 545.41 sq.ft
(excludes carport)

Lounge/Dining	4.78m x 4.92m	15'8" x 16'2"
Kitchen/Breakfast	6.13m x 2.62m	20'1" x 8'7"
Cloaks	1.90m x 0.94m	6'3" x 3'1"



99.79 sq.m / 1074.13 sq.ft (excludes carport)

First floor

49.12 sq.m / 528.72 sq.ft

Principal Bedroom	3.29m x 2.71m	10'10" x 8'11"
En Suite	1.92m x 2.10m	6'4" x 6'11"
Bathroom	2.04m x 1.58m	6'8" x 5'2"
Bedroom 2	3.15m x 2.73m	10'4" x 8'11"
Bedroom 3	2.72m x 2.08m	8'11" x 6'10"

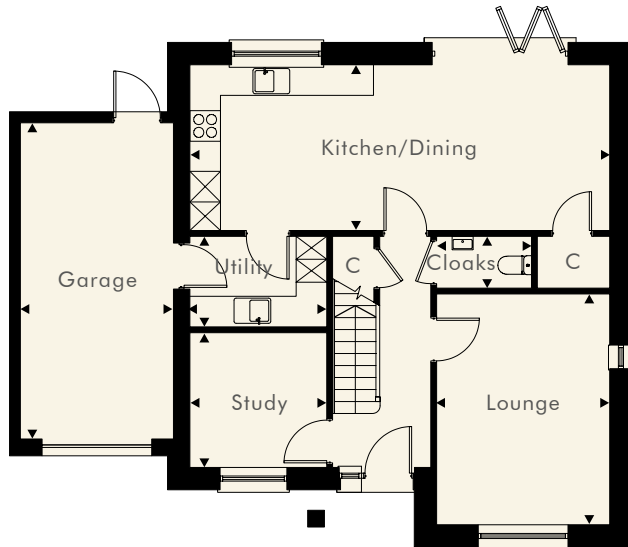
HOME 11

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A computer-generated image of home 11.

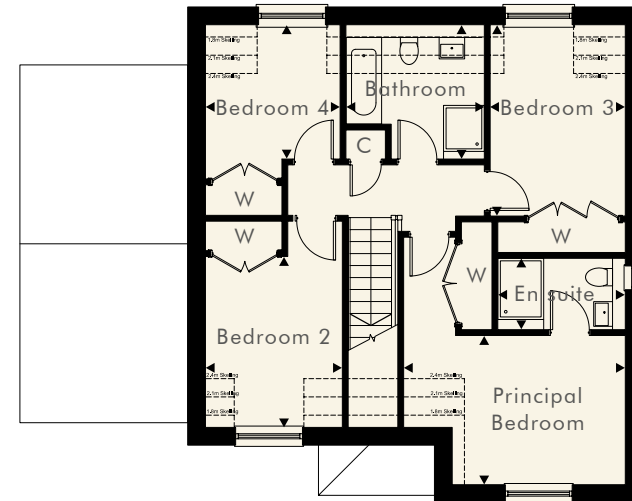
135.90 sq.m / 1462.80 sq.ft (excludes garage)



Ground floor

67.95 sq.m / 731.40 sq.ft
(excludes garage)

Kitchen/Dining	3.25m x 8.23m	10'8" x 27'0"
Utility	1.78m x 2.69m	5'10" x 8'10"
Cloaks	1.02m x 1.86m	3'4" x 6'1"
Study	2.64m x 2.69m	8'8" x 8'10"
Lounge	4.53m x 3.40m	14'10" x 11'2"
Garage	6.20m x 3.00m	20'4" x 9'10"



First floor

67.95 sq.m / 731.40 sq.ft

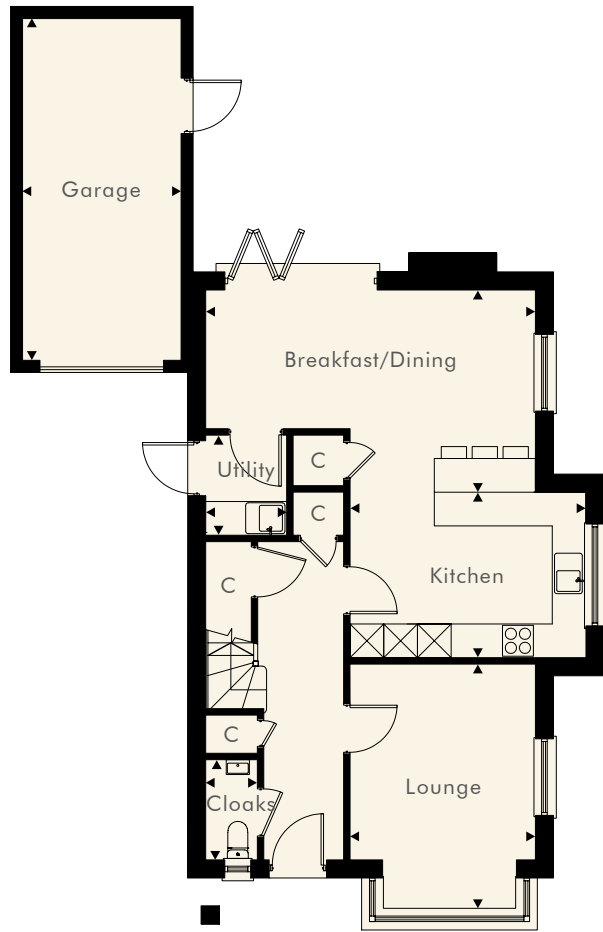
Principal Bedroom	2.93m x 4.35m	9'7" x 14'3"
En Suite	1.40m x 2.25m	4'7" x 7'5"
Bathroom	2.67m x 2.71m	8'9" x 9'0"
Bedroom 2	3.35m x 2.69m	11'0" x 8'10"
Bedroom 3	3.75m x 2.65m	12'4" x 8'8"
Bedroom 4	2.63m x 2.64m	8'8" x 8'8"

H O M E 1 2

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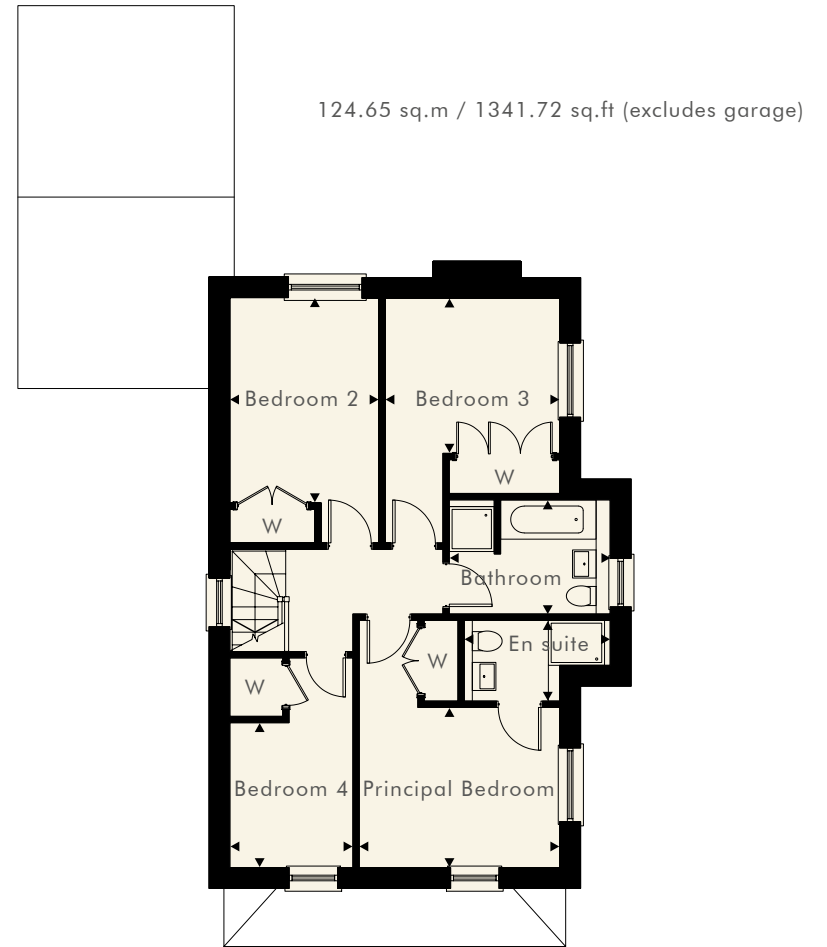
A computer-generated image of home 12.



Ground floor

63.35 sq.m / 681.89 sq.ft
(excludes garage)

Breakfast/Dining	3.60m x 5.87m	11'10" x 19'3"
Utility	1.79m x 1.44m	5'10" x 4'9"
Kitchen	2.95m x 4.20m	9'8" x 13'9"
Lounge	4.35m x 3.30m	14'3" x 10'10"
Cloaks	1.78m x 0.92m	5'10" x 3'0"
Garage	6.09m x 2.82m	20'0" x 9'3"



124.65 sq.m / 1341.72 sq.ft (excludes garage)

First floor

61.31 sq.m / 659.94 sq.ft

Principal Bedroom	2.85m x 3.56m	9'4" x 11'8"
En Suite	1.44m x 2.60m	4'9" x 8'6"
Bathroom	2.03m x 2.86m	6'8" x 9'5"
Bedroom 2	3.65m x 2.65m	12'0" x 8'8"
Bedroom 3	2.76m x 3.10m	9'1" x 10'2"
Bedroom 4	2.58m x 2.19m	8'5" x 7'2"

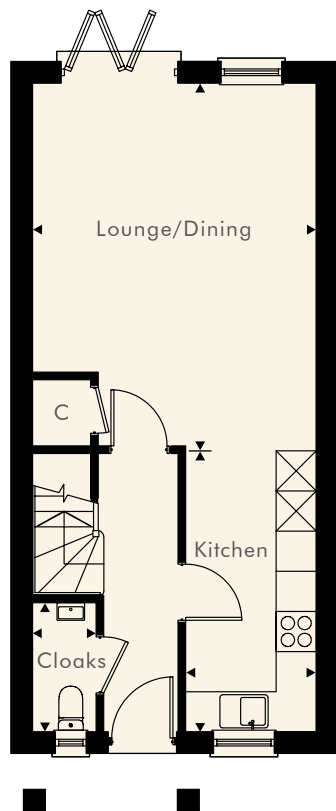
HOMES 13 & 14

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A computer-generated image of home 14.

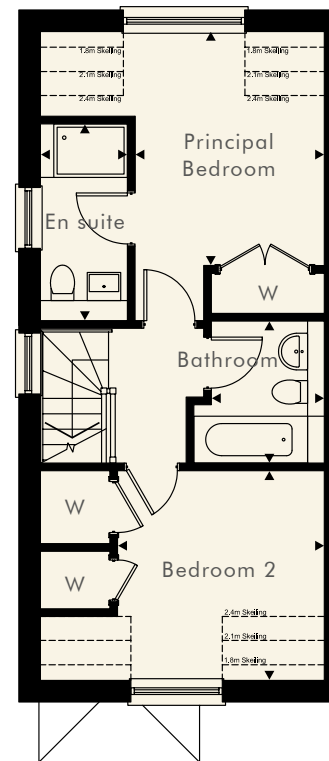
80.84 sq.m / 870.15 sq.ft



Ground floor

40.42 sq.m / 435.08 sq.ft

Lounge/Dining	5.42m x 4.24m	17'9" x 13'11"
Kitchen	4.27m x 1.95m	14'0" x 6'5"
Cloaks	1.93m x 0.95m	6'4" x 3'1"



First floor

40.42 sq.m / 435.08 sq.ft

Principal Bedroom	3.50m x 2.83m	11'6" x 9'3"
En Suite	3.24m x 1.30m	10'8" x 4'3"
Bathroom	1.69m x 2.12m	5'7" x 6'11"
Bedroom 2	3.11m x 3.10m	10'2" x 10'2"

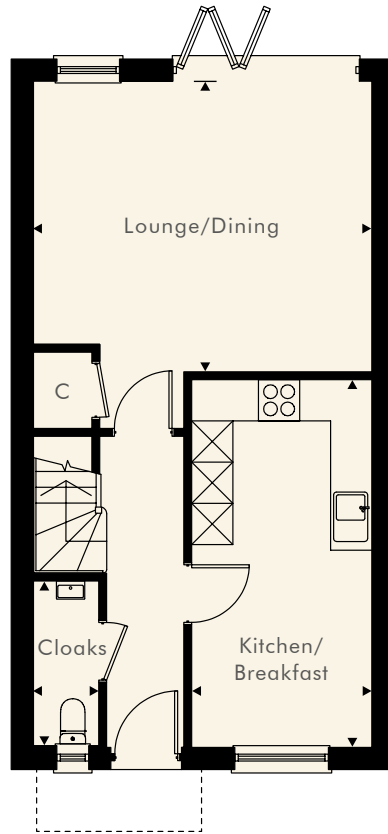
H O M E S 2 7 - 3 0

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A computer-generated image of homes 27 & 28.

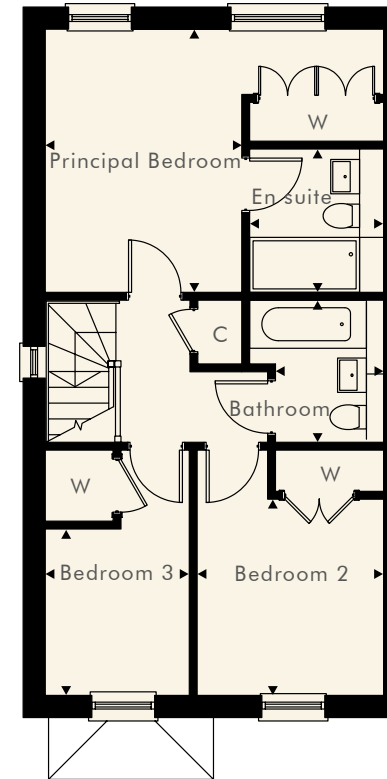
93.89 sq.m / 1010.60 sq.ft



Ground floor

47.00 sq.m / 505.90 sq.ft

Lounge/Dining	4.23m x 4.92m	13'11" x 16'2"
Kitchen/Breakfast	5.35m x 2.62m	17'6" x 8'7"
Cloaks	2.40m x 0.95m	7'10" x 3'1"



First floor

47.00 sq.m / 505.90 sq.ft

Principal Bedroom	3.83m x 2.86m	12'7" x 9'5"
En Suite	2.09m x 1.95m	6'10" x 6'5"
Bathroom	2.07m x 1.57m	6'9" x 5'2"
Bedroom 2	2.86m x 2.71m	9'5" x 8'11"
Bedroom 3	2.42m x 2.09m	7'11" x 6'10"

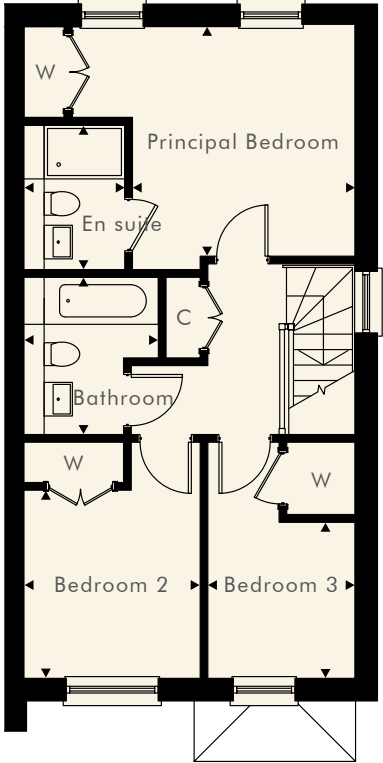
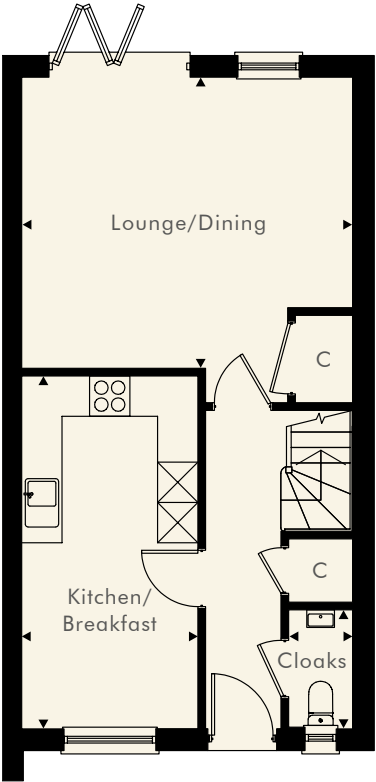
H O M E 3 1

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A computer-generated image of home 31.

94.00 sq.m / 1011.80 sq.ft



Ground floor

47.00 sq.m / 505.90 sq.ft

Lounge/Dining	4.33m x 4.92m	14'2" x 16'2"
Kitchen/Breakfast	5.25m x 2.62m	17'3" x 8'7"
Cloaks	1.75m x 0.95m	5'9" x 3'1"

First floor

47.00 sq.m / 505.90 sq.ft

Principal Bedroom	3.41m x 3.31m	11'2" x 10'10"
En Suite	2.15m x 1.50m	7'0" x 4'11"
Bathroom	2.34m x 2.00m	7'8" x 6'7"
Bedroom 2	2.80m x 2.62m	9'2" x 8'7"
Bedroom 3	2.32m x 2.19m	7'7" x 7'2"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

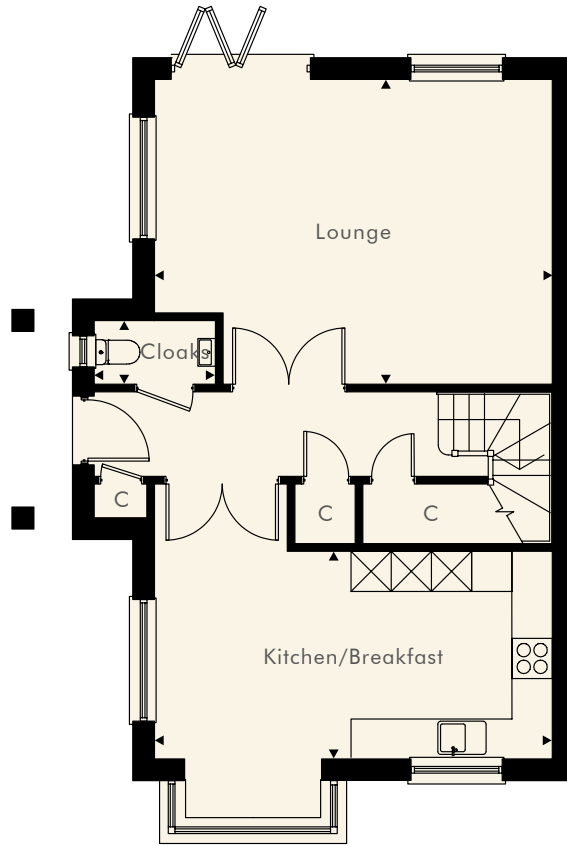
H O M E 3 2

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A computer-generated image of home 32.

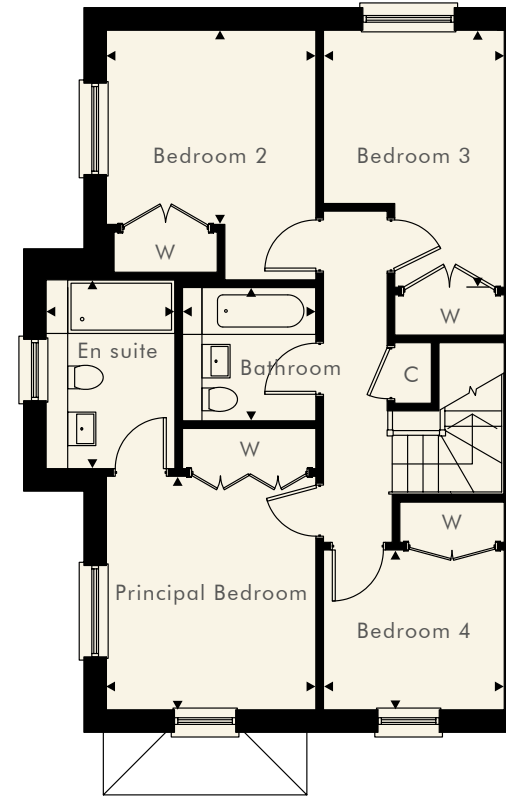
125.26 sq.m / 1348.29 sq.ft



Ground floor

63.77 sq.m / 686.41 sq.ft

Lounge	4.55m x 5.94m	14'11" x 19'6"
Kitchen/Breakfast	3.10m x 5.94m	10'2" x 19'6"
Cloaks	0.95m x 1.91m	3'1" x 6'3"



First floor

61.48 sq.m / 661.76 sq.ft

Principal Bedroom	3.49m x 3.12m	11'5" x 10'3"
En Suite	2.82m x 1.92m	9'3" x 6'4"
Bathroom	1.99m x 1.99m	6'6" x 6'6"
Bedroom 2	2.90m x 3.12m	9'6" x 10'3"
Bedroom 3	3.84m x 2.70m	12'7" x 8'10"
Bedroom 4	2.39m x 2.70m	7'10" x 8'10"

Superior SPECIFICATION

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INTERNAL SPECIFICATION

- White vertical panel doors to 2 and 3 bedroom homes; oak vertical panel doors to 4 bedroom homes
- Built-in wardrobes to all bedrooms
- Satin chrome lever door furniture
- White staircase with oak handrail to 2 and 3 bedroom homes; oak spindles and handrails to 4 bedroom homes
- Light switches and sockets to 2 and 3 bedroom homes; brushed stainless-steel light switches and sockets to 4 bedroom homes
- LED downlights to all bathrooms, en suites and on all of the ground floor; pendant lighting on upper floors
- Multimedia plate to lounge, with TV point to study, family room and principal bedroom*
- Double sockets with USB point to all lounges, dining rooms, kitchens and bedrooms
- Stainless-steel freestyle lamp for rear doors
- Luxury vinyl flooring to hall, kitchen/family room, utility room, ground-floor study and cloakroom
- Luxury vinyl flooring to all bathrooms and en suites
- 80% wool carpet to all other areas
- Matt white emulsion on walls and ceilings
- White satinwood for skirting boards and architraves

KITCHEN

- Shaker units
- Bosch® single oven to all homes
- Bosch® microwave combi oven to 3 and 4 bedroom homes
- Bosch® 60cm induction hob to 2 and 3 bedroom homes
- Bosch® 90cm induction hob to 4 bedroom homes
- Glass splashback to 2 and 3 bedroom homes
- High-pressure laminate kitchen worktop to 2 and 3 bedroom homes
- Siltstone kitchen worktops, upstand, splashback and window sill (where applicable) to 4 bedroom homes; high-pressure laminate to utility rooms
- Stainless-steel sink

BATHROOMS & EN SUITES

- Premium branded sanitary ware
- Black taps and shower fittings
- Mains-pressure shower
- Steel baths
- Vanity unit to en suite one in 3 and 4 bedroom homes; to family bathroom of 4 bedroom homes
- Mirror with demister to bathrooms and en suites
- Shaver socket
- Vanity unit to cloakrooms

EXTERNAL

- Tap
- Socket
- Double power socket to garages, but not to car barns
- Paved patio and paths
- Front-area landscaping
- Rear garden turf laid
- Electric car-charging point to all homes†
- Communal car-charging points available†
- Rainwater-recycling to all WCs

HEATING & COMFORT

- Underfloor heating with thermostatic controls to each ground floor room; radiators to all homes' upper floors
- Heated electric chrome towel rail to all bathrooms and en suites
- UPVC windows
- Air-source heat pumps
- PV solar panels

SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External chrome bell push with internal mains chime
- Provision for wireless security system
- Multipoint-locking front and rear doors
- EPC rating B
- 2-year Sigma Homes warranty
- 10-year ICW warranty

REVIEW IMAGES



Images depict typical Sigma Homes interiors.

A vision of
E X C L U S I V I T Y
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Sigma Homes is a well-respected niche developer with a simple vision and track record of creating stunning, individual developments in southeast England. This approach is based on over 40 years' development experience in a region with some of the most discerning purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specifications.



REVIEW IMAGES



Beach Shaw Heights, Oxted



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Sigma Homes
LOCATION + QUALITY + DESIGN



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