



THE
GALLOPS



LOWER BEEDING — WEST SUSSEX

The Gallops

Nestled in the charming village of Lower Beeding, just 4 miles South of Horsham in picturesque West Sussex, The Gallops offers an exceptional collection of 22 new homes. Perfectly situated almost halfway between London and England's stunning South Coast, these homes are set against the backdrop of idyllic English countryside, blending peaceful rural living with superb connectivity.

Located in the heart of Lower Beeding, the parish church is dedicated to the Holy Trinity and stands as a cherished focal point of the village. More than just a place of worship, it forms part of the area's historical fabric and community life.

A short stroll away is The Plough Inn, the village's only pub, offering a warm and welcoming atmosphere. For those wishing to explore further, a variety of other charming pubs and eateries can be found in the surrounding countryside and neighbouring villages.

MODERN LIFE, RURAL HEART

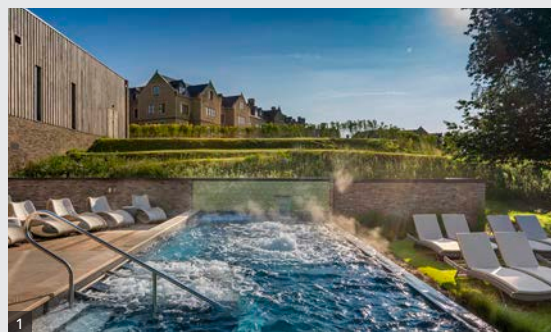
The parish of Lower Beeding is nestled in the heart of rural West Sussex, perfectly positioned between the North & South Downs and bordering the enchanting St Leonard's Forest. As part of the High Weald Area of Outstanding Beauty, this historic woodland offers a gateway to some of the regions most breathtaking and unspoiled landscapes, ideal for peaceful walks, outdoors adventures and immersing yourself in nature at its finest.

LIFE IN THE OPEN AIR

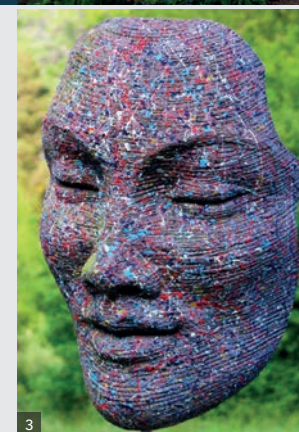
Surrounded by natural beauty, outdoor living is a way of life here. Just moments away, the world-renowned Leonardslee Gardens and the National Trust's Nymans

offer stunning landscapes, seasonal colour and peaceful walks - perfect for weekend escapes and everyday inspiration.

For those seeking wellness and leisure, the award winning South Lodge Hotel & Spa provides an exceptional escape, while Comptons Tennis Club offers a vibrant hub for sport and community, all set within the idyllic West Sussex countryside.



1. South Lodge Hotel & Spa, Horsham
2. Leonardslee Gardens
3. Sculpture trail at Leonardslee Gardens
4. Local shopping in Horsham (image: www.mgaylard.co.uk)
5. The Parish Church of the Most Holy Trinity, Lower Beeding



SHOPS & AMENITIES

Located just 5.2 miles from the charming market town of Horsham, this area offers the perfect balance of countryside living and convenient access to local amenities.

Horsham is rich in history and character, with an inviting mix of independent coffee shops, well known High Street names and a large John Lewis department store. Swan Walk shopping centre offers a pleasant retail experience with a wide range of shops, while the town centre boasts a vibrant selection of bars and restaurants for dining and socialising.

A particular highlight is Horsham Market, held every Thursday and Saturday, offering everything from local produce to handmade crafts, contributing to the town's warm and welcoming community atmosphere.

The closest village is the picturesque Mannings Heath, just 1.8 miles away. Known for its warm community spirit, its home to a charming local church, a traditional cricket green and the prestigious Mannings Heath Golf & Wine Estate. Set within 500 acres of rolling countryside, the estate offers 2 golf courses, a working vineyard, wine tasting and gourmet dining experiences.

Just 3.2 miles away, the village of Handcross offers a charming blend of countryside character and everyday convenience. Life here moves at a gentler pace, making it an ideal spot for those who appreciate a quieter, more leisurely lifestyle surrounded by natural beauty.

EDUCATION

The village is home to Holy Trinity C of E Primary School, a nurturing primary school at the heart of the community. For younger children, the area also boasts two well-regarded nurseries - Lower Beeding Day Nursery and Rabbit Patch Day Nursery - both of which are within walking distance, making The Gallops ideally suited to families.

For secondary education, families have access to a range of schools in nearby Horsham and the surrounding areas, including both state and independent options. The area is also within reach of several highly regarded colleges and sixth forms, offering excellent opportunities for continued learning.

- 6. The Black Horse Inn at Nuthurst
- 7. Swan Walk Shopping Centre, Horsham
- 8. Leonardslee Lakes and Gardens
- 9. Holy Trinity Primary School, Lower Beeding



Connections

Enjoy the best of both worlds, with excellent transport links offering easy access to London by train and the stunning South Coast by road, perfect for weekday commutes and weekend escapes.

CITY, COAST AND HOME

Lower Beeding offers the perfect balance of rural tranquility with excellent travel connections. Situated just a short drive from Horsham, you'll benefit from direct rail links to London Victoria and London Bridge, in under an hour, ideal for commuters or days out in the Capital.

The A23 and A24 are easily accessible, providing convenient road routes North to London and South to the vibrant coastal city of Brighton, just 40 minutes away.

Gatwick Airport is also within easy reach, around 20 minutes by car, making both international travel and weekend getaways effortlessly convenient.



1. Brighton beach and pier
2. Central London
3. The Seven Sisters chalk cliffs on the south coast
4. Less than 20 minutes to Gatwick airport
5. The Metrobus from Horsham to Gatwick airport
6. Shopping options in Horsham





TRAVEL DISTANCES



CAR

A23 (Handcross)	3.3 miles
Horsham Train Station	4.5 miles
Gatwick Airport	13 miles
Brighton	19.3 miles



TRAIN (FROM HORSHAM STATION)

Gatwick Airport	19 mins
Brighton	53 mins
London Victoria	55 mins



WELCOME TO

The Gallops

Luxury living, beautifully rooted in the countryside.



The Manor

4-BEDROOM DETACHED HOME
PLOT: 16



The Residence

4-BEDROOM DETACHED HOME
PLOTS: 11, 12 & 22



The Homestead

3-BEDROOM DETACHED HOME
PLOTS: 15, 20 & 21



The Grange

3-BEDROOM SEMI-DETACHED HOME
PLOTS: 9 & 13



The Gables

3-BEDROOM DETACHED HOME
PLOT: 19



The Lodge

2-BEDROOM BUNGALOW
PLOTS: 17 & 18



The Croft

2-BEDROOM SEMI-DETACHED HOME
PLOTS: 10 & 14



Siteplan

- The Manor
4-Bedroom Detached
- The Residence
4-Bedroom Detached
- The Homestead
3-Bedroom Detached
- The Grange
3-Bedroom Semi-Detached
- The Gables
3-Bedroom Detached
- The Lodge
2-Bedroom bungalow
- The Croft
2-Bedroom Semi-Detached

Affordable Homes

- VP Visitors parking
- # Car barn
- Street light column
- Air Source Heat Pump
- Pump Station

Photovoltaic panels:
2 x PV panels for plots 9 to 22

- 1.8m brick wall
- Fencing:** please ask to see the detailed plans for information regarding the variety of fences on this development.

Please Note: Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.



The Manor

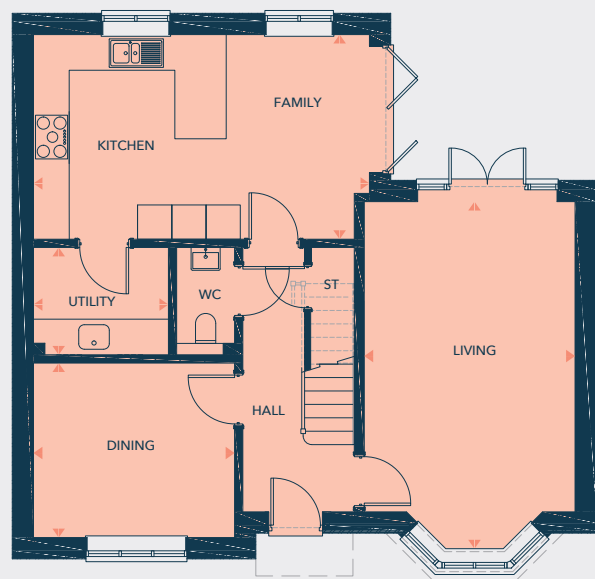
4-BEDROOM DETACHED HOME

1483 SQ FT

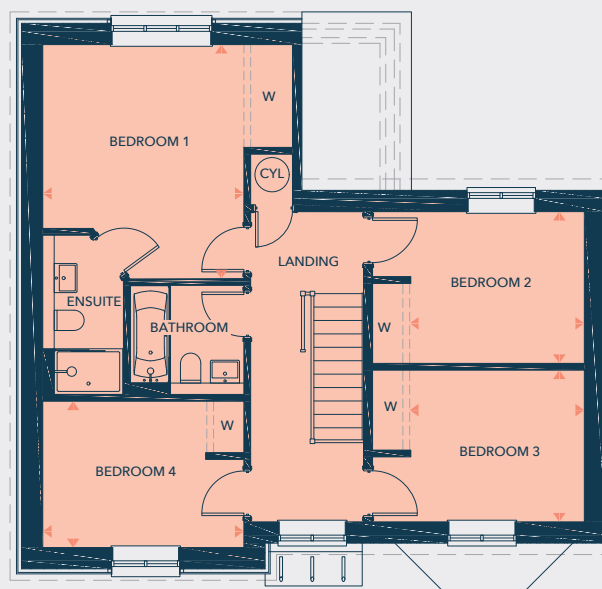
Plot 16

As shown.

For positioning of garages and parking spaces please refer to site layout.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living

6078mm x 3691mm (19'11" x 12'1")

Kitchen/Family

5883mm x 3583mm (19'4" x 11'9")

Dining

3522mm x 3056mm (11'7" x 10'0")

Utility

2363mm x 1881mm (7'9" x 6'2")

FIRST FLOOR

Bedroom 1

4097mm x 3522mm (13'5" x 11'7")

Bedroom 2

3059mm x 2657mm (10'0" x 8'8")

Bedroom 3

3059mm x 2657mm (10'0" x 8'8")

Bedroom 4

3522mm x 2563mm (11'7" x 8'5")

▲ Point from which dimensions are measured.

Please Note: Illustrations are of typical elevations and may vary (ie. colour). Please refer to the site layout for positioning of houses/garages/carbarns/parking spaces. All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.



The Manor ~ Plot 16



The Residence

4-BEDROOM DETACHED HOME

1407 SQ FT

Plot 11

Variation - Brick,
not tile hung.

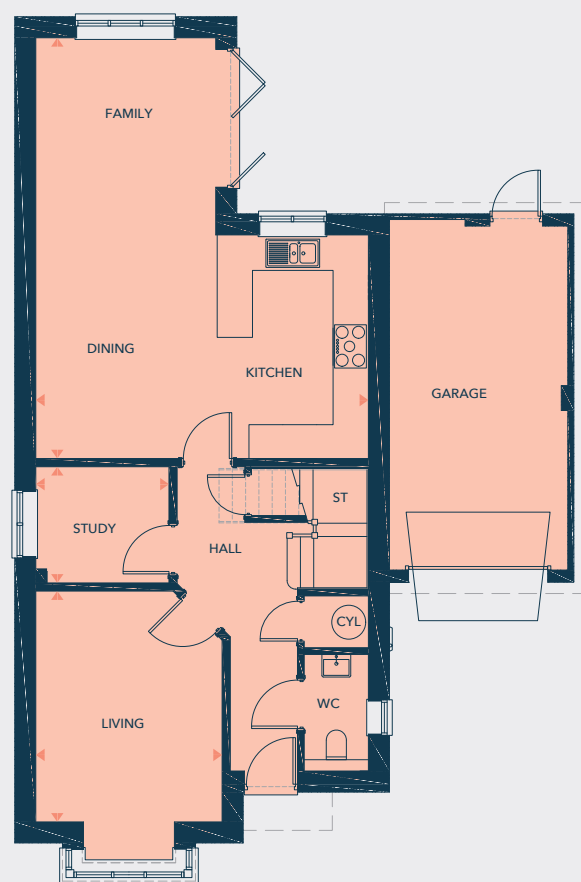
Plot 12

Frontage as
Plot 22.

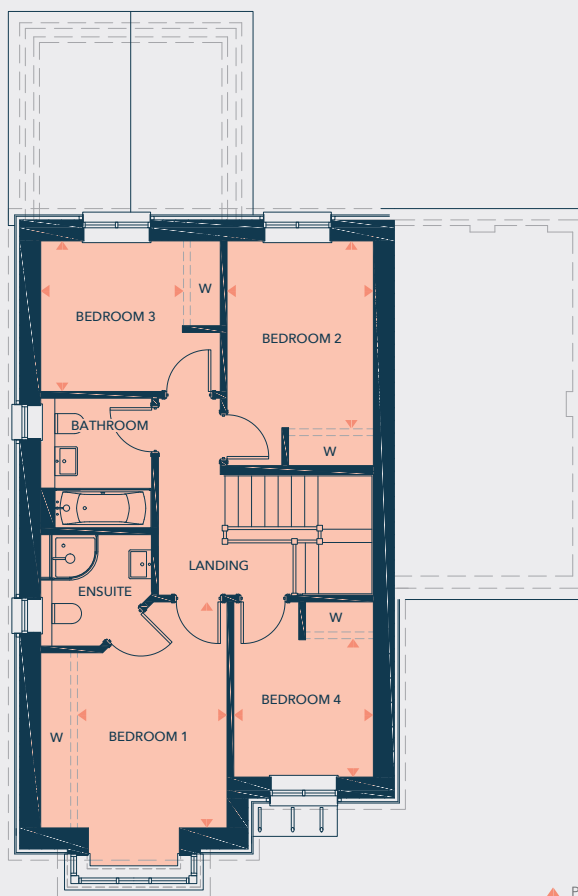
Plot 22

As shown.

For positioning of garages and parking spaces please refer to site layout.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living

4083mm x 3296mm (13'5" x 10'10")

Kitchen/Dining/Family

7443mm x 5883mm (24'5" x 19'4")

Study

2356mm x 2056mm (7'4" x 6'9")

FIRST FLOOR

Bedroom 1

3998mm x 2646mm (13'1" x 8'8")

Bedroom 2

3324mm x 2588mm (10'11" x 8'6")

Bedroom 3

2663mm x 2526mm (8'9" x 8'3")

Bedroom 4

2468mm x 2448mm (8'1" x 8'0")

▲ Point from which
dimensions are
measured.

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The Residence ~ Plot 22



The Homestead

3-BEDROOM DETACHED HOME

PLOTS 15 & 20: 1187 SQ FT PLOT 21: 1201 SQ FT (Bay Window).

Plot 15

Variation - Layout handed.
No bay window to Dining/Family
(standard window only).

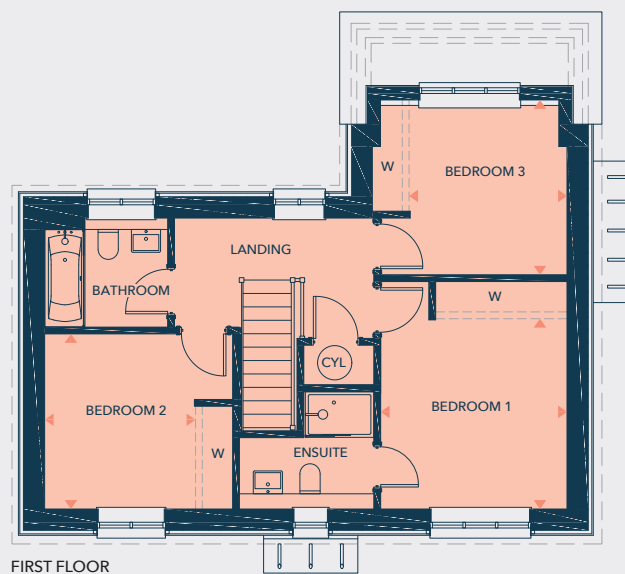
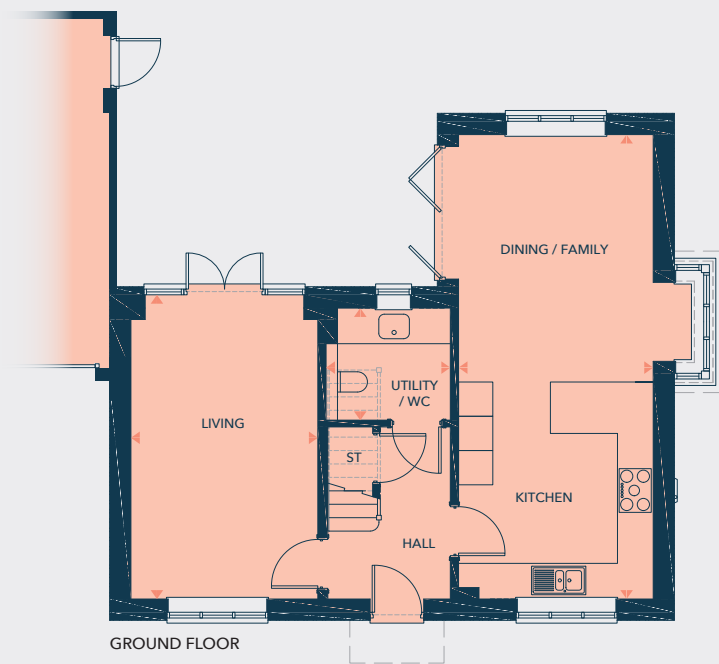
Plot 20

Variation - No bay window
to Dining/Family (standard
window only).

Plot 21

As shown.

For positioning of garages and parking spaces please refer to site layout.



GROUND FLOOR

Living

5334mm x 3273mm (17'6" x 10'9")

Kitchen/Dining/Family

8133mm x 3414mm (26'8" x 11'2")

Utility

2176mm x 1963mm (7'2" x 6'5")

FIRST FLOOR

Bedroom 1

3333mm x 3263mm (10'11" x 10'8")

Bedroom 2

3067mm x 2641mm (10'0" x 8'8")

Bedroom 3

3062mm x 2765mm (10'0" x 9'1")

▲ Point from which
dimensions are
measured.

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The Homestead ~ Plot 21



The Grange

3-BEDROOM SEMI-DETACHED HOME

1115 SQ FT

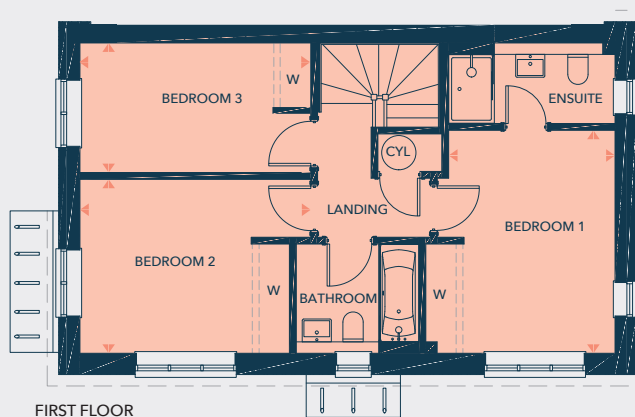
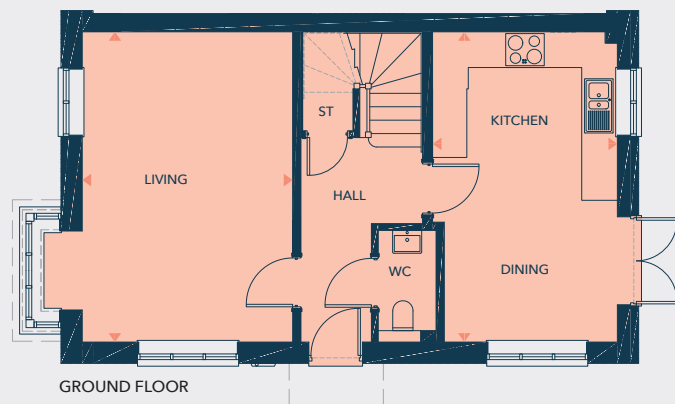
Plot 9

As shown.
Attached to Plot 10.

Plot 13

Variation – Hardiplank Cedar Sail Cloth, not brick.
Attached to Plot 14.

For positioning of garages and parking spaces please refer to site layout.



GROUND FLOOR

Living

5433mm x 3685mm (17'10" x 12'1")

Kitchen/Dining

5433mm x 3236mm (17'10" x 10'7")

FIRST FLOOR

Bedroom 1

3094mm x 2914mm (12'10" x 9'7")

Bedroom 2

4043mm x 3046mm (13'3" x 10'0")

Bedroom 3

4043mm x 2268mm (13'3" x 7'5")

▲ Point from which
dimensions are
measured.

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The Grange ~ Plot 9 attached to Plot 10



The Gables

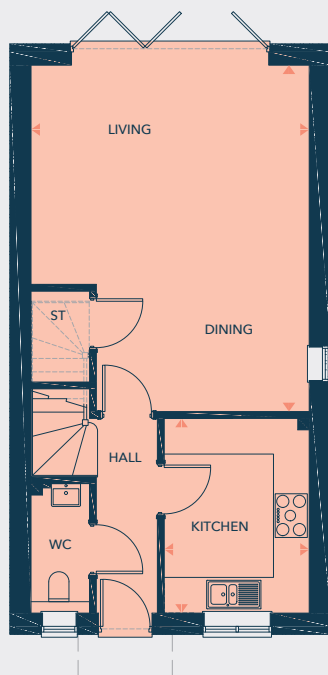
3-BEDROOM DETACHED HOME

995 SQ FT

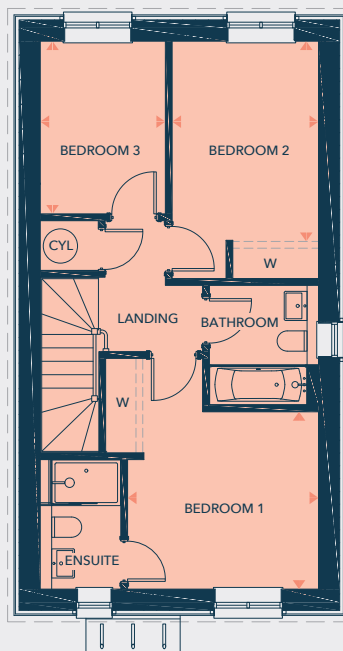
Plot 19

As shown.

For positioning of garages and parking spaces please refer to site layout.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining

6067mm x 4871mm (19'11" x 16'0")

Kitchen

3410mm x 2539mm (11'2" x 8'4")

FIRST FLOOR

Bedroom 1

3342mm x 3105mm (10'11" x 10'2")

Bedroom 2

3507mm x 2562mm (11'6" x 8'5")

Bedroom 3

3025mm x 2189mm (9'11" x 7'2")

▲ Point from which dimensions are measured.

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The Gables ~ Plot 19

Note: See siteplan for lamp post location on this plot.



The Lodge

2-BEDROOM BUNGALOW

886 SQ FT

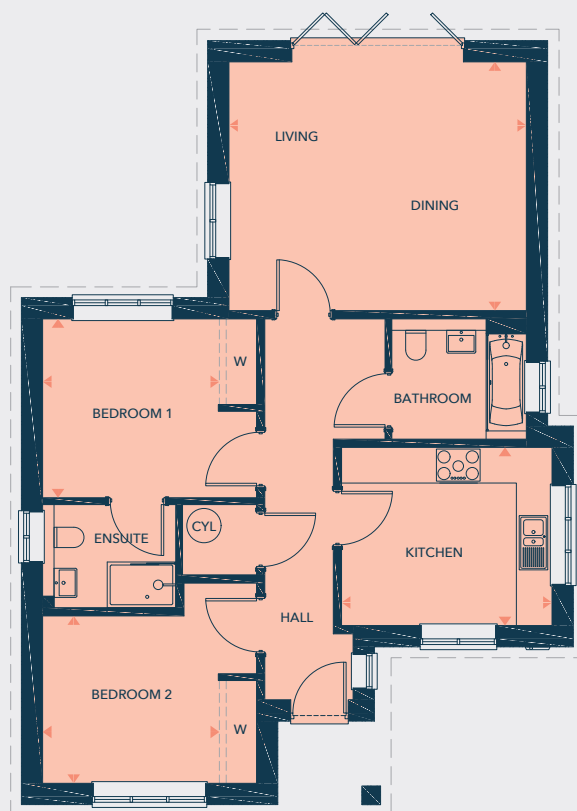
Plot 17

As shown.

Plot 18

Variation - No garage.

For positioning of garages and parking spaces please refer to site layout.



GROUND FLOOR

GROUND FLOOR

Living/Dining

5208mm x 4356mm (17'1" x 14'3")

Kitchen

3687mm x 3070mm (12'1" x 10'1")

Bedroom 1

3133mm x 3096mm (10'7" x 10'2")

Bedroom 2

3096mm x 2931mm (10'2" x 9'7")

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▲ Point from which dimensions are measured.



The Lodge ~ Plot 17

Note: See siteplan for lamp post location on this plot.



The Croft

2-BEDROOM SEMI-DETACHED HOME

801 SQ FT

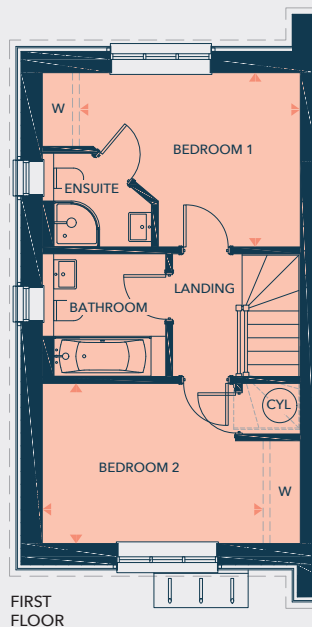
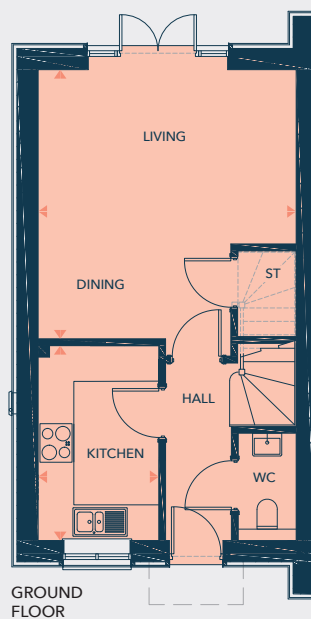
Plot 10

Variation – Brick, not Hardiplank.
Heads and cills, Wienerberger Warnham Red.
Attached to Plot 9.

Plot 14

As shown.
Attached to Plot 13.

For positioning of garages and parking spaces please refer to site layout.



GROUND FLOOR

Living/Dining

4714mm x 4518mm (15'5" x 14'10")

Kitchen

3413mm x 2113mm (11'2" x 6'11")

FIRST FLOOR

Bedroom 1

3868mm x 3052mm (12'8" x 10'0")

Bedroom 2

3868mm x 2806mm (12'8" x 9'2")

▲ Point from which
dimensions are
measured.

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The Croft ~ Plot 14 attached to Plot 13

Note: See siteplan for lamp post location on this plot.



Luxury Specification

Every home at The Gallops has been individually designed and beautifully finished with a luxury specification. From stunning designer kitchens through to stylish family bathroom suites: quality, innovation and tradition combine to deliver outstanding spaces ideally suited to modern living.



KITCHENS

- Individually designed high quality furniture
- Laminate worktops with upstand and splashback
- Stainless steel integrated oven and microwave
- Black glass 4-ring electric hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (except Plots 15,16, 20 & 21)
- 1.5 bowl stainless steel sink and mixer tap
- Ceramic tiling or Karndean flooring

DOORS & INTERNAL JOINERY

- Prefinished oak vertical panel internal doors
- Contemporary chrome fittings
- V-Groove chamfered skirting and architrave

BATHROOMS & ENSUITES

- Contemporary bathroom suites
- Vanity units below basins
- Thermostatically controlled showers
- Bathrooms part-tiled
- Shower areas fully tiled
- Ceramic tiling or Karndean flooring to cloakroom

ELECTRICAL & LIGHTING

- LED downlighters to kitchen, bathroom and ensuite
- Under kitchen unit lighting
- Shaver point and extractor fan in bathroom/ensuite
- White switches and sockets
- Light in car barn/garage
- Double socket in car barn/garage
- External lighting to front and rear garden and car barn/garage
- EVCP (electric vehicle charging point)

HEATING & WATER

- Air Source Heat Pumps
- Underfloor heating to ground floor

- Compact with style radiators with individual thermostatic controls to first floor (except Bedroom 1)
- Room thermostat to Bedroom 1
- Electric heated towel rails in bathroom and ensuite

COMMUNICATIONS

- Cat 5 home network points
- TV points

EXTERNAL

- Garage, car barn & parking spaces located as shown on site plan
- Outside tap and electric socket to rear
- Landscaped & turfed front garden
- Shed provided where there is no garage

FINISHING TOUCHES

- Built-in wardrobes with hanging rail and shelf (where shown on floorplans)

SECURITY & PEACE OF MIND

- Cover under 10-year NHBC Buildmark Warranty
- Mains-fed smoke detector with battery back-up fitted to hall
- Management Company

ENHANCED SPECIFICATION FOR OUR 3 & 4-BEDROOM DETACHED FAMILY HOMES AND OUR 2-BEDROOM BUNGALOWS

- Composite worktops in kitchen with upstand, splashback & cill
- Integrated oven and combination oven/microwave
- Black glass 5-ring induction hob
- Mirrors to bathroom and ensuite
- Brushed chrome finished switches and sockets



GOING GREEN WITH DEVINE HOMES

At Devine Homes we are committed to building a more sustainable future for our homeowners and the environment.

Every home we create is thoughtfully designed to reduce environmental impact while enhancing everyday living.

Our latest properties feature highly-efficient double glazing for superior insulation, air source heat pumps to provide low carbon heating and electric vehicle charging points to support greener travel.

It's all part of our promise to deliver homes that are not only beautifully built, but also forward thinking and energy conscious.



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Land & New Homes

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DEVINE HOMES PLC
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A member of
HBF

NHBC


NEW
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QUALITY
BOARD

Please Note: The information within this brochure is for guidance only. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Any floor plans shown are not to scale and dimensions should not be relied upon for flooring or furniture.