BLENCOWE PLACE

BILLINGSHURST, WEST SUSSEX

Just Six 3 & 4 Bedroom New Homes

RODDY

NEW HOMES

RODDYNEWHOMES.CO.UK

An exclusive collection of just six cleverly designed, three and four-bedroom luxury homes in the charming village of Billingshurst, West Sussex, Blencowe Place offers the perfect combination of privacy and convenience.

LOCATED JUST MINUTES AWAY FROM BILLINGSHURST'S BUSTLING HIGH STREET AND ESSENTIAL AMENITIES, THE FAMOUS SOUTH DOWNS NATIONAL PARK IS ALSO EASILY ACCESSIBLE, PROVIDING RESIDENTS WITH AN IDEAL BLEND OF EVERYDAY SERVICES AND GREEN OPEN SPACES.

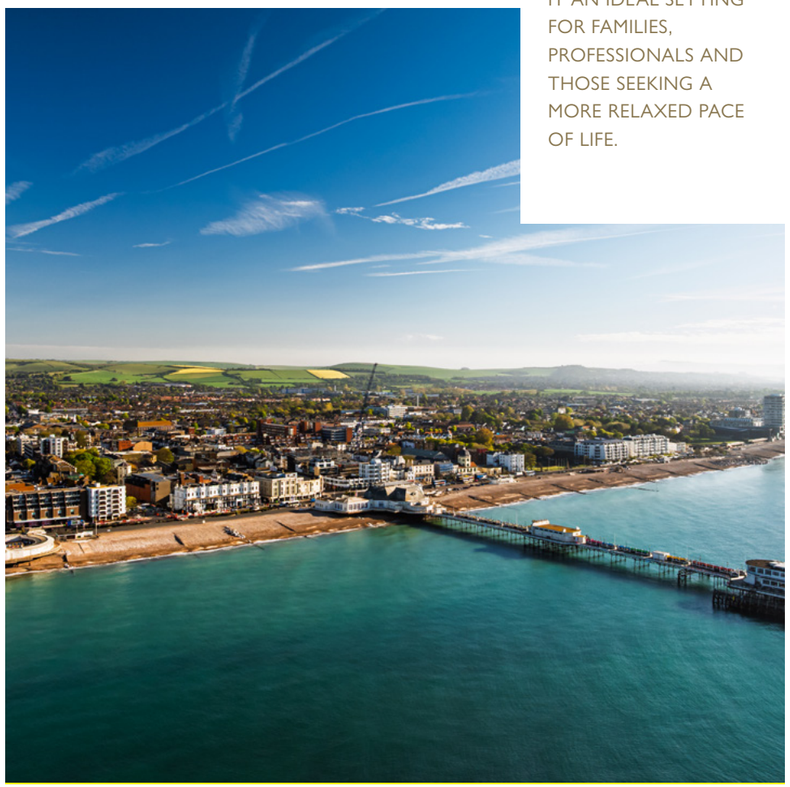
FROM A-RATED INTERIORS WITH ENERGY-EFFICIENT FEATURES, TO PREMIUM SPECIFICATIONS AND FABULOUS SCENERY, EVERY DETAIL OF THIS STUNNING NEW DEVELOPMENT HAS BEEN CAREFULLY CONSIDERED TO CREATE HOMES THAT ARE AS IMPRESSIVE AS THEY ARE INVITING.

DISCOVER LUXURY LIVING AT BLENCOWE PLACE, RODDY NEW HOMES' BRAND NEW COMMUNITY.

WITH THE BREATHTAKING SOUTH DOWNS AND BEAUTIFUL BEACHES TO THE SOUTH, BILLINGSHURST IS RENOWNED FOR ITS STUNNING LANDSCAPES, WELCOMING COMMUNITY AND CONVENIENT ACCESS TO EVERYDAY AMENITIES, MAKING IT AN IDEAL SETTING FOR FAMILIES, PROFESSIONALS AND THOSE SEEKING A MORE RELAXED PACE OF LIFE.

WELCOME TO BILLINGSHURST, A CHARMING WEST SUSSEX VILLAGE OFFERING AN EXCEPTIONAL QUALITY OF LIFE CLOSE TO THE SOUTH COAST OF ENGLAND.

WITH AN EXCELLENT RANGE OF SPORTS AND HEALTHCARE FACILITIES, SHOPS, REPUTABLE SCHOOLS, CAFÉS AND EATERIES ALL AVAILABLE IN THE VILLAGE AND ITS SURROUNDING AREA, BILLINGSHURST PROVIDES EVERYTHING RESIDENTS NEED FOR COMFORTABLE DAY-TO-DAY LIVING. EXCELLENT TRANSPORT LINKS - INCLUDING A RAILWAY STATION WITH DIRECT SERVICES TO LONDON AND EASY ACCESS TO THE MOTORWAY - ENSURE THAT RESIDENTS REMAIN WELL CONNECTED WHILE STILL BEING ABLE TO ENJOY THE TRANQUILLITY OF VILLAGE LIFE.



Out & About

EDUCATION

Billingshurst and the surrounding area benefits from an accessible range of educational facilities. Billingshurst Primary Academy offers primary education for children aged 4–11 in a community-focused environment at the heart of the village, while The Weald Community School and Sixth Form serves pupils aged 11–18, offering a broad academic choices and extracurricular activities.

The surrounding villages also offer a selection of well-regarded primary schools, while nursery and early years provisions are available locally, and those seeking further education are well served by Brinsbury College, which is less than three miles away.

Beyond mainstream schooling, the area also supports specialist and alternative education needs. Ingfield Manor School provides dedicated provision for children and young people aged 3-19 with special educational needs, including boarding options, ensuring inclusive opportunities within the local community.

SHOPPING

Billingshurst is home to a charming retail scene, with the village's High Street lined with historic buildings and home to a good variety of shops, cafés and pubs. Whether you're shopping for gifts, discovering something new, or simply taking a break for a snack, the friendly, relaxed atmosphere lends the experience a distinctive and personal feel. Billingshurst also provides easy access to convenience stores and most major supermarkets, making day-to-day living straightforward, while the nearby town of Horsham provides a wider choice of high street brands and larger shops.

PLACES TO VISIT

Located on the edge of the famous South Downs and just a short drive from the South Downs National Park, Billingshurst and its surrounding countryside offer a variety of appealing destinations for leisure and recreation.

Within the village itself, the Billingshurst Leisure Centre provides a modern hub for fitness and wellbeing, featuring a gym, swimming pool and a range of classes suitable for all ages.

The wider area is characterised by beautiful West Sussex countryside, with scenic walking and cycling routes and a wealth of outdoor pursuits all easily accessible from the village, while historic market towns such as Arundel - famed for its castle and riverside setting - are just a short drive away, providing additional options for those seeking stress-free days out.

West Sussex is also home to several vineyards, with most offering tours and tastings, allowing visitors to experience locally produced wines in scenic surroundings.

EATING OUT

Billingshurst and its surrounding villages offer a strong selection of pubs, restaurants and relaxed dining spots, combining traditional Sussex character with quality food and charming environments.

The Six Bells, a historic coaching inn dating back to the 16th century, serves classic British pub dishes alongside a lively calendar of events, making it a popular choice for both dining and socialising.

The nearby towns of Pulborough and Horsham provide residents with even more options, with a good selection of additional restaurants and bars available in both, including the popular River Moon, which offers up a wide-range of highly regarded Asian dishes and contributes to the area's enticing food and drink scene.

The Development

HOUSE TYPES

PLOT 1
4 Bedroom detached home
with garage

PLOTS 2, 3, 4, 5
3 Bedroom semi detached homes
with allocated parking

PLOT 6
3 Bedroom detached home
with car barn

RODDY
NEW HOMES

At Roddy New Homes, we believe that every detail contributes to creating your ideal living space. Our commitment to quality is reflected in the exceptional finishes that define each home, showcasing our dedication to craftsmanship. From the moment you walk through the door, you'll see meticulous attention to detail and quality everywhere you look.

With carefully selected materials, timeless designs and superior craftsmanship, our homes embody lasting elegance and the highest quality.

Thanks to our skilled artisans and seasoned builders who work together to craft spaces that truly reflect your style, each finish is chosen to enhance and harmonise with your home's overall aesthetic.

From the gleam of polished hardwood floors and the sleek allure of our counter tops, to the flawless precision of our custom cabinetry, Roddy New Homes offers a premium living experience. Discover how quality finishes elevate your home; step into the exceptional standards that define Roddy New Homes.

Welcome to your new home.

Build Quality.

Fuelled by our commitment to quality and sustainability, each Roddy New Home is built to the highest specifications, utilising modern construction methods and carefully selected locations to enhance your living experience, reduce your running costs and ensure each home meets our high standards.

WHAT MAKES OUR HOMES SUSTAINABLE?

At Roddy New Homes, we are passionate about creating environmentally responsible homes and biodiversity net gains. Here are some of the ways in which we reduce carbon emissions:

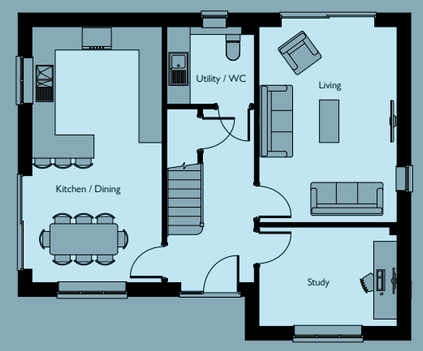
- We utilise brownfield sites and repurpose previously developed land to reduce urban sprawl.
- We use Modern Methods of Construction (MMC), such as timber frames and other renewable resources, for a smaller carbon footprint and robust, sustainable structures.
- We install solar panels that harness renewable energy to power your home efficiently.
- We use air-source heat pumps, enabling you to heat and cool your home without relying on fossil fuels.
- Our enhanced roof insulation exceeds current regulations to reduce energy consumption and costs.

Plot 1

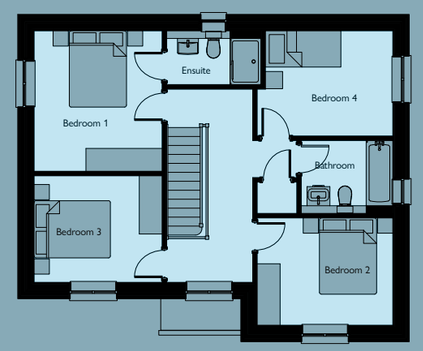
4 BEDROOM HOME WITH GARAGE

PLOT 1

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining: 3.35m x 6.59m (11' 0" x 21' 8")

Living Room: 3.55m x 5.04m (11' 8" x 16' 6")

Study: 3.55m x 2.55m (11' 8" x 8' 4")

Bedroom 1: 3.35m x 3.68m (11' 0" x 12' 1)

Bedroom 2: 3.55m x 2.81m (11' 8" x 9' 3")

Bedroom 3: 3.35m x 2.79m (11' 0" x 9' 2")

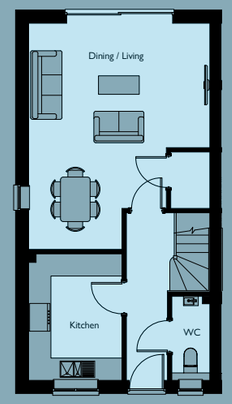
Bedroom 4: 3.34m x 2.75m (10' 11" x 9' 0")

Illustration for identification purposes only, measurements are approximate and not to scale.

Plots 2, 3, 4, 5

3 BEDROOM SEMI DETACHED HOMES

GROUND FLOOR



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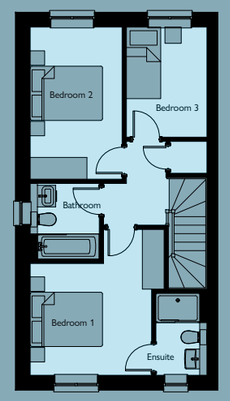

Dining/Living: 4.87m x 6.03m (16' 0" x 19' 9")

Kitchen: 2.50m x 3.41m (8' 2" x 11' 2")

Bedroom 1: 3.35m x 3.09m (11' 0" x 10' 2")

Bedroom 2: 2.54m x 4.20m (8' 4" x 13' 10")

Bedroom 3: 2.22m x 3.06m (7' 4" x 10' 0")

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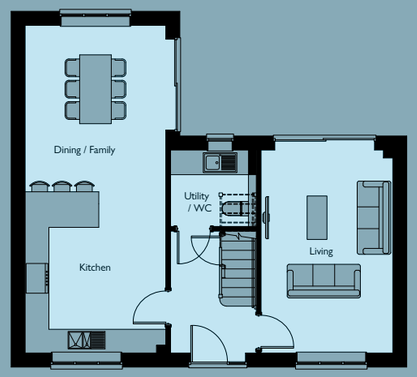
Plot 6

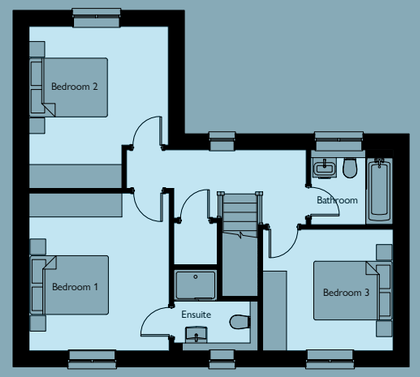
3 BEDROOM DETACHED HOME WITH CAR BARN

PLOT 6

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining: 3.55m x 8.28m (11' 8" x 27' 2")

Living Room: 3.33m x 5.13m (10' 11" x 16' 10")

Bedroom 1: 3.57m x 4.02m (11' 9" x 13' 2")

Bedroom 2: 3.55m x 4.13m (11' 8" x 13' 7")

Bedroom 3: 3.33m x 3.10m (10' 11" x 10' 2")

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Specification

GENERAL INFORMATION

- EPC Rated A.
- Low Carbon Timber Frame Construction.
- All Homes will be insulated to Current Regulations.
- Each Home comes with a 10 Year Structural Warranty from ICW.
- uPVC Windows & Doors.
- Private Road/Paths with Block Paving Surfacing finishes.
- Each rear patio will be laid with patio slabs.
- Mains Water / Electricity and Foul.
- Air Source Heat Pump with Radiators.
- PV panels to roof.
- All Homes will benefit from high-speed fibre broadband as standard.
- All living rooms, principle and second bedrooms to have TV points.

INTERNAL SPECIFICATION
KITCHENS

- All kitchens will be supplied and fitted by Gardiner of England, located in Kent.
- For selections available from the Gardiner's Range, please consult with a member of our Sales Team to select your Kitchen palette. Additional Kitchen Specification information is available through our Sales Team.
- Under-Cabinet lighting is included.

APPLIANCES*

The following appliances are included:

Fridge Freezer
Dishwasher
Microwave
Electric Oven
Extractor Fan
Induction Hob
Integrated washer dryers if in kitchens.

*For detailed specifications of the appliances provided, please refer to the separate specification document.

FLOORING & FINISHES

In the Living/Kitchen and Circulation areas:

- Vinyl Plank wood effect flooring is standard.
- Carpeting to the Stairs, Landings and Bedrooms.

INTERNAL SPECIFICATIONS:
BATHROOMS

- MAIN: Fully tiled floors with upstand skirting, full height tiling to baths and showers, half height to wet walls.
- ENSUITE: Fully tiled floors with upstand skirting, full height tiling to baths and showers, half height to wet walls.
- STAIRS: Handrail and spindles both painted white.
- INTERIOR DOORS: Interior doors painted white with chrome ironmongery
- Each property includes one built-in wardrobe.
- WALL FINISHES: All homes are painted in neutral white, including all woodwork.
- ELECTRICAL & MECHANICAL: Selection of downlights and ceiling roses - speak to sales advisor for full details.
- IP65 Rated LED downlights in bathrooms and ensuites.
- USB sockets are available in the kitchen, living rooms, and bedrooms.
- Bathroom and ensuite include an electrical shaving point.
- Homes are equipped with mains-powered smoke and heat detectors.
- Zoned heating systems are installed throughout.
- Electric towel rails in bathrooms and ensuites.
- Panel Radiators in all rooms (excluding bathroom and ensuite - these have electric towel rails)

NOTE: This development aims for carbon neutrality and does not offer or include gas services.

EXTERNAL SPECIFICATIONS:
GARDENS

- Rear fencing features 1.8m timber panel fencing and brick walls as indicated in site plans.
- Communal area planting follows an approved schedule; private garden planting is not the responsibility of the developer.
- Outside tap and double electric socket.

PARKING

Each home includes allocated parking.

EV CHARGING

One EV charger per home at the allocated parking bay.

For additional detailed information, please consult the specification file provided by our Sales Team.

EXCLUSIONS

No custom wallpapering, feature painting, structural alterations, or kitchen reconfigurations are provided by the developer.

DISCLAIMER

While every care has been taken to ensure the details within these specifications are accurate, errors may occur. It's recommended to consult a professional for any concerns of importance.

Our team can clarify any information as required.

The developer reserves the right to substitute materials and make necessary alterations, subject to local authority approvals. All sizes are approximate, with a construction tolerance of 5%. Measurements are based on architectural drawings, and computer-generated images may vary.

RESERVATION

A £1000 reservation fee is required. If the purchase does not proceed post-exchange of contracts, the developer may claim reasonable costs in accordance with the House Builder Code of Practice.

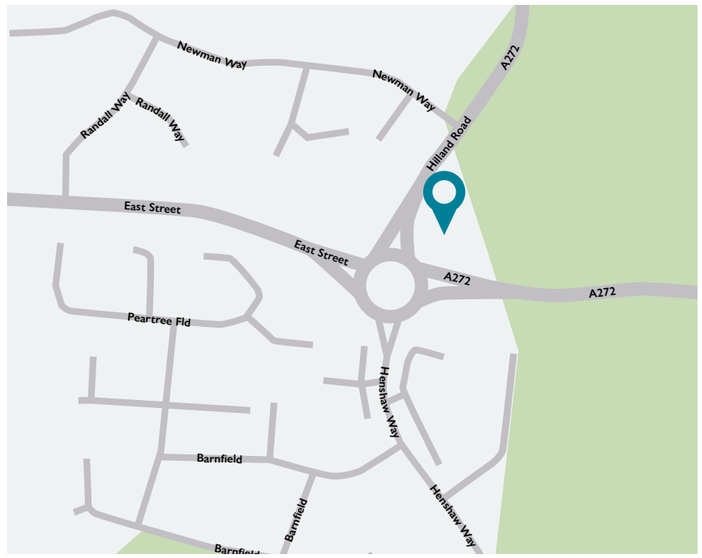
OFF-SPECIFICATION REQUESTS

All such requests must be paid in advance and may be considered if deemed appropriate at the time of request.

WARRANTY

- 10 Year Structural Warranty from ICW.

Location



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BILLINGHURST,
HILLAND ROAD, WEST SUSSEX
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RODDY
NEW HOMES

For all sales enquiries

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WWW.RODDYNEWHOMES.CO.UK

RESERVATION
A £1000 Reservation fee will be required. In the event that contracts are exchanged, and the purchaser does not proceed the developer will claim reasonable legal expenses in line with the House Builder Code of Practice.

OFF SPECIFICATION REQUESTS
The developer will require payment in advance and in full for any off-specification requests if they are able to be accommodated at the time of request.

DISCLAIMERS
Please note that while every effort has been made to ensure the accuracy of the property particulars, complete accuracy cannot be guaranteed. It is advisable to seek professional confirmation regarding any specific points of importance to you. Our sales team are available to assist in verifying any information required. The seller retains the right to use alternative or substitute materials during the construction process and may make variations to the works as deemed necessary or appropriate, subject to obtaining any required approvals from the local authority. Measurements have been taken from the architect's plans. All dimensions given in this sales brochure are approximate. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%. Computer-generated images are indicative. Styling details may also be subject to variation during the construction process.