



EVELYN
GARDENS

FELBRIDGE



ANTLER HOMES



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An exclusive collection of just 22, one-bedroom apartments and two, three and four-bedroom houses, Evelyn Gardens boasts an idyllic location in Felbridge village, close to the High Weald Area of Outstanding Natural Beauty.

Make the most of the glorious countryside and excellent travel connections and be within easy walking distance of the amenities at the heart of this thriving village. These exceptional homes are a little over a mile from the bustling and historic market town of East Grinstead and from here London Victoria is just under an hour by train.

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Welcome home...

Taking inspiration from the Evelyn family, the name Evelyn Gardens is a tribute to an eighteenth-century father and son, Edward and James, who bought the first land in Felbridge. In 1783 James founded a charity which allowed Felbridge School to be built on the site it still occupies.

Evelyn Gardens, with its beautiful homes and extensive landscaping, reflects the family's love of this picturesque corner of England which you can now call home.

All on your doorstep...

Live life to the full at Evelyn Gardens, close to breath-taking countryside and with everything you need just a stone's throw away.

Felbridge is quintessentially English, with a village green, open spaces, good schools, independent shops, play areas, pubs and restaurants. The heart of Felbridge, home to the village hall, historic church and traditional store are all a few minutes away. Picture yourself strolling to a coffee shop, meeting friends for brunch at the cosy Star Inn or walking your dog at the recreation ground.

One of the village jewels is Hedgecourt Lake, the largest lake in Surrey. Here you can wander at the Site of Special Scientific Interest and the Woodland Nature Reserve or swim in the lake, all twenty minutes walk from home.

When you want to exercise, your village has clubs for tennis and bowls and plenty of space to work out at the recreation ground. There is a choice of golf clubs including Chartham Park, sailing at Weir Wood Reservoir or for equestrians, Felbridge Showground.

The rural charm of Felbridge is complemented by the many amenities of pretty East Grinstead including the pool and leisure facilities at the Kings Centre and King George's Field with its outdoor gym and sports areas. The town also has excellent shops, a host of restaurants and a lively entertainment scene.



Explore and discover...



You will never tire of exploring the beautiful countryside which surrounds your new home. Whether you want to amble through leafy lanes, picnic under an ancient oak tree or simply discover a delightful country pub, Felbridge is the perfect place to call home.

Endless acres of unspoilt landscape, quaint villages and woodland are on your doorstep waiting to be enjoyed. East Grinstead is the gateway to the High Weald Area of Outstanding Natural Beauty, one of the best surviving medieval landscapes in Northern Europe, which is ideal for county walks.

Felbridge is also within reach of the Surrey Hills AONB, nature reserves and National Trust properties. From East Grinstead walkers and cyclists have a choice of trails that leave the town for the surrounding countryside. The Forest and Worth Ways form part of the Sustrans National Cycle Trail.

For a family day out try the Bluebell Railway where you can ride on steam trains through lovely countryside. At The British Wildlife Centre at Lingfield you can get up close with the fascinating residents. The village of Lingfield is also home to its famous racecourse. For a traditional day out, take a trip to the seaside at Brighton, less than 30 miles from home. Relax with a walk on the beach, join in the water sports or try the colourful cultural venues and eateries.

Enjoy the counties of Surrey, Sussex and Kent on a day trip. There are always plenty of events, entertainment and shopping to sample in Royal Tunbridge Wells, Crawley

and Oxted. At Kings 18 in East Grinstead there is an 18-hole indoor crazy golf course.

When you want to indulge yourself with a spa day and afternoon tea try the Alexander House Hotel and Utopia Spa located in a Jacobean Manor House 10 minutes away.



Education for every step...

Felbridge is a sought-after location for families, thanks in part to the exceptional choice of state and independent schools for all ages.

The village school is a few minutes' walk and there are three other primary schools within a mile and a half. All of the local primary schools are rated Good by Ofsted.

For older youngsters, nearby Imberhorne School and Sixth Form has two sites. Sackville School and Sixth Form is 2.5 miles from Evelyn Gardens.

The youngest members of the family are catered for by several nurseries and pre-schools which are within easy reach. For families considering independent

education, Copthorne Prep School, Lingfield College, Brambletye School and Worth School are within 5 miles of Evelyn Gardens.

Parents wanting to find further or higher education places are well served by educational establishments including Crawley College, Ardingly College, the University of Sussex and the University of Surrey in Guildford.

Nurseries and Pre-Schools



- Fledglings Day Nursery and Pre-school
0.7 miles
- Tiny Tigers
0.7 miles
- Yarburgh Community Pre-school
1.5 miles
- Jack and Jill Pre-school
1.3 miles

Primary Schools



- Felbridge Primary School
0.01 miles
- Halsford Park Primary School
1.2 miles
- Baldwins Hill Primary School
1.3 miles
- St Peter's Catholic Primary School
1.4 miles

Secondary Schools



- Imberhorne Upper School and Sixth Form
0.7 miles
- Imberhorne Lower School
1.4 miles
- Sackville School and Sixth Form
2.7 miles
- Reigate College Sixth Form
12.6 miles

Further Education



- Crawley College
6.9 miles
- Ardingly College
9 miles
- University of Sussex
22 miles
- University of Surrey (Guildford)
38 miles



All the right connections...



Whether you want to travel for work or pleasure, you'll love the first-class travel links from Evelyn Gardens.

While the desirable amenities of Felbridge are all within walking distance, when you need to go further afield, excellent road and rail connections make life easy. Your village is just 25 miles south of London, so the capital is close for your regular commute, a night out or some world class shopping. Cycle or drive to East Grinstead Station 1.7 miles away and catch a direct train to London Victoria in 56 minutes.

The M23 is a 9-minute drive and the M25 is 4.6 miles away, opening up to the motorway network into London and beyond.

When international travel beckons, Gatwick Airport is a 14-minute car journey and Heathrow Airport can be reached in 48 minutes by road.

👣	Felbridge's Independent Village Store	Village Hall	Oak Farm Playing Field	Star Inn Pub	Recreation Ground	High Street	M&S Simply Food	Hedgecourt Lake	
	1 min	1 min	1 min	1 min	2 mins	10 mins	10 mins	20 mins	
🚆	Oxted	Riddlesdown	East Croydon	Clapham Junction	London Victoria	London Bridge			
	17 mins	30 mins	39 mins	49 mins	56 mins	59 mins			
🚗	East Grinstead	Copthorne	M23 Junction 10	Gatwick Airport	Crawley Station	M25 Junction 6	Caterham	Heathrow Airport	Royal Tunbridge Wells
	6 mins	8 mins	9 mins	13 mins	17 mins	18 mins	23 mins	48 mins	30 mins



Explore your
new home...

◆ The Ash
No. 1, 2, 3, 27, 30 & 31

◆ The Oak
No. 4 & 5

◆ The Walnut
No. 6, 8 & 10

◆ The Cedar
No. 7 & 9

◆ The Alder
No. 21

◆ The Maple
No. 22, 23, 24 & 25

◆ The Birch
No. 26

◆ The Elm
No. 28 & 29

◆ The Spruce
No. 32



Site Layout

Please note, siteplan not to scale, finishes and landscaping indicative only.



Computer generated image depicts plots 1-3.

The Ash

No. 1, 2, 3, 27, 30(h) & 31 | Four Bedroom House

Kitchen / Breakfast Room
4.59m x 2.58m
15'1" x 8'6"

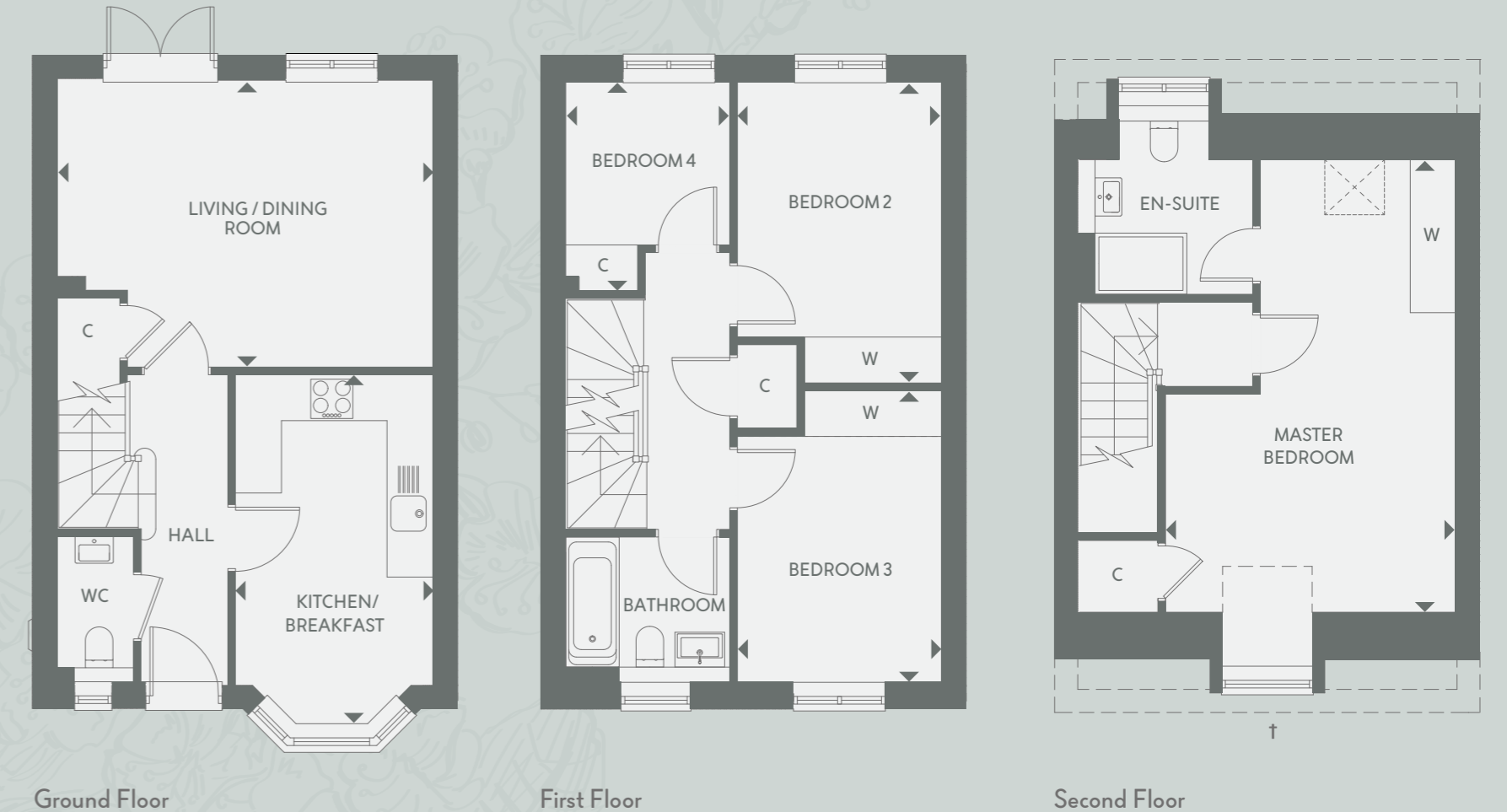
Living / Dining Room
4.91m x 3.75m
16'2" x 12'4"

Master Bedroom
5.92m x 3.79m
19'5" x 12'5"

Bedroom 2
3.95m x 2.67m
13'0" x 8'9"

Bedroom 3
3.84m x 2.67m
12'7" x 8'9"

Bedroom 4
2.75m x 2.15m
9'0" x 7'9"



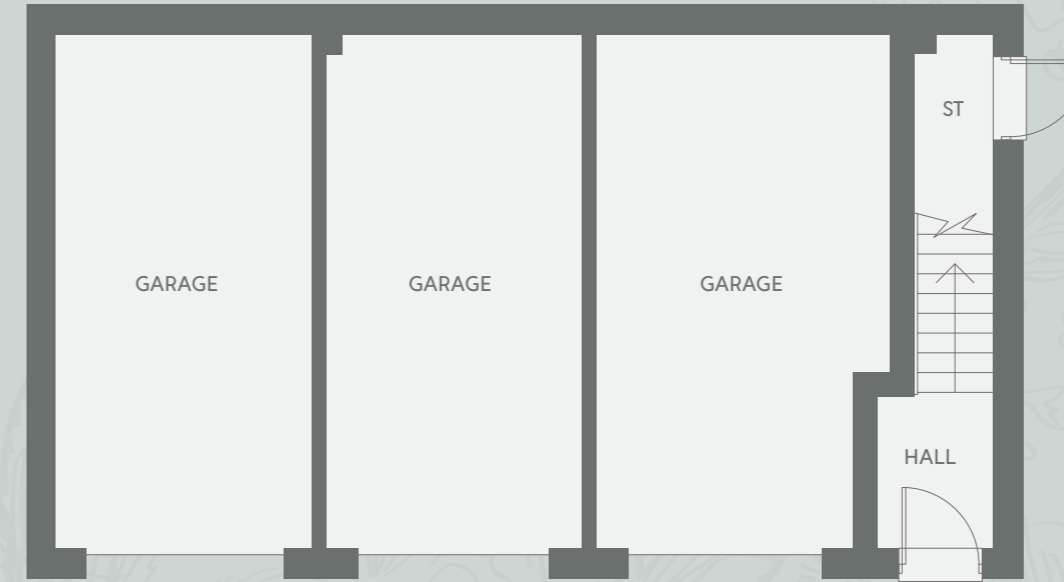
Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

W - Wardrobe. C - Cupboard. B - Boiler. h - Handed Plot. All plots have a garage, garages to plots 1-3 can be found under plot 4. †Please note plots 30 and 31 have velux windows.

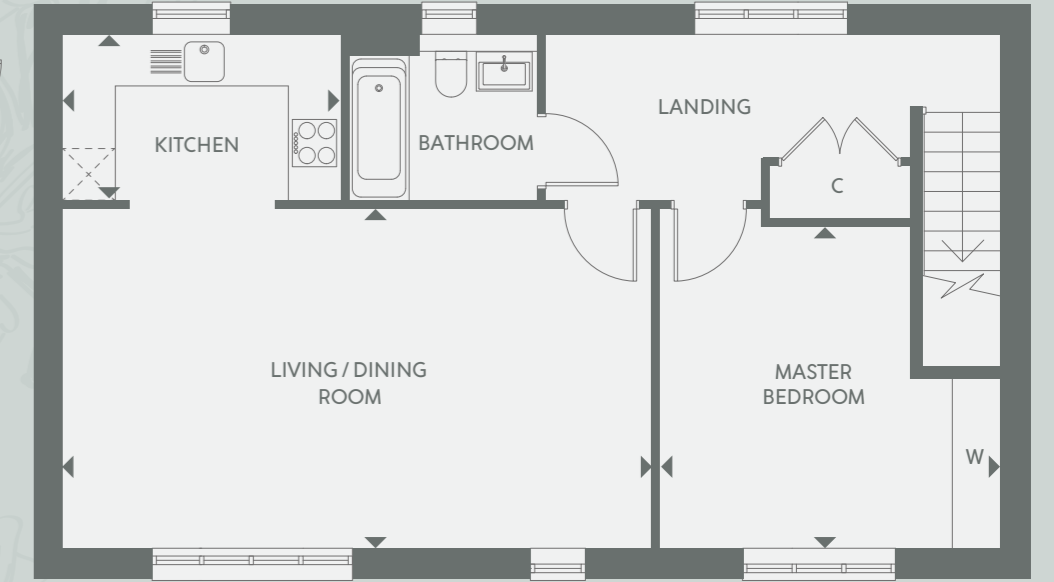


The Oak

No. 4 & 5* | One Bedroom Coach House



Ground Floor



First Floor

Kitchen
3.20m x 1.95m
10'6" x 6'5"

Master Bedroom
3.96m x 3.93m
13'0" x 12'11"

Living / Dining
6.82m x 3.93m
22'5" x 12'11"

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

W - Wardrobe. C - Cupboard. * - Denotes plot with a garage.



Computer generated image depicts plots 6 & 7.

The Walnut

No. 6, 8 & 10(h) | Three Bedroom House

Kitchen
4.02m x 2.30m
13'2" x 7'7"

Living / Dining room
7.02m x 4.73m
23'1" x 15'6"

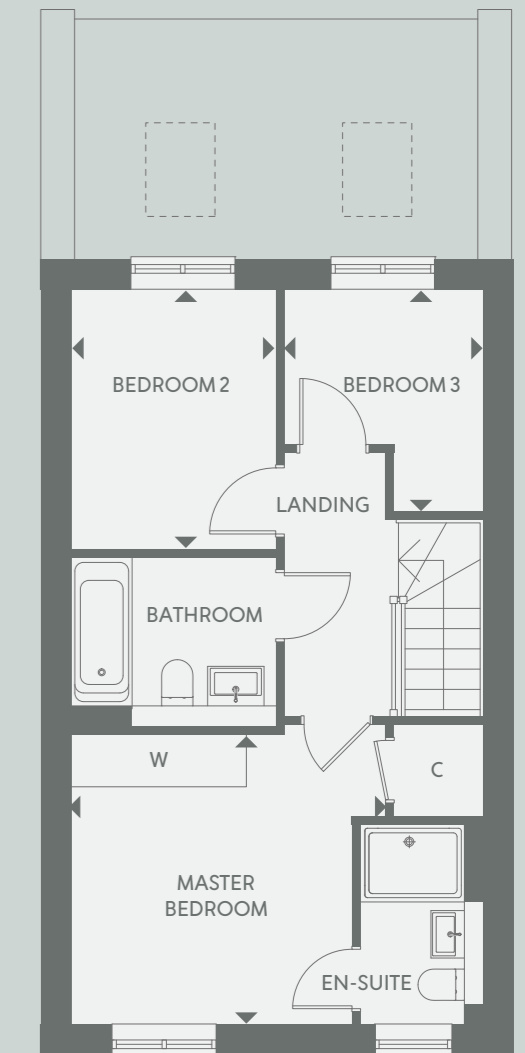
Master Bedroom
3.61m x 3.44m
11'10" x 11'3"

Bedroom 2
2.97m x 2.35m
9'9" x 7'8"

Bedroom 3 / Study
2.55m x 2.23m
8'5" x 7'6"



Ground Floor



First Floor

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W - Wardrobe. C - Cupboard. All plots have a garage. h - Handed plot.



Computer generated image depicts plots 6 & 7.

The Cedar

No. 7 & 9 | Three Bedroom House

Kitchen
3.75m x 2.69m
12'4" x 8'10"

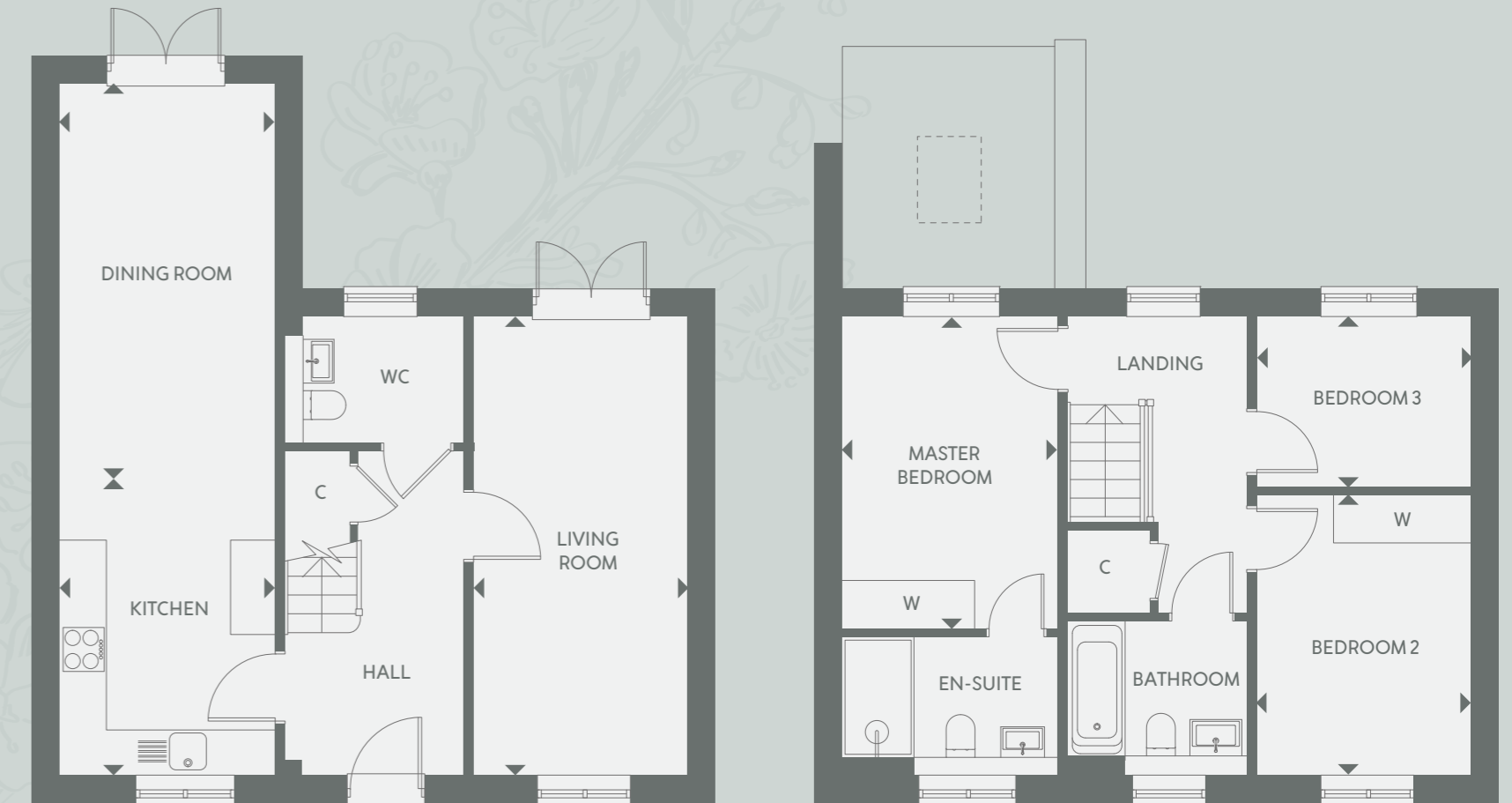
Dining Room
4.93m x 2.69m
16'2" x 8'10"

Living Room
5.75m x 2.67m
18'11" x 8'9"

Master Bedroom
3.92m x 2.69m
12'10" x 8'10"

Bedroom 2
3.50m x 2.67m
11'6" x 8'9"

Bedroom 3
2.67m x 2.15m
8'9" x 7'1"



Ground Floor

First Floor

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W - Wardrobe. C - Cupboard. Both plots have a garage.



Computer generated image depicts plots 20 & 21.

The Alder

No. 21 | Three Bedroom House

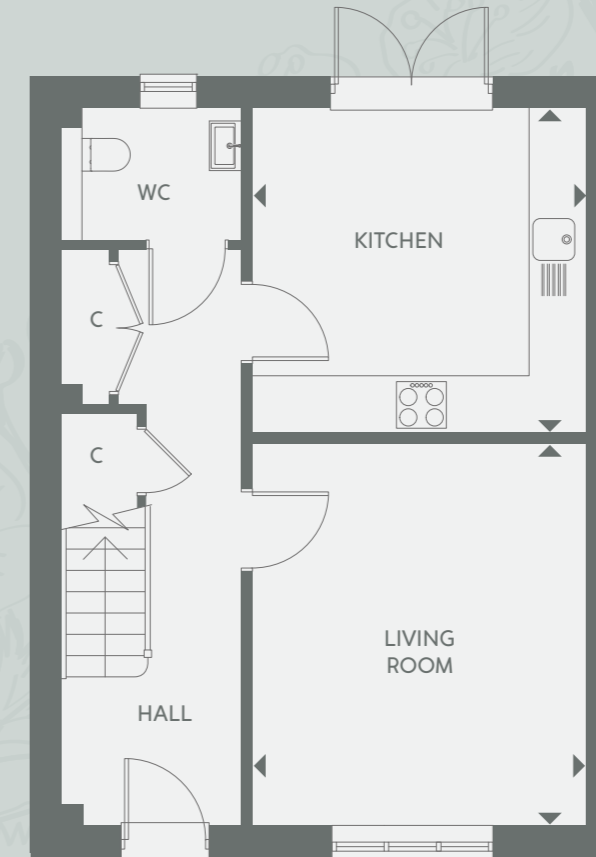
Kitchen
3.66m x 3.56m
12'0" x 11'8"

Living Room
4.18m x 3.66m
13'9" x 12'0"

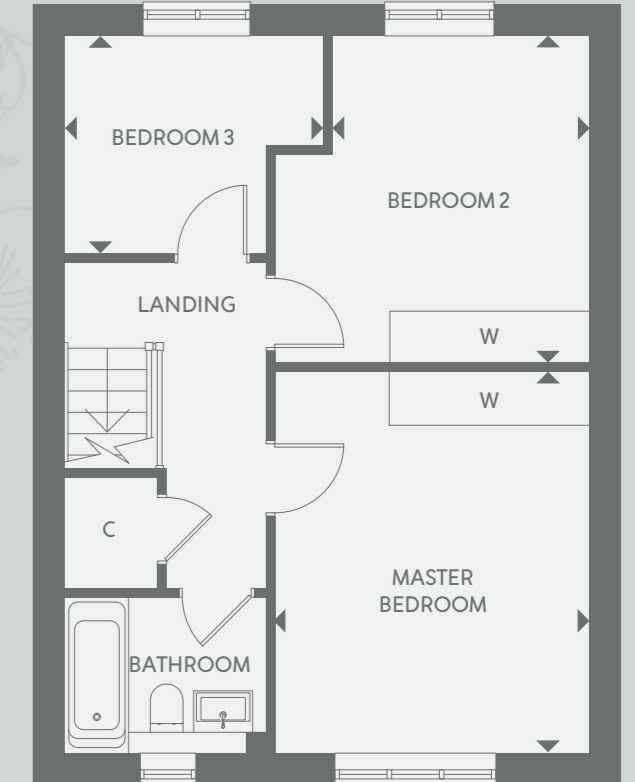
Master Bedroom
4.19m x 3.43m
13'9" x 11'3"

Bedroom 2
3.61m x 3.43m
11'10" x 11'3"

Bedroom 3
2.82m x 2.40m
9'3" x 7'11"



Ground Floor



First Floor

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W - Wardrobe. C - Cupboard.



Computer generated image depicts plots 24 & 25.

The Maple

No. 22*(h), 23, 24(h) & 25 | Three Bedroom House

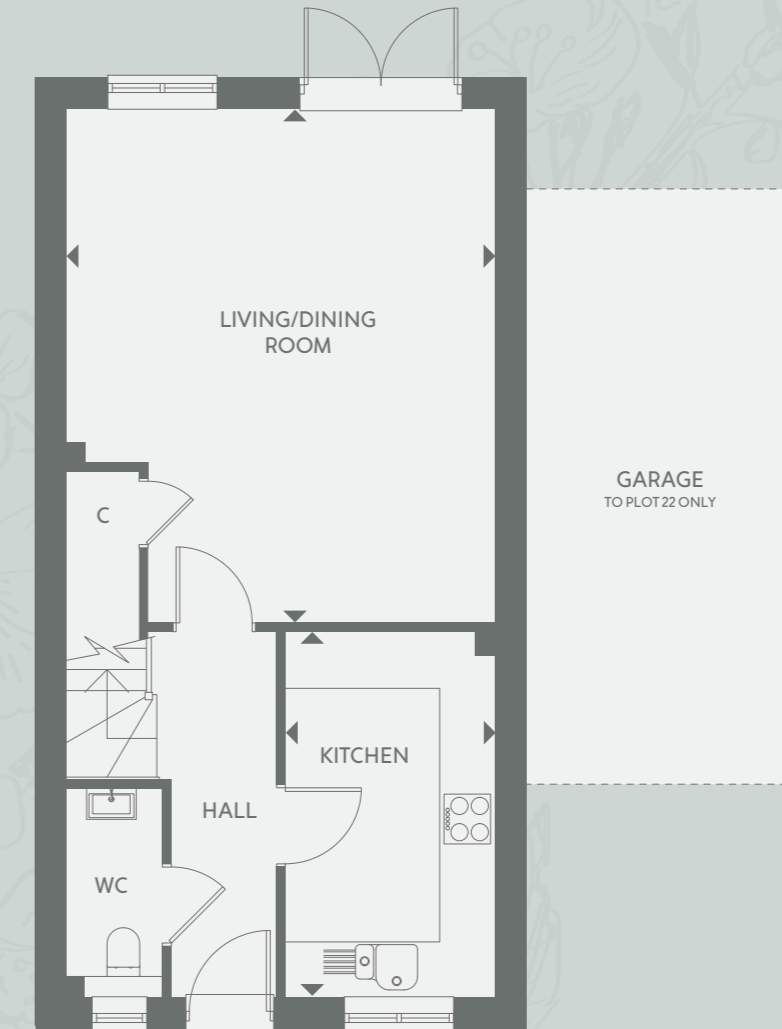
Kitchen
4.02m x 2.30m
13'2" x 7'7"

Living / Dining Room
5.67m x 4.73m
18'7" x 15'6"

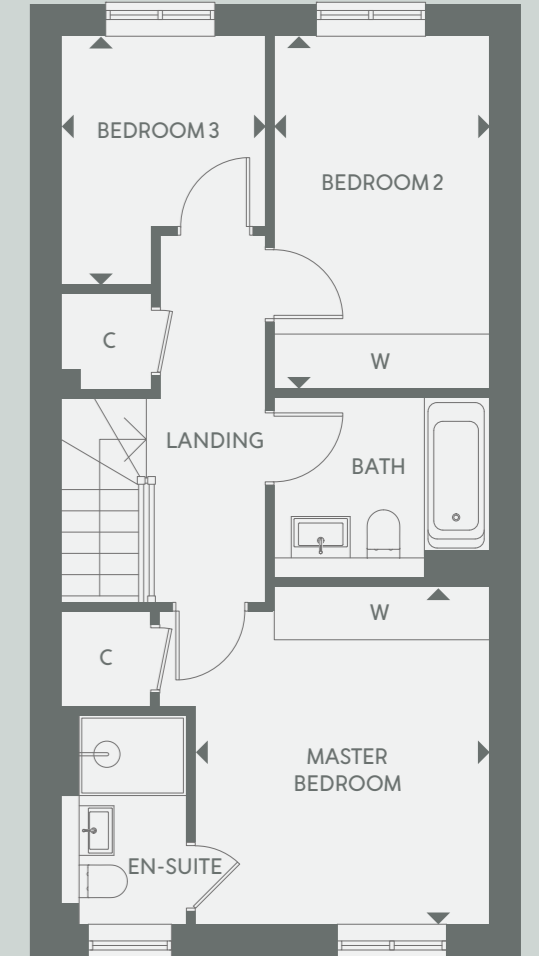
Master Bedroom
3.73m x 3.22m
12'3" x 10'7"

Bedroom 2
3.89m x 2.35m
12'9" x 7'8"

Bedroom 3
2.77m x 2.28m
9'1" x 7'6"



Ground Floor



First Floor

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W - Wardrobe. C - Cupboard. *Denotes plot with garage. h - Handed plot



Computer generated image depicts plot 26 situated on the left.

The Birch

No. 26 | Four Bedroom House

Kitchen/Breakfast
4.81m x 2.58m
15'9" x 8'6"

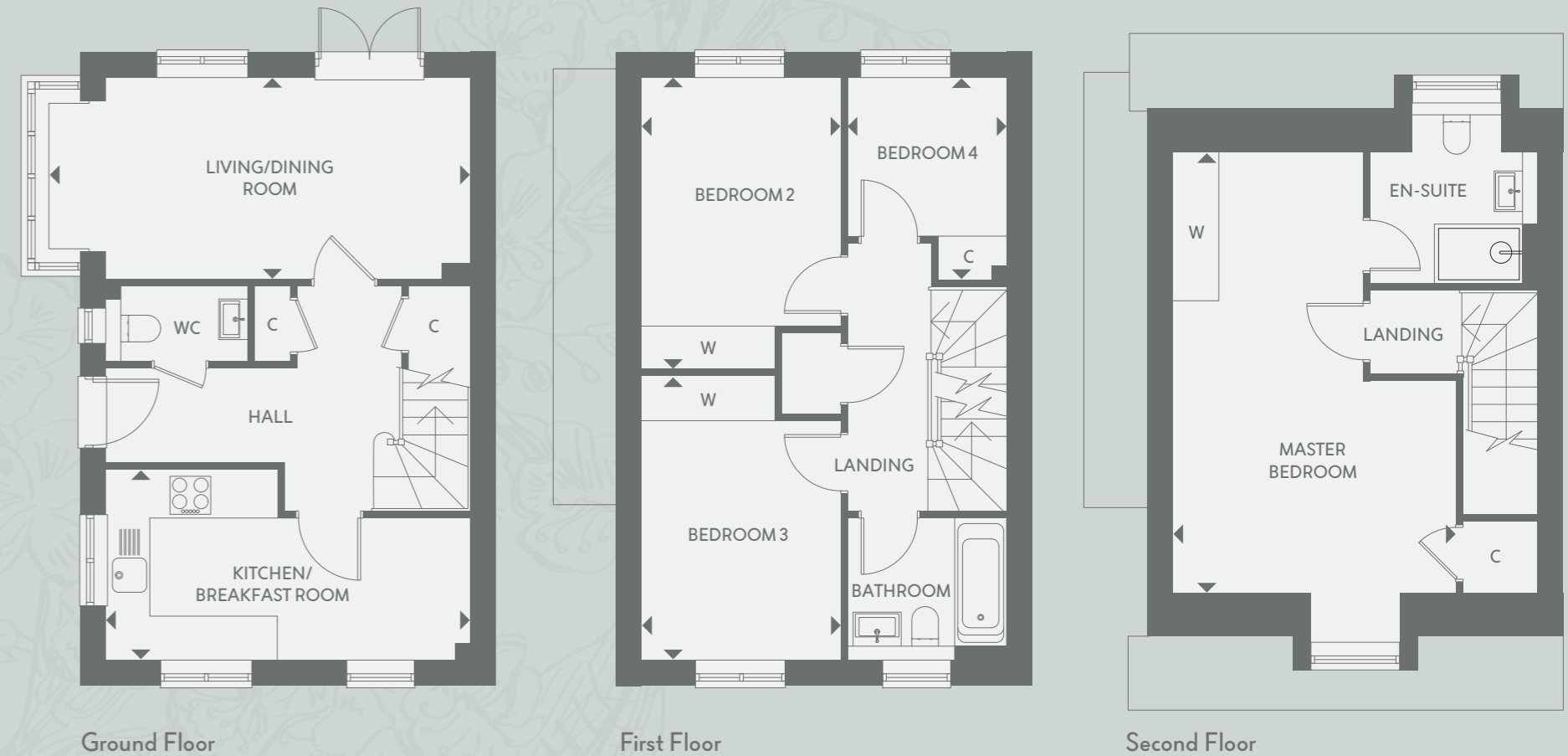
Living / Dining Room
5.71m x 2.75m
18'9" x 9'0"

Master Bedroom
5.92m x 3.78m
19'5" x 12'5"

Bedroom 2
3.95m x 2.67m
13'0" x 8'9"

Bedroom 3
3.84m x 2.67m
12'7" x 8'9"

Bedroom 4
2.75m x 2.15m
9'0" x 7'1"



Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Plot 26 has a garage.

W - Wardrobe. C - Cupboard. Plot 26 has a garage.



Computer generated image depicts plot 28.

The Elm

No. 28 & 29(h) | Three Bedroom House

Kitchen / Dining Room
5.08m x 3.23m
16'8" x 10'7"

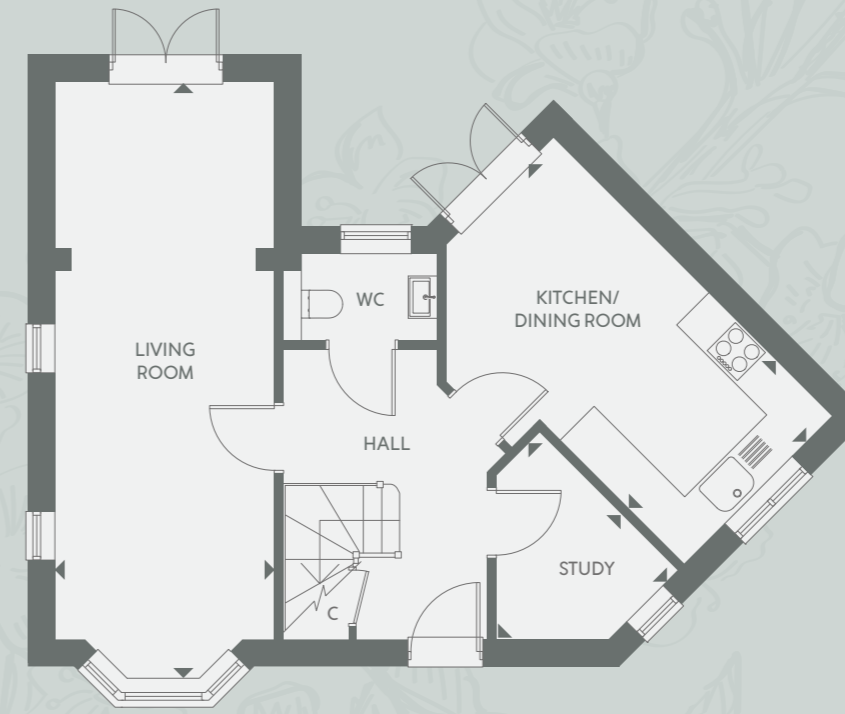
Living Room
7.77m x 2.83m
25'6" x 9'3"

Study
2.50m x 2.26m
8'3" x 7'5"

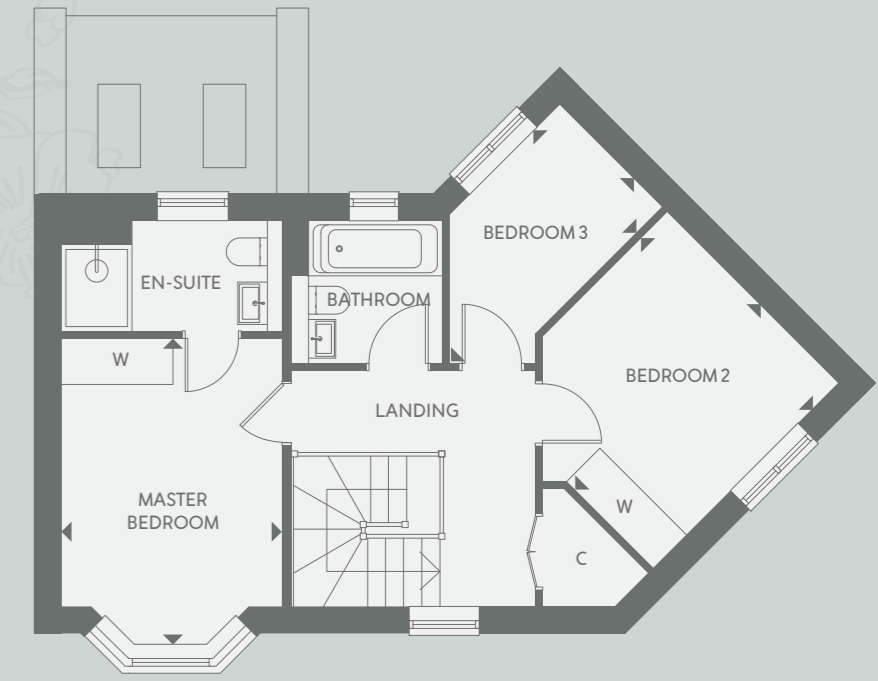
Master Bedroom
4.03m x 2.86m
13'3" x 9'5"

Bedroom 2
3.38m x 3.16m
11'1" x 10'4"

Bedroom 3
3.38m x 1.82m
11'1" x 8'0"



Ground Floor



First Floor

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W - Wardrobe. C - Cupboard. h - Handed plot. Please note both plots have a garage.



Computer generated image depicts plot 32.

The Spruce

No. 32 | Two Bedroom House

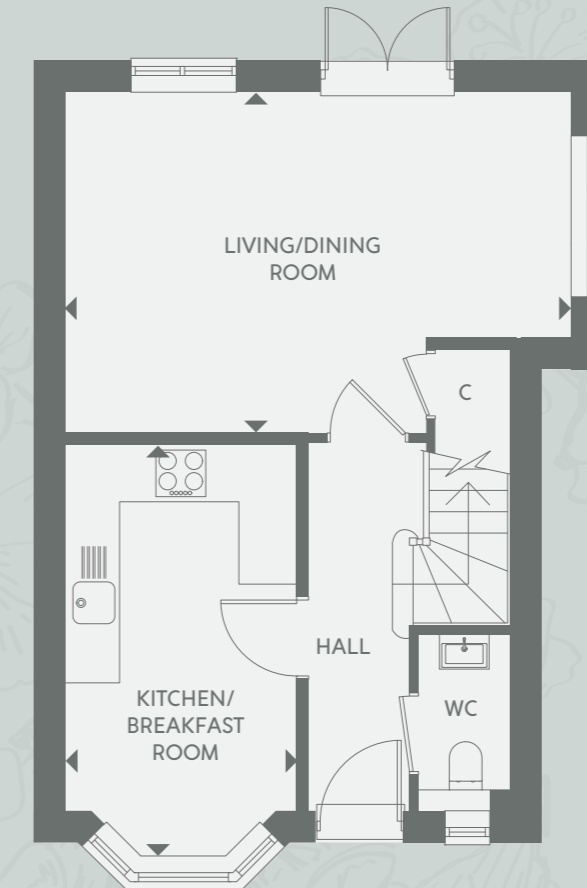
Kitchen / Breakfast Room
4.54m x 2.56m
14'11" x 8'5"

Living / Dining Room
5.59m x 3.75m
18'4" x 12'4"

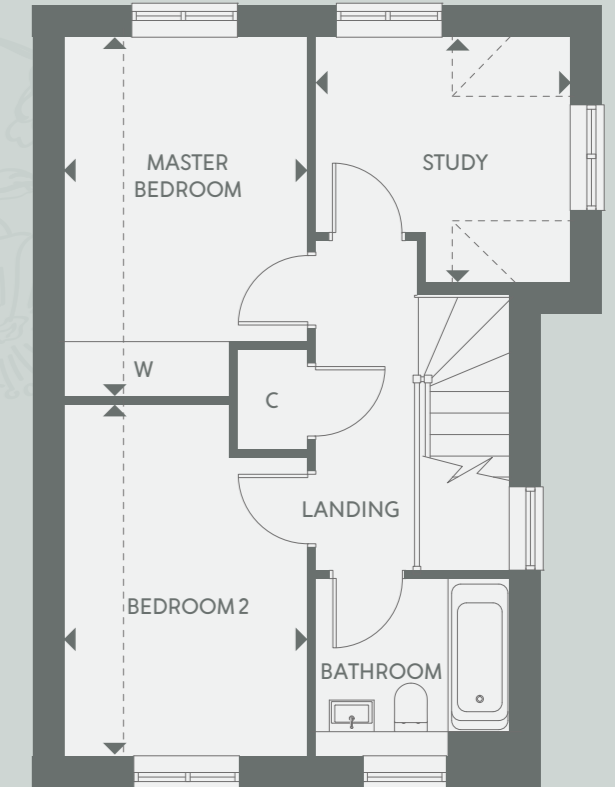
Master Bedroom
3.95m x 2.67m
13'0" x 8'9"

Bedroom 2
3.84m x 2.67m
12'7" x 8'9"

Study
2.82m x 2.68m
9'3" x 8'9"



Ground Floor



First Floor

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W - Wardrobe. C - Cupboard.



Specification

Sleek, contemporary interior design, quality appliances and an enviable specification throughout mean you'll be proud to call Evelyn Gardens home. Our commitment to excellence is obvious in the fixtures, fittings and finishes of your new home.

From the sophisticated lines of your bespoke shaker-style kitchen to fitted wardrobes and underfloor heating throughout the ground floor, we have taken care with every detail. Allocated parking spaces, an EV charging point and external lighting add to the convenience. Of course, there's the reassurance of the Antler Homes' two-year warranty and a ten-year structural warranty too.



ANTLER HOMES



The finer details...

KITCHEN

Bespoke shaker-style kitchen units with integrated Siemens appliances to include:

- Four zone glass induction hob
- Electric single oven
- Extractor hood
- Integrated dishwasher
- Integrated washer/dryer
- Integrated fridge/freezer
- Resin acrylic worktop
- Stainless steel sink unit
- LED under unit lighting
- Chrome electrical fittings

BATHROOMS

- Contemporary white sanitaryware
- Tiled bath panels
- Chromium electric heated towel rail
- Thermostatic showers
- Minoli wall & floor tiling to bath/shower rooms (wet areas)
- Fitted mirrors to cloakroom, bathrooms and en-suites
- Electric under floor heat mats
- Shaver/toothbrush point
- Vanity unit to main bathroom (except plots 28 and 29 where vanity unit is in the en-suite)



HEATING, SECURITY & ELECTRICAL

- Gas central heating
- Underfloor heating to ground floor
- Radiators to first floor with thermostatic radiator valves
- USB charging points to kitchen and master bedroom
- LED down lights to kitchen, cloakroom and bathrooms
- Media plate in living room
- Mains operated smoke and carbon monoxide detectors

QUALITY FIXTURES & FITTINGS

- Staircase with oak handrail and white spindles
- Cottage style oak finish solid core doors
- Chrome door furniture
- PVCu double glazed windows
- Carpet/Amtico flooring throughout (except bathrooms to first floor which are tiled)
- Fitted wardrobes:
 - To master, second and third bedrooms in four bedroom homes
 - To master and second bedrooms in three bedroom homes (except plots 6, 8 & 10)
 - To master bedroom in one and two bedroom homes

EXTERNAL

- Landscaped front garden
- Turfed rear gardens
- Lighting to front and rear
- Indian Sandstone paths and patios
- At least two allocated parking spaces
- External tap
- EV charging points for each home

GUARANTEE

- Antler Homes two-year warranty
- Premier Guarantee ten-year structural warranty

Specification correct at time of printing. Imagery indicative only. Please speak to your Sales Consultant for full details on specification.

Homes to stand the test of time...



When you choose an Antler home you are purchasing a property 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 housebuilders.

"We are incredibly proud of the homes we deliver. Each and every one has been built to an exceptionally high standard by our

passionate team, ensuring it can be enjoyed generation after generation."

We are still a relatively small, private company, with a fifty-year history of designing beautiful homes, which depends on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence.

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 ensuring that every aspect of your property is precisely as you would want it to be.

Equally satisfying are the personal touches you'll enjoy as a valued Antler customer, from our helpful and knowledgeable sales personnel, through to all the support you require throughout 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.

Andrew Rinaldi
Managing Director | Antler Homes

"For me it was all about the quality of the build"

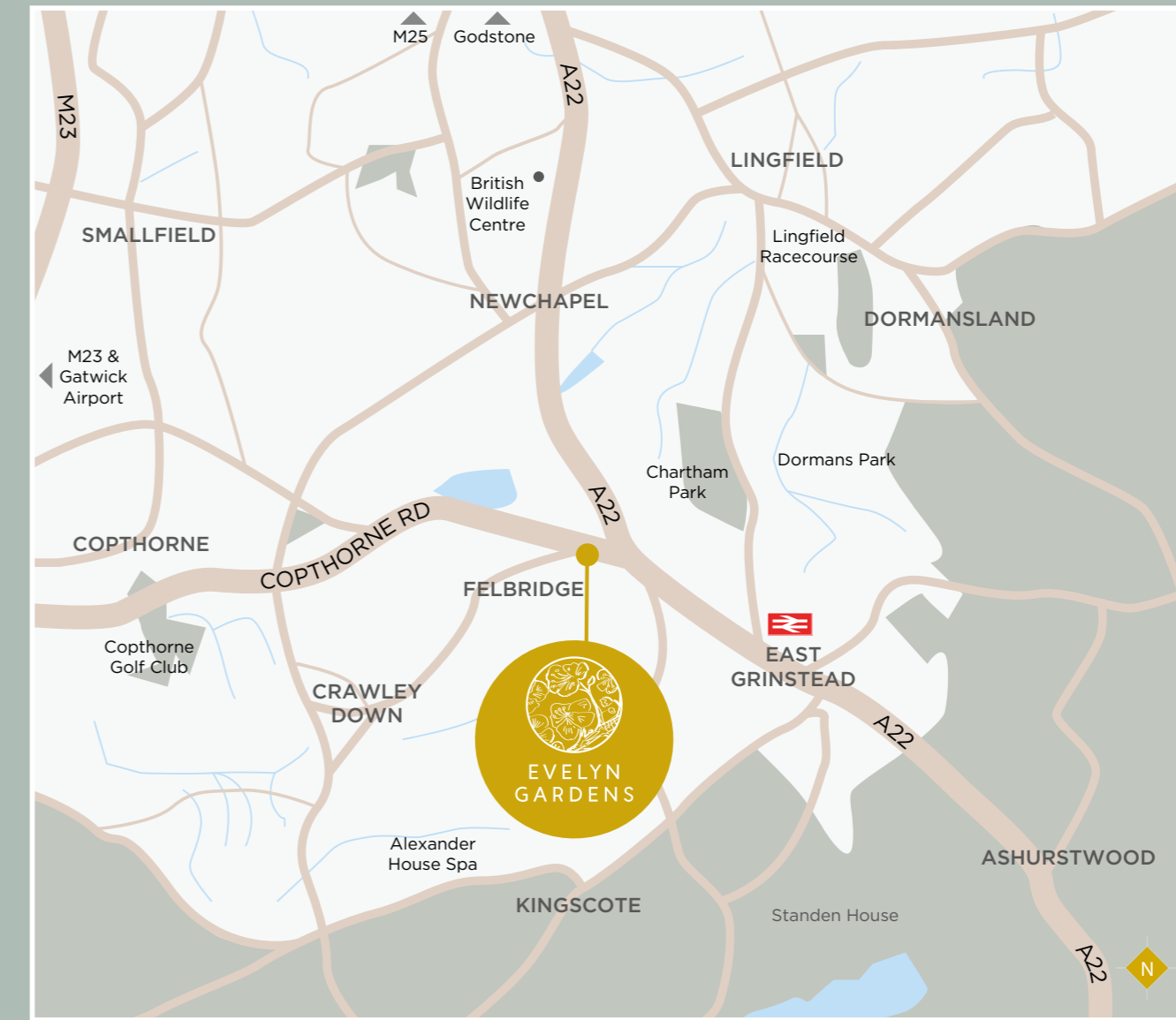
Stuart Lawrence | Antler Homes Customer



Evelyn Gardens, Crawley Down Road, Felbridge, West Sussex RH19 2NT



ANTLER HOMES



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