



COLLEGE ROAD  
ARDINGLY

ARDINGLY, HAYWARDS HEATH, WEST SUSSEX



REMMUS

# Generous Modern Homes, Rooted in Village Life



A collection of just three substantial new homes in the West Sussex village of Ardingly, each individually designed to provide generous, flexible spaces for modern family life.

Inside, bespoke kitchens sit at the heart of each home, with separate living, family and snug spaces giving everyday life room to unfold. Whether gathering together, working from home or finding a quieter corner, the layouts are designed to adapt naturally to the different rhythms of the day.

Upstairs, four bedrooms are joined by a versatile study that can also serve as a fifth bedroom. The principal suite brings together a dressing room, en suite and private balcony overlooking the south-facing garden, completing homes that balance generous proportions with the ease and comfort of contemporary village living.

**LEFT:**  
*CGI of Plot 03  
— College Road,  
Ardingly*



# The Location

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BELOW:  
*Summer sailing at  
Ardingly Reservoir*



BELOW:  
*Equestrian at South of  
England Showgrounds*



BELOW:  
*Baked goods from  
the local bakery*



# Ardingly—A village With a Remarkable Sense of Place

Ardingly is a traditional Sussex village surrounded by wooded countryside, yet its character extends far beyond its peaceful lanes and familiar village landmarks.

At its heart is an easy rhythm of village life, with a bakery, café and local pubs close at hand. St Peter’s Church offers a link to Ardingly’s medieval past, while established schools and long-standing community institutions continue to shape the character and identity of the village today.

Beyond the centre, Wakehurst brings a very different dimension. Its gardens, woodland and meadows extend across more than 500 acres, while the Millennium Seed Bank connects Ardingly with internationally important work in plant science and conservation, giving the village a profile that reaches far beyond Sussex.

Ardingly Reservoir offers open water, walking and water sports, while the South of England Showground hosts agricultural, equestrian and seasonal events throughout the year. Together, they give Ardingly a distinctive balance of village life, landscape, heritage and wider cultural significance.

# Location Map

## FOOD & DRINK

- |     |                            |
|-----|----------------------------|
| 1.  | FELLOWS OF ARDINGLY BAKERY |
| 2.  | ARDINGLY CAFÉ              |
| 3.  | THE GARDENERS ARMS         |
| 4.  | LINDFIELD COFFEE WORKS     |
| 5.  | THE RED LION               |
| 6.  | THE WITCH INN              |
| 7.  | THE BENT ARMS              |
| 8.  | LE FLAMANT                 |
| 9.  | ORLA RESTAURANT            |
| 10. | TAMASHA LINDFIELD          |

## SHOPPING

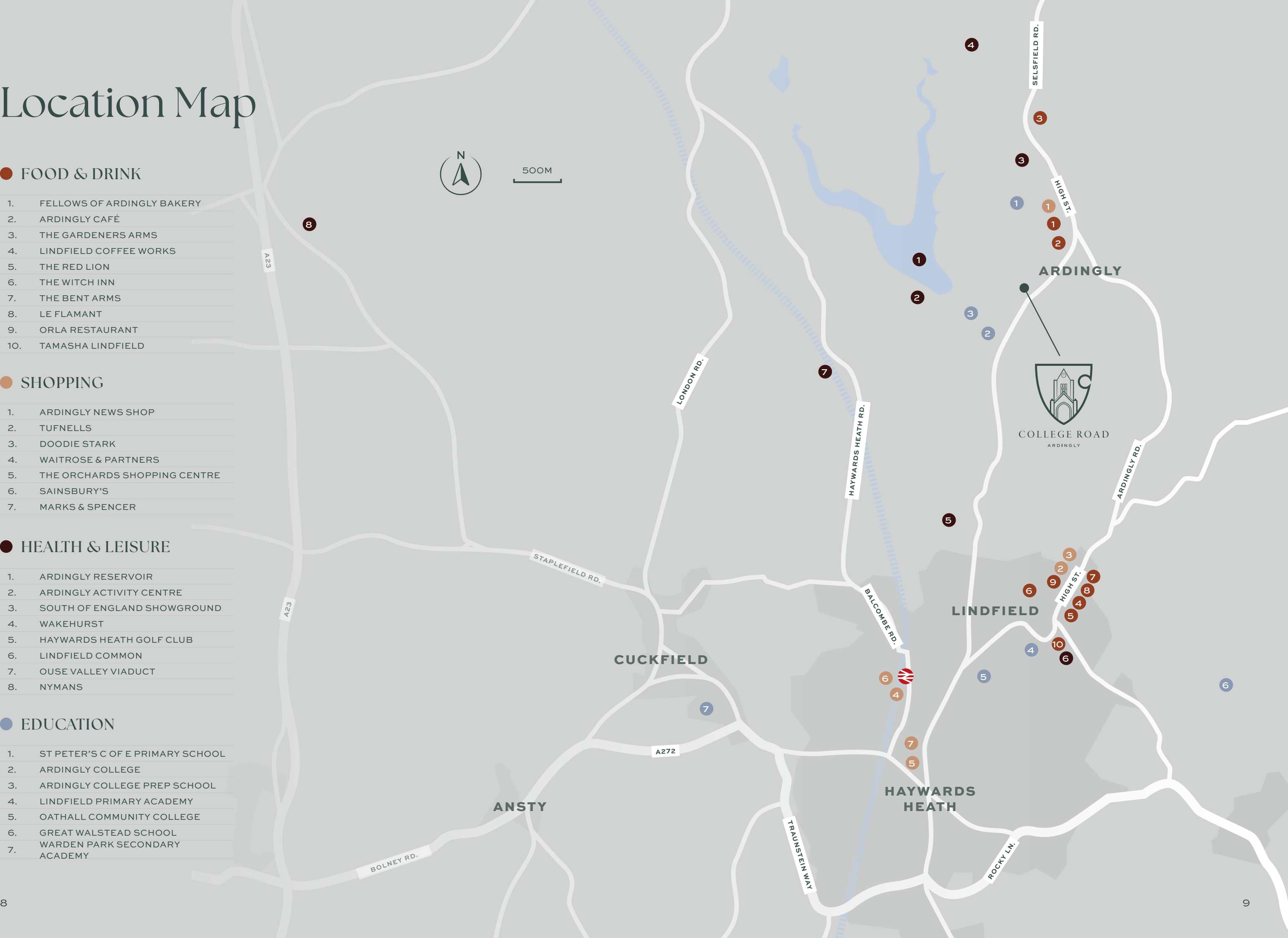
- |    |                              |
|----|------------------------------|
| 1. | ARDINGLY NEWS SHOP           |
| 2. | TUFNELLS                     |
| 3. | DOODIE STARK                 |
| 4. | WAITROSE & PARTNERS          |
| 5. | THE ORCHARDS SHOPPING CENTRE |
| 6. | SAINSBURY'S                  |
| 7. | MARKS & SPENCER              |

## HEALTH & LEISURE

- |    |                             |
|----|-----------------------------|
| 1. | ARDINGLY RESERVOIR          |
| 2. | ARDINGLY ACTIVITY CENTRE    |
| 3. | SOUTH OF ENGLAND SHOWGROUND |
| 4. | WAKEHURST                   |
| 5. | HAYWARDS HEATH GOLF CLUB    |
| 6. | LINDFIELD COMMON            |
| 7. | OUSE VALLEY VIADUCT         |
| 8. | NYMANS                      |

## EDUCATION

- |    |                                  |
|----|----------------------------------|
| 1. | ST PETER'S C OF E PRIMARY SCHOOL |
| 2. | ARDINGLY COLLEGE                 |
| 3. | ARDINGLY COLLEGE PREP SCHOOL     |
| 4. | LINDFIELD PRIMARY ACADEMY        |
| 5. | OATHALL COMMUNITY COLLEGE        |
| 6. | GREAT WALSTEAD SCHOOL            |
| 7. | WARDEN PARK SECONDARY ACADEMY    |



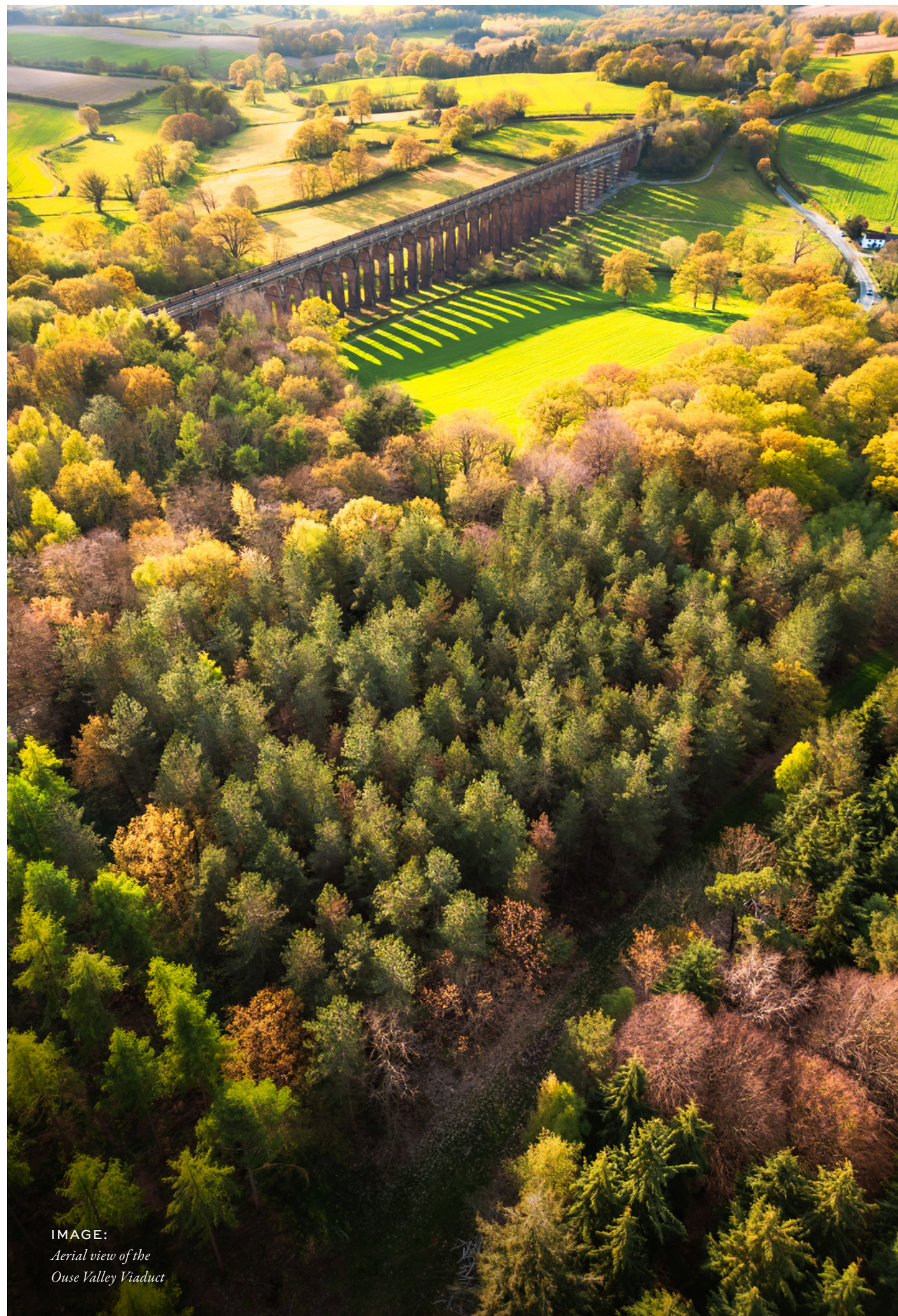


IMAGE:  
*Aerial view of the  
Ouse Valley Viaduct*

# Woodland, Villages and the Wider Sussex Landscape



ABOVE: Dovecote at Nymans Gardens, West Sussex



ABOVE: Judges at a local traditional ploughing match

Ardingly lies within Mid Sussex, a district that brings together historic villages, thriving towns and some of South East England's most distinctive and beautiful countryside.

The village sits within the High Weald National Landscape, a patchwork of wooded hills, ancient routes, small fields and scattered farmsteads stretching across Sussex, Kent and Surrey. Its enclosed lanes, layered views and deeply rural character create a landscape that feels intimate, distinctive and closely connected to its history.

Nearby Lindfield and Haywards Heath add everyday convenience to this rural setting. Lindfield is known for its attractive High Street, independent shops, cafés and places to eat, while Haywards Heath offers a broader range of shopping and services, together with rail connections towards London, Gatwick and the south coast.

For weekends and days out, the wider area offers gardens and woodland at Nymans, the heritage of the Bluebell Railway and Sheffield Park, and easy access to Brighton and the coast. It is a setting that combines countryside and culture, with the wider attractions of Sussex always within comfortable reach.

# The Development

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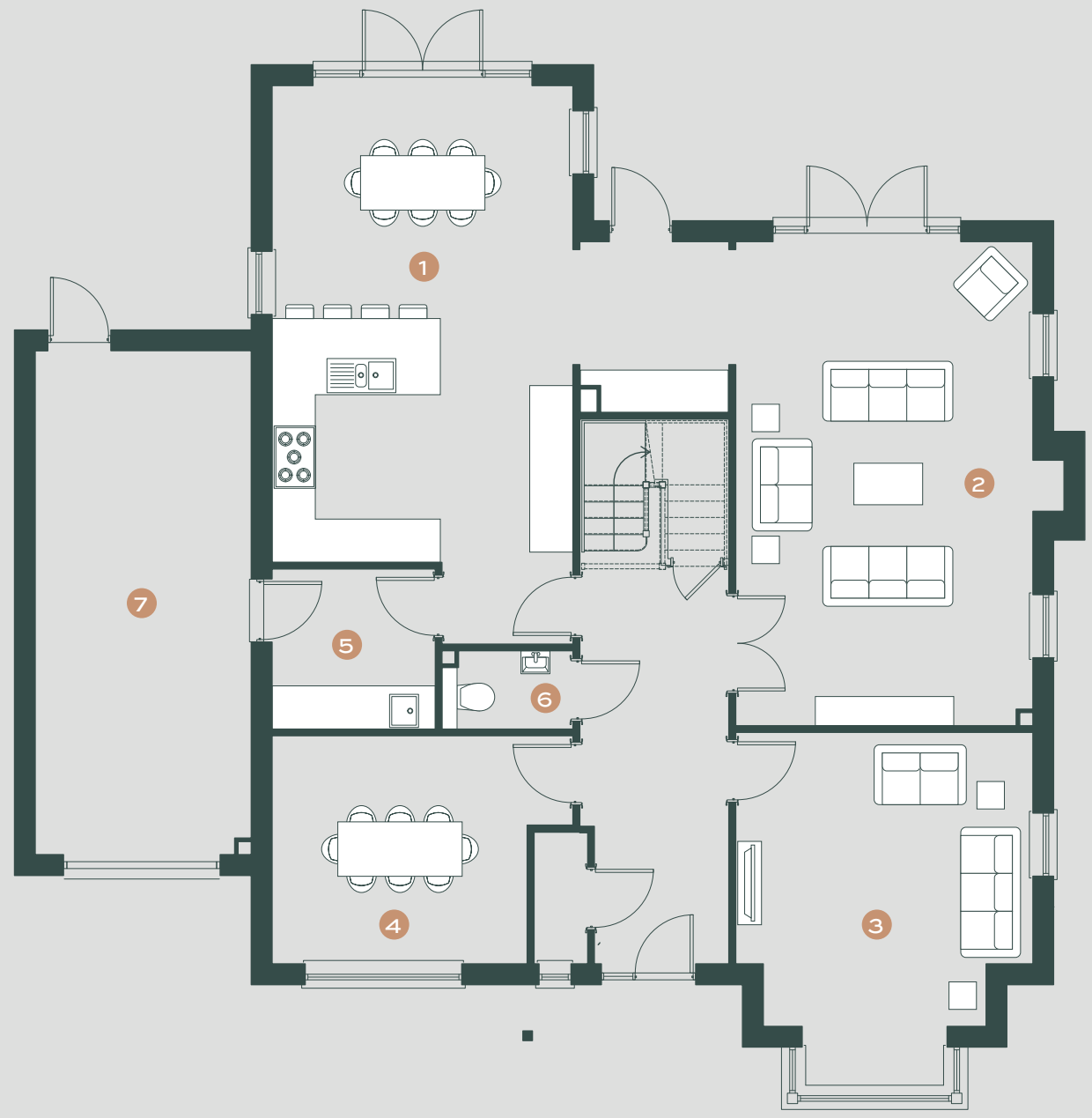
# Plot 03

×4 BEDROOMS  
×3.5 BATHROOMS  
LINK-DETACHED



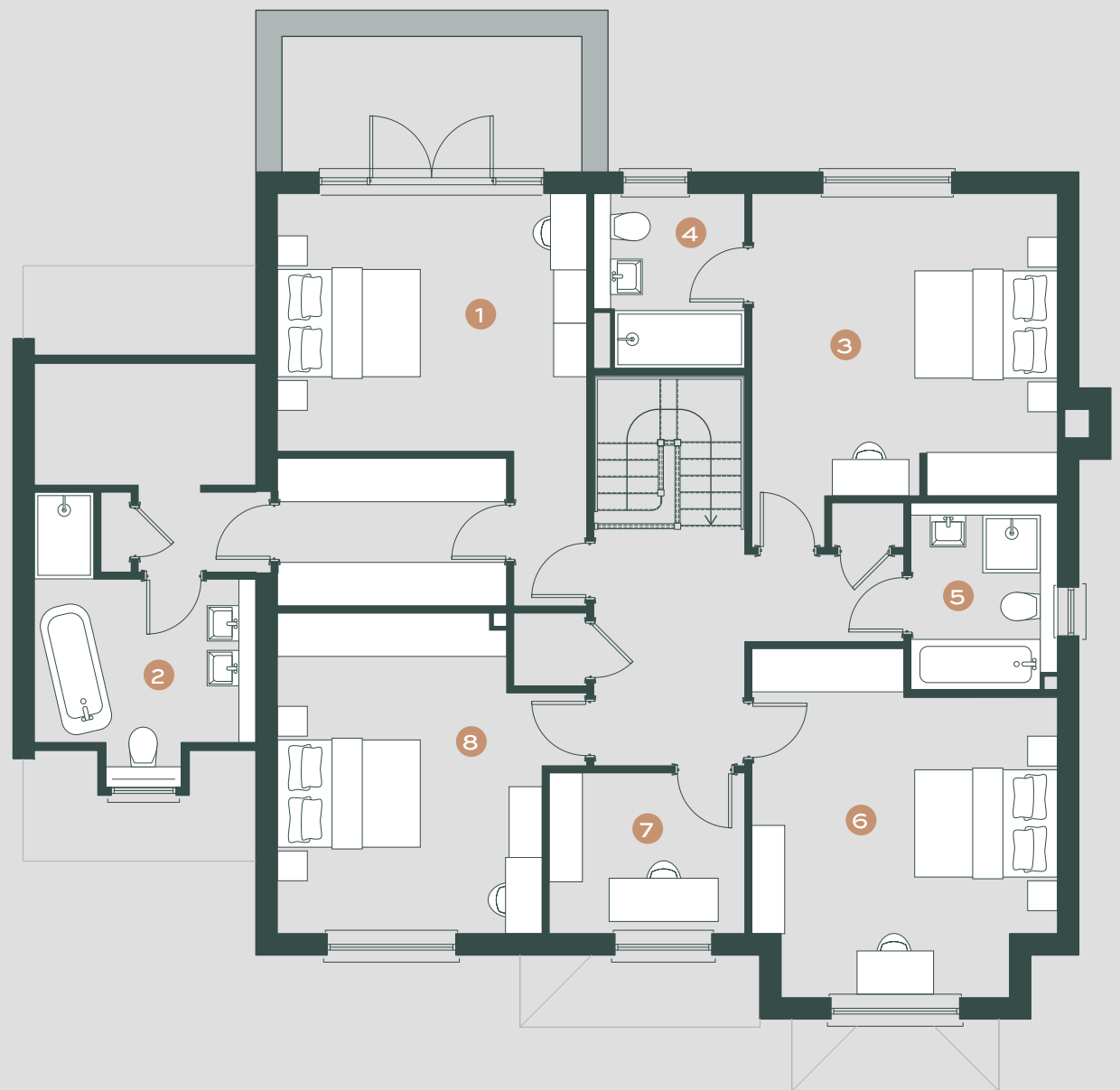
# Plot 03

×4 BEDROOMS  
×3.5 BATHROOMS  
LINK-DETACHED



## GROUND FLOOR

- |    |                     |                              |
|----|---------------------|------------------------------|
| 1. | KITCHEN / BREAKFAST | 4.3M × 6.9M (14'1" × 22'8")  |
| 2. | LIVING ROOM         | 4.3M × 7.0M (14'1" × 23'0")  |
| 3. | TV ROOM             | 4.3M × 4.2M (14'1" × 13'9")  |
| 4. | SNUG / DINING       | 3.7M × 3.3M (12'2" × 10'10") |
| 5. | UTILITY             | 2.4M × 2.3M (7'10" × 7'7")   |
| 6. | WC                  | 1.9M × 1.1M (6'3" × 3'7")    |
| 7. | GARAGE              | 3.1M × 7.3M (10'2" × 23'11") |



## FIRST FLOOR

- |    |            |                             |
|----|------------|-----------------------------|
| 1. | BEDROOM 1  | 4.4M × 5.8M (14'5" × 19'0") |
| 2. | EN-SUITE 1 | 3.1M × 2.9M (10'2" × 9'6")  |
| 3. | BEDROOM 2  | 4.3M × 4.3M (14'1" × 14'1") |
| 4. | EN-SUITE 2 | 2.1M × 2.5M (6'11" × 8'2")  |
| 5. | BATHROOM   | 2.1M × 2.5M (6'11" × 8'2")  |
| 6. | BEDROOM 3  | 4.3M × 4.3M (14'1" × 14'1") |
| 7. | STUDY      | 2.8M × 2.3M (9'2" × 7'7")   |
| 8. | BEDROOM 4  | 3.7M × 4.5M (12'2" × 14'9") |

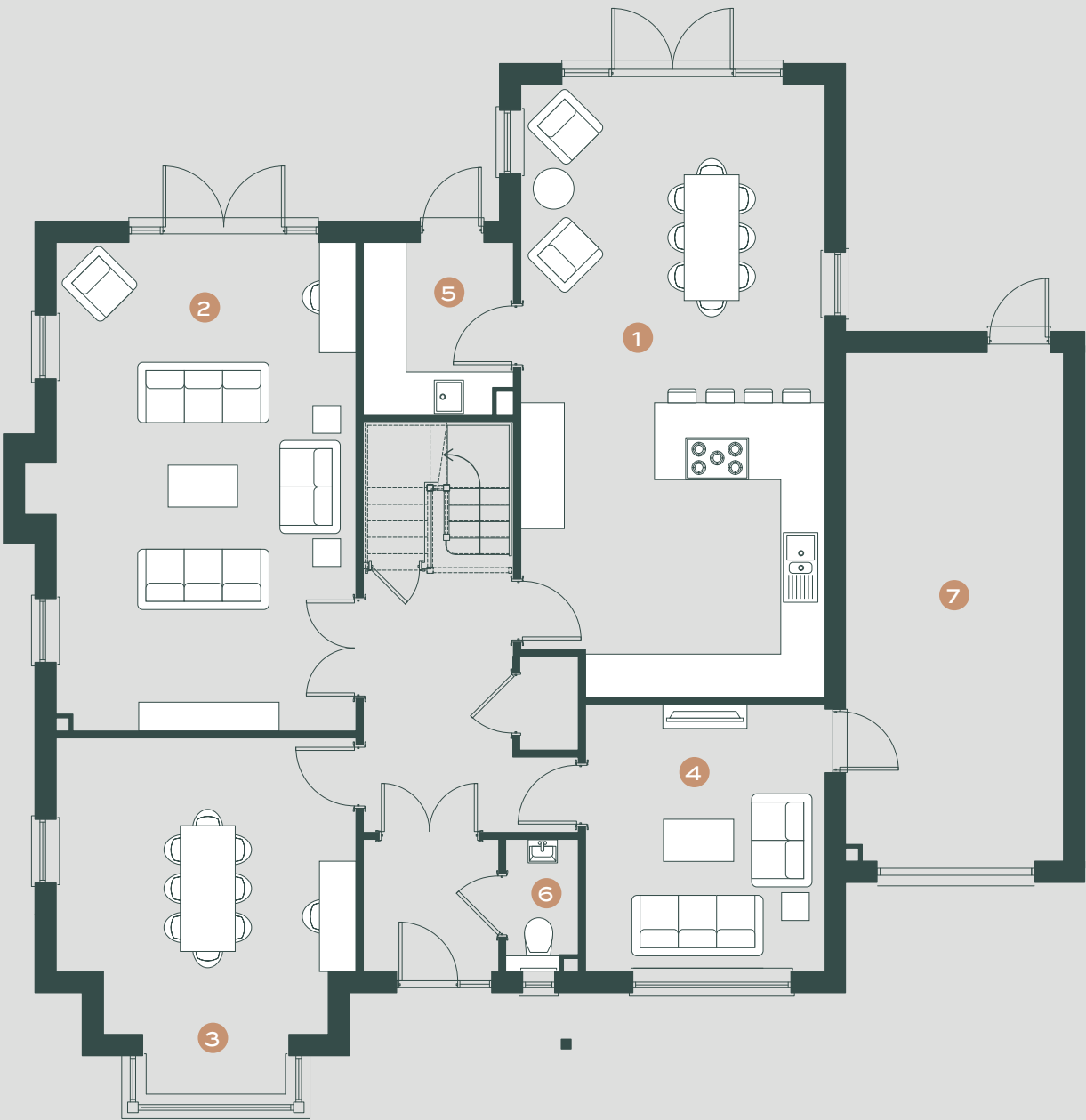
# Plot 04

×4 BEDROOMS  
×3.5 BATHROOMS  
LINK-DETACHED



# Plot 04

×4 BEDROOMS  
×3.5 BATHROOMS  
LINK-DETACHED



## GROUND FLOOR

- |    |                     |                              |
|----|---------------------|------------------------------|
| 1. | KITCHEN / BREAKFAST | 4.3M × 8.8M (14'1" × 28'10") |
| 2. | LIVING ROOM         | 4.3M × 7.0M (14'1" × 23'0")  |
| 3. | DINING ROOM         | 4.3M × 5.1M (14'1" × 16'9")  |
| 4. | SNUG                | 3.4M × 3.8M (11'2" × 12'6")  |
| 5. | UTILITY             | 2.2M × 2.5M (7'3" × 8'2")    |
| 6. | WC                  | 1.0M × 1.9M (3'3" × 6'3")    |
| 7. | GARAGE              | 3.1M × 7.3M (10'2" × 23'11") |



## FIRST FLOOR

- |    |            |                             |
|----|------------|-----------------------------|
| 1. | BEDROOM 1  | 4.4M × 5.8M (14'5" × 19'0") |
| 2. | EN-SUITE 1 | 3.0M × 2.9M (9'10" × 9'6")  |
| 3. | BEDROOM 2  | 4.3M × 4.3M (14'1" × 14'1") |
| 4. | EN-SUITE 2 | 2.1M × 2.5M (6'11" × 8'2")  |
| 5. | BATHROOM   | 2.1M × 2.7M (6'11" × 8'10") |
| 6. | BEDROOM 3  | 4.3M × 4.9M (14'1" × 16'1") |
| 7. | STUDY      | 2.8M × 2.3M (9'2" × 7'7")   |
| 8. | BEDROOM 4  | 3.7M × 4.5M (12'2" × 14'9") |

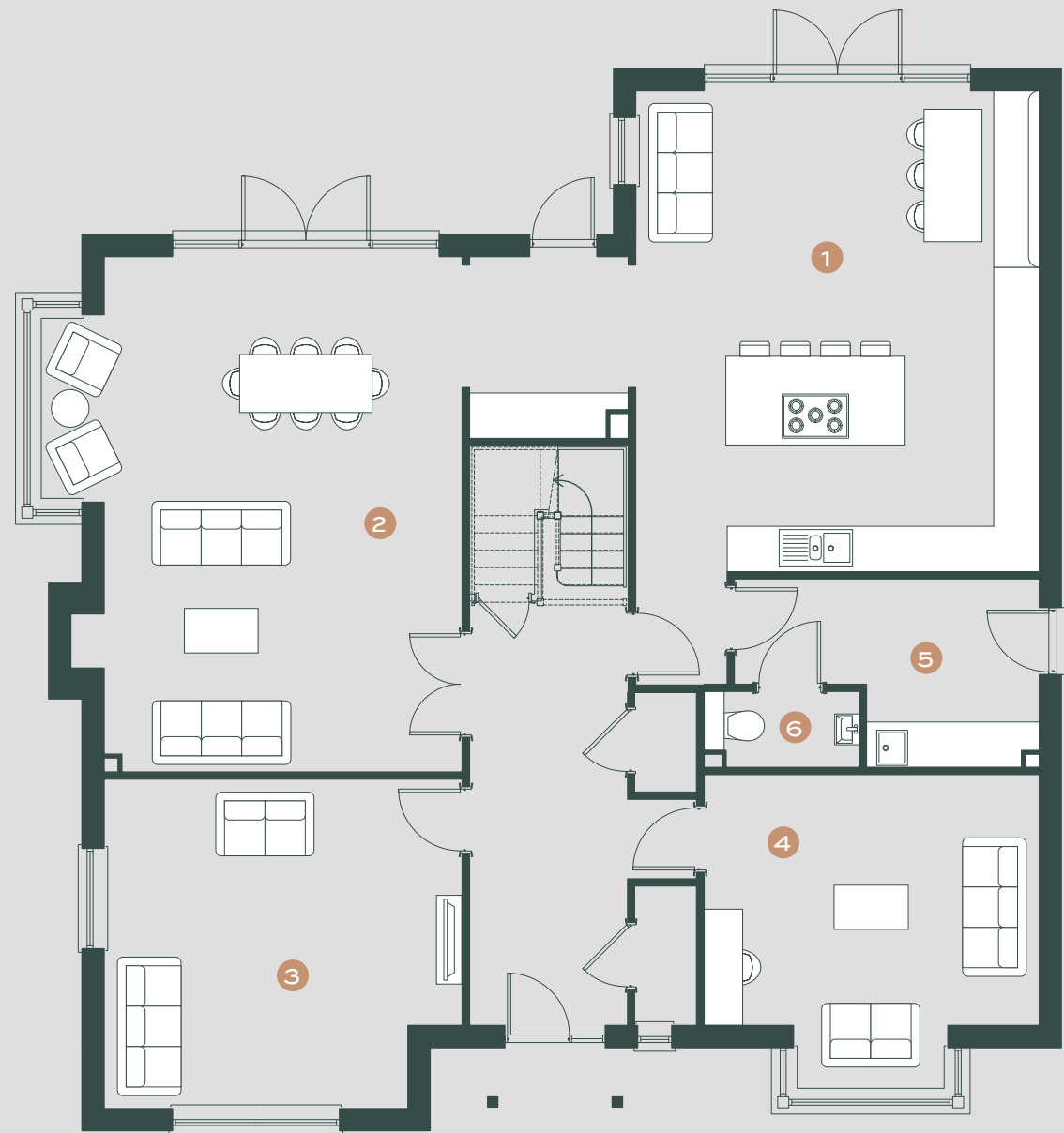
Plot 05

×4 BEDROOMS  
×3.5 BATHROOMS  
DETACHED



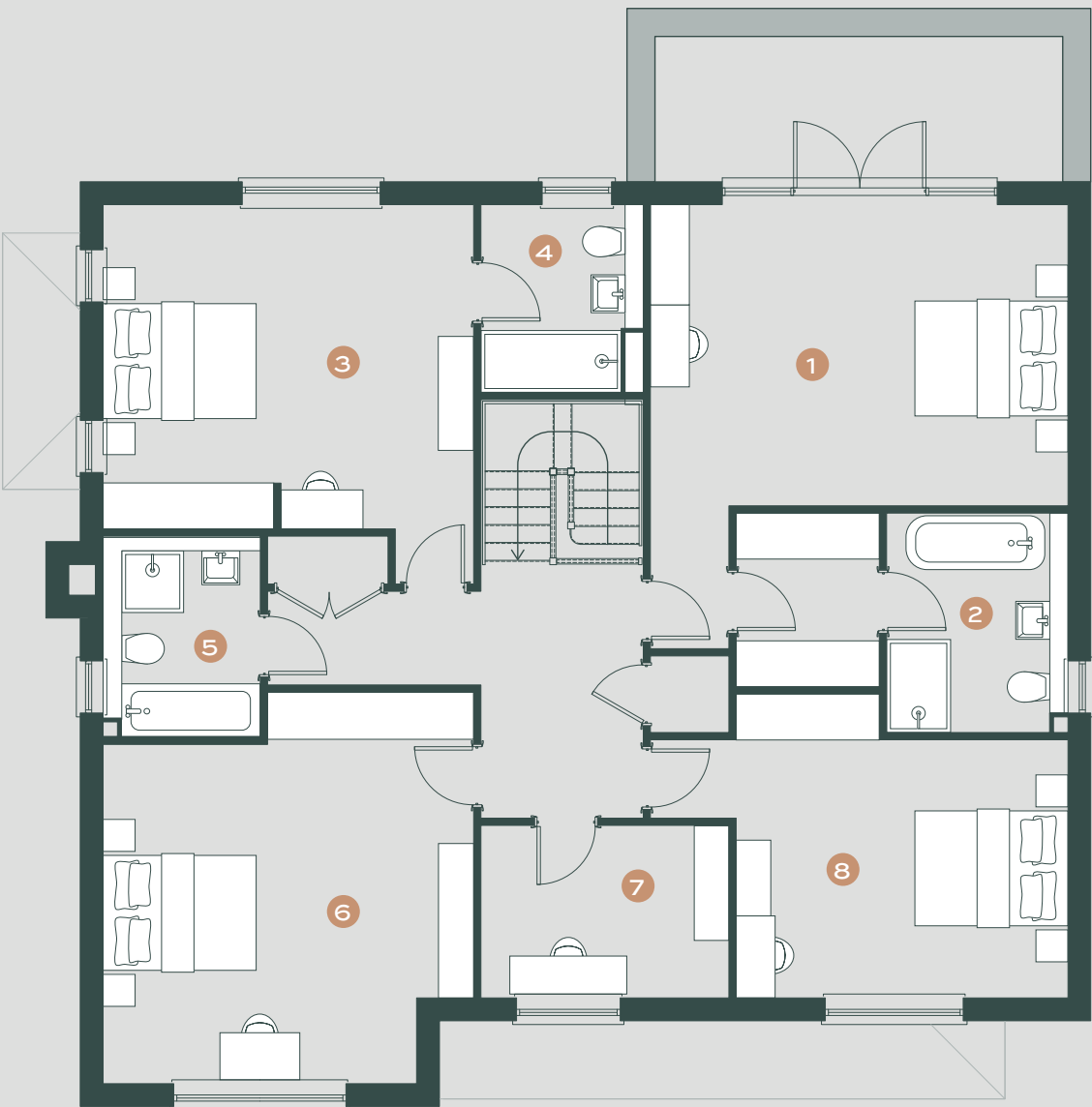
Plot 05

×4 BEDROOMS  
×3.5 BATHROOMS  
DETACHED



GROUND  
FLOOR

- |    |                      |                             |
|----|----------------------|-----------------------------|
| 1. | KITCHEN / BREAKFAST  | 5.5M × 6.5M (18'1" × 21'4") |
| 2. | DINING / LIVING ROOM | 4.9M × 7.0M (16'1" × 23'0") |
| 3. | TV ROOM              | 4.9M × 4.5M (16'1" × 14'9") |
| 4. | SNUG                 | 4.5M × 4.3M (14'9" × 14'1") |
| 5. | UTILITY              | 4.2M × 2.6M (13'9" × 8'6")  |
| 6. | WC                   | 2.1M × 1.0M (6'11" × 3'3")  |



FIRST  
FLOOR

- |    |            |                             |
|----|------------|-----------------------------|
| 1. | BEDROOM 1  | 5.5M × 4.0M (18'1" × 13'1") |
| 2. | EN-SUITE 1 | 2.4M × 2.9M (7'10" × 9'6")  |
| 3. | BEDROOM 2  | 4.9M × 4.3M (16'1" × 14'1") |
| 4. | EN-SUITE 2 | 2.1M × 2.5M (6'11" × 8'2")  |
| 5. | BATHROOM   | 2.1M × 2.5M (6'11" × 8'2")  |
| 6. | BEDROOM 3  | 4.9M × 4.5M (16'1" × 14'9") |
| 7. | STUDY      | 3.3M × 2.3M (10'10" × 7'7") |
| 8. | BEDROOM 4  | 4.4M × 3.4M (14'5" × 11'2") |





ABOVE: Bespoke kitchen



ABOVE: Kitchen detail



ABOVE: Brassware detail



ABOVE: Bathroom detail

Photography from Phase 1. Details, finishes and specifications shown are indicative only and may vary in the current homes.

# Exceptional Homes, in Extraordinary Places

Founded in 2016 and based in Burgess Hill, Remmus is an award-winning property developer specialising in high-quality individual homes and carefully considered residential developments across Sussex and the wider South East. The company combines thoughtful, site-specific design with high standards of workmanship, contemporary specifications and sensitive landscaping, working closely with experienced architects, designers, contractors and landscape professionals.

Remmus has delivered a growing portfolio of developments, including Paddock Walk in Burgess Hill, Hammonds Mill Place in Hassocks, St Giles Place in Graffham, Webster Cottages and Paddock House in Cuckfield, Summer Meadow in Cowfold, and Meadow View House and Rosewood House in Ardingly. Its work has been recognised through UK and International Property Awards and Sussex Heritage Trust Awards. This proven local experience, together with expertise in bespoke homes, multi-home developments and sustainable, landscape-led design, enables Remmus to create distinctive places that respond sensitively to their surroundings and provide lasting value for residents and the wider community.



01444 471171  
HELLO@REMMUSHOMES.CO.UK  
WWW.REMMUSHOMES.CO.UK

14 VALEBRIDGE ROAD  
BURGESS HILL  
WEST SUSSEX, RH15 0RT

