

ASHURST ◆ COPSE ◆

HAMMERWOOD ROAD • ASHURST WOOD
WEST SUSSEX RH19 3RX



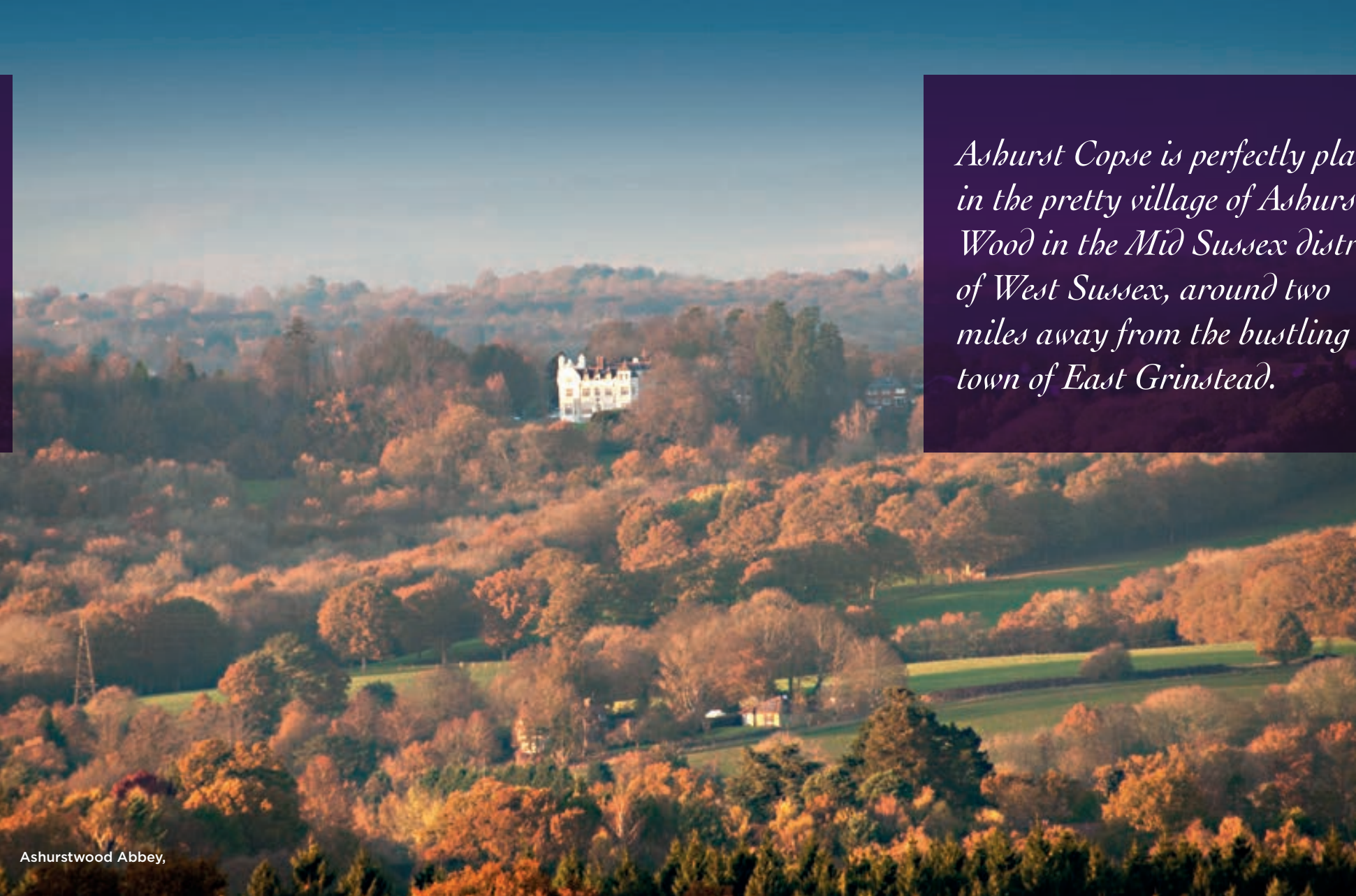
Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE



Ashurst Copse is a select development of just four beautifully and individually designed four-bedroom family homes nestled in the quiet, country idyll of Ashurst Wood in West Sussex and surrounded by acres of stunning countryside, yet just over 2 miles away from the vibrant town of East Grinstead.



An aerial photograph of Ashurstwood Abbey, a large white building with a red roof, situated on a hillside. The surrounding landscape is covered in dense trees with vibrant autumn foliage in shades of orange, yellow, and brown. The sky is a clear, pale blue. The image is framed by a dark blue border at the top and purple borders on the left and right sides.

*Ashurst Copse is perfectly placed
in the pretty village of Ashurst
Wood in the Mid Sussex district
of West Sussex, around two
miles away from the bustling
town of East Grinstead.*

Ashurstwood Abbey,

It is a beautiful location within the High Weald Area of Outstanding Natural Beauty and just a few miles from the 6,500 acres of Ashdown Forest where the Winnie the Pooh stories are set, as well as the Bluebell Railway, a popular tourist destination and home to the steam locomotive. The village itself has a church, village hall, two pubs, a general shop and a post office.

East Grinstead is a bustling town offering an array of high street and specialist shops, bars, restaurants and coffee shops. There's the renowned Chequers Mead Theatre that hosts over 250 performances a year, a cinema and two leisure centres where every sport is catered for. There are also many well-established local sports clubs that specialise in athletics, rugby, hockey and lacrosse.

In addition to the expanse of Ashdown Forest, there's also Forest Way and Worth Way linear Country Parks which follow the disused railway line from Three Bridges all the way through to Groombridge and which are part of the Sustrans national cycle network. To the south lies the Weir Wood Reservoir which offers sailing and a nature reserve.



The village itself has an Ofsted rated 'Good' school called Ashurst Wood Primary, independent schools Michael Hall Steiner Waldorf (age 4-18 yrs) and Brambletye School (age 2½-13yrs) on the boundary of the village,

The town also has several state and independent primary and secondary schools and the excellent Ardingly College (age 2-18), as well as Worth School and Lingfield College.

WELL CONNECTED

Ashurst Wood sits just off the A22 that provides a fast connection to the M25 at junction 6. Gatwick Airport is about 10 miles away whilst London is about 30 miles away by road. East Grinstead station is situated just 2.8 miles away and offers a journey time into London's Victoria Station of approximately 58 minutes.

TRAVEL DETAILS

BY CAR

East Grinstead Station	2.6 miles
M25 via A22	13 miles
M23 via A264	10 miles
Central London	30 miles

BY TRAIN FROM EAST GRINSTEAD

Gatwick Airport	57 mins (approx)
London Bridge	64 mins (approx)
London Victoria	58 mins (approx)





AN ENCLAVE OF PEACE AND TRANQUILLITY

Set on a quiet residential road Ashurst Copse is a peaceful and secluded enclave. The four individual homes are accessed from Hammerwood Road with Maple Lodge at the front of the development. It is neighboured by residential homes and mature trees which create a quiet and peaceful environment.

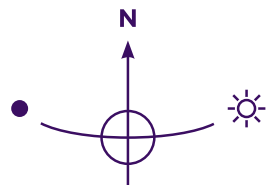




Image is a computer generated illustration.

MAPLE LODGE

GROUND FLOOR

Maple Lodge is a beautifully designed four-bedroom house. A spacious hallway leads into the open plan kitchen/dining/family area with double bi-fold concertina doors to the rear garden beyond. A study is thoughtfully located at the front away from the busy family area and across the hallway from the spacious living room. A downstairs cloakroom and utility room complete the accommodation on the ground floor.

Kitchen

3866mm x 3355mm 12'8" x 11'0"

Dining Area

3905mm x 3866mm 12'9" x 12'8"

Family Area

5165mm x 3561mm 16'11" x 11'8"

Living Room

4989mm x 3721mm 16'4" x 12'2"

Study

3721mm x 2189mm 12'2" x 7'2"

Utility

3721mm x 1855mm 12'2" x 6'1"



▶▶ Measurement points

C Coats

W Wardrobe

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. Floorplan issue date: November 2017.

**ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE.
CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.**

FIRST FLOOR

Upstairs the large master bedroom suite benefits from a dressing area complete with fitted wardrobes as well as a well-equipped ensuite bathroom. There are three more double bedrooms, with bedroom two offering an ensuite shower room as well as fitted wardrobes. The family bathroom is located to the front of the house.

Master Bedroom

4786mm x 3721mm 15'8" x 12'2"

Dressing

3721mm x 1800mm 12'2" x 5'10"

Bedroom 2

3562mm x 3394mm 11'8" x 11'2"

Bedroom 3

3785mm x 3721mm 12'5" x 12'2"

Bedroom 4

3773mm x 3721mm 12'4" x 12'2"

TOTAL 203.32m² 2189sq ft



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HAWTHORNS

GROUND FLOOR

Hawthorns is a stunning four bedroom family residence. A generous living room is found across the hallway from the study to the front of the house characterised with a box bay window. The main family hub of the home can be found to the rear with the flexibility offered by an open plan kitchen/dining/family area and stylish bi-fold concertina doors to the garden. A separate utility and downstairs cloakroom are also located off the hall.

Kitchen

3285mm x 3031mm 10'9" x 9'11"

Family Area

4969mm x 3819mm 16'3" x 12'6"

Dining Area

3350mm x 2613mm 10'12" x 8'7"

Living Room

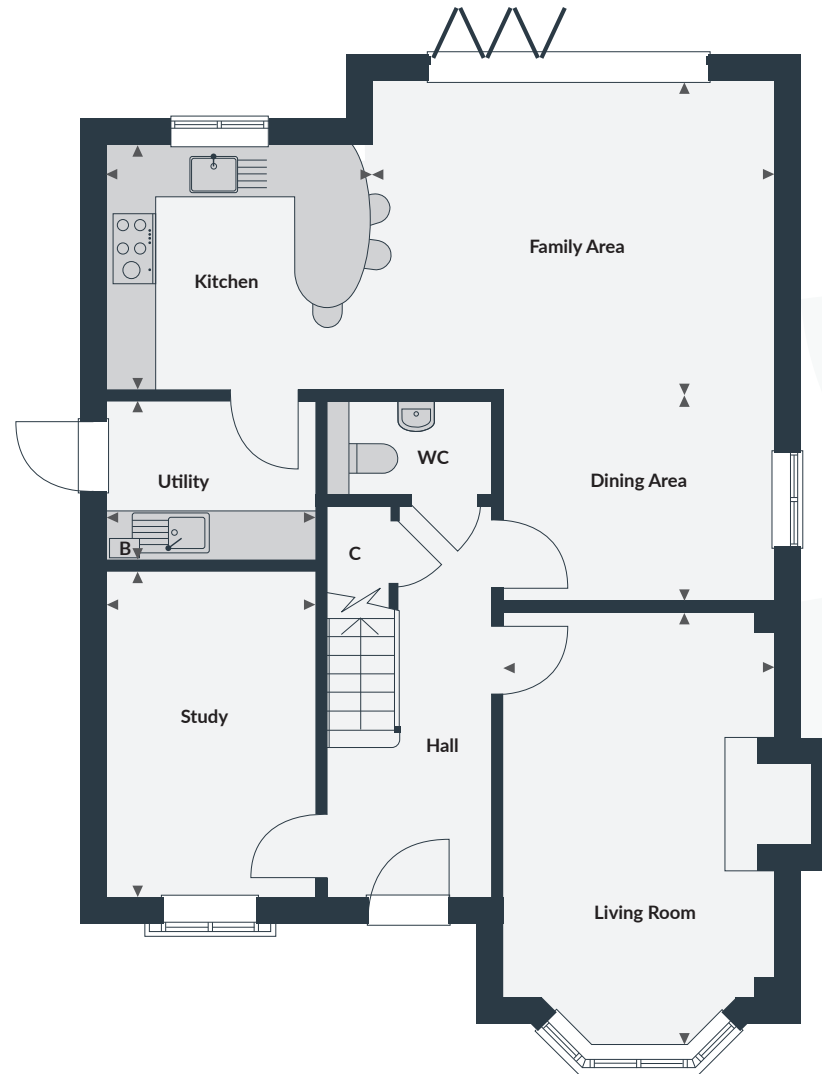
5361mm x 3350mm 17'7" x 10'12"

Study

4030mm x 2575mm 13'2" x 8'5"

Utility

1955mm x 2575mm 6'5" x 8'5"



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FIRST FLOOR

Upstairs, wardrobes are included within bedroom two and the master bedroom that also boasts an ensuite shower room. There are two further bedrooms and a well equipped family bathroom.

Master Bedroom

4968mm x 3201mm 16'4" x 10'6"

Bedroom 2

4160mm x 3350mm 13'8" x 11'0"

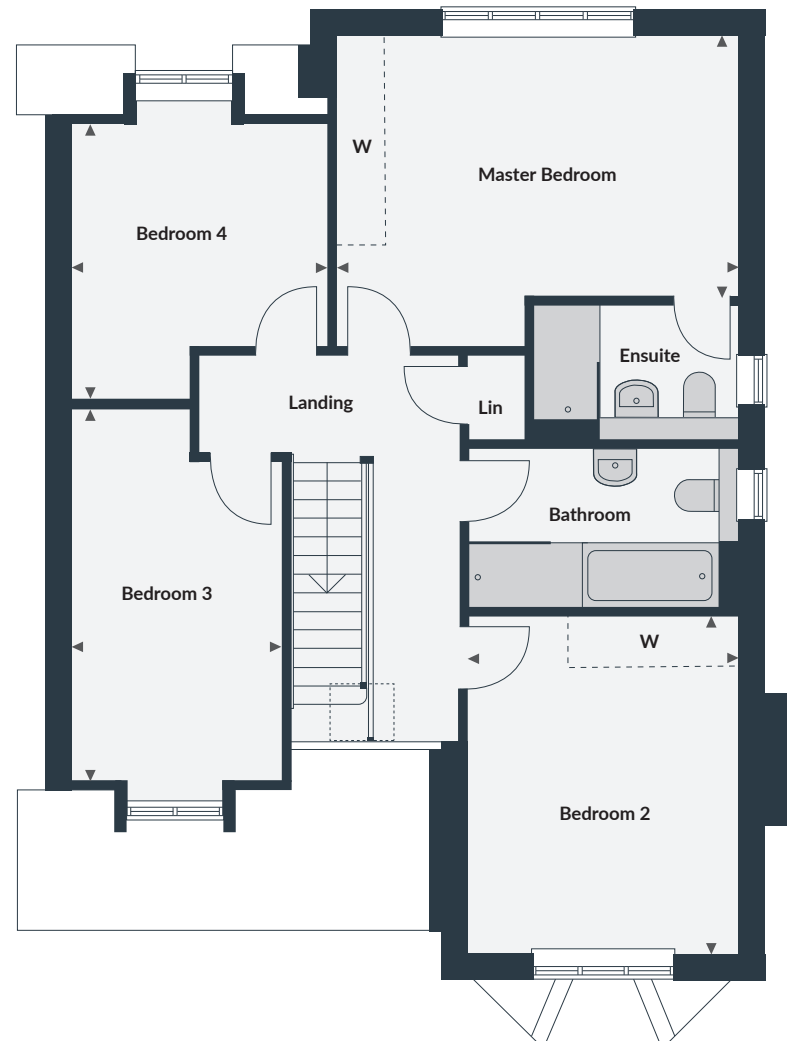
Bedroom 3

4572mm x 2575mm 15'0" x 8'5"

Bedroom 4

3418mm x 3140mm 11'3" x 10'4"

TOTAL 163.47m² 1760sq ft



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THE CEDARS

GROUND FLOOR

The Cedars is a well-appointed four-bedroom family home with integral garage. Downstairs the hallway opens out onto the kitchen/dining/family area with bi-fold concertina doors to the rear garden and separate utility room. The living room is located to the front away from the busy family area and features a bay window and fireplace. There is also a downstairs cloakroom.

Kitchen

3350mm x 2613mm 11'0" x 8'7"

Family/Dining Area

6839mm x 3819mm 22'5" x 12'6"

Living Room

5361mm x 3350mm 17'7" x 11'0"

Utility

3031mm x 1825mm 9'11" x 6'0"



◀▶ Measurement points

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FIRST FLOOR

The first floor boasts four bedrooms, two with built-in wardrobes. The master bedroom has an ensuite shower room and there is a separate family bathroom that includes both bath and shower.

Master Bedroom

4969mm x 3201mm 16'4" x 10'6"

Bedroom 2

4160mm x 3350mm 13'8" x 11'0"

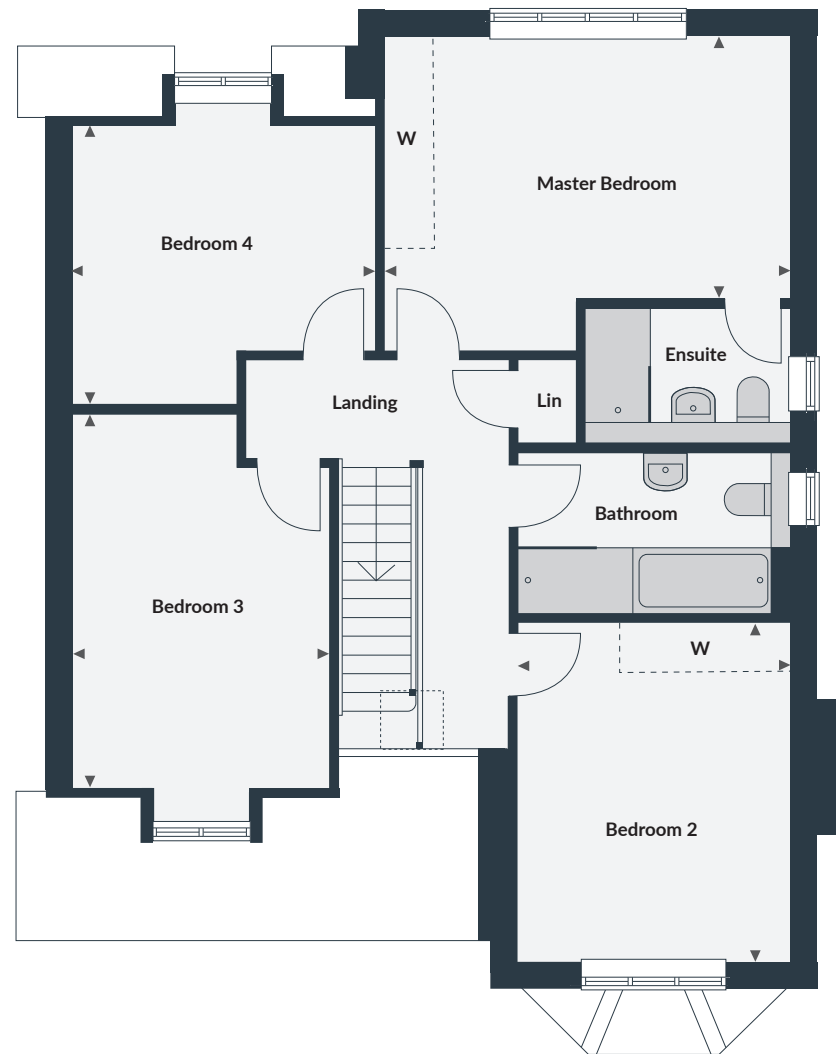
Bedroom 3

4572mm x 3130mm 15'0" x 10'3"

Bedroom 4

3695mm x 3418mm 12'1" x 11'3"

TOTAL 152.13m² 1637.51sq ft



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OAK HOUSE

GROUND FLOOR

Oak House is a four-bedroom family home designed with today's busy family in mind. The integral garage has a door that leads to the utility room and on to the open plan kitchen/dining/family area with both French doors and bi-fold concertina doors access to the garden. The living room also has French doors to the garden and a study and downstairs cloakroom are also located off the hallway.

Kitchen

4530mm x 4324mm 14'10" x 14'2"

Dining Area

3651mm x 3290mm 12'0" x 10'10"

Family Area

4664mm x 3081mm 15'3" x 10'1"

Living Room

5241mm x 3595mm 17'2" x 11'11"

Study

2795mm x 2063mm 9'2" x 6'9"

Utility

3987mm x 1792mm 13'1" x 5'11"



◀▶ Measurement points

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FIRST FLOOR

Four bedrooms are situated on the first floor with the master bedroom benefiting from a dressing area with fitted wardrobes and an ensuite with both shower and bath. Bedroom two also comes complete with built-in wardrobes and an ensuite shower room. Two further bedrooms and a family bathroom are also found on this floor.

Master Bedroom

3987mm x 3595mm 13'1" x 11'11"

Dressing

3595mm x 1312mm 11'9" x 4'4"

Bedroom 2

5543mm x 4443mm 18'2" x 14'7"

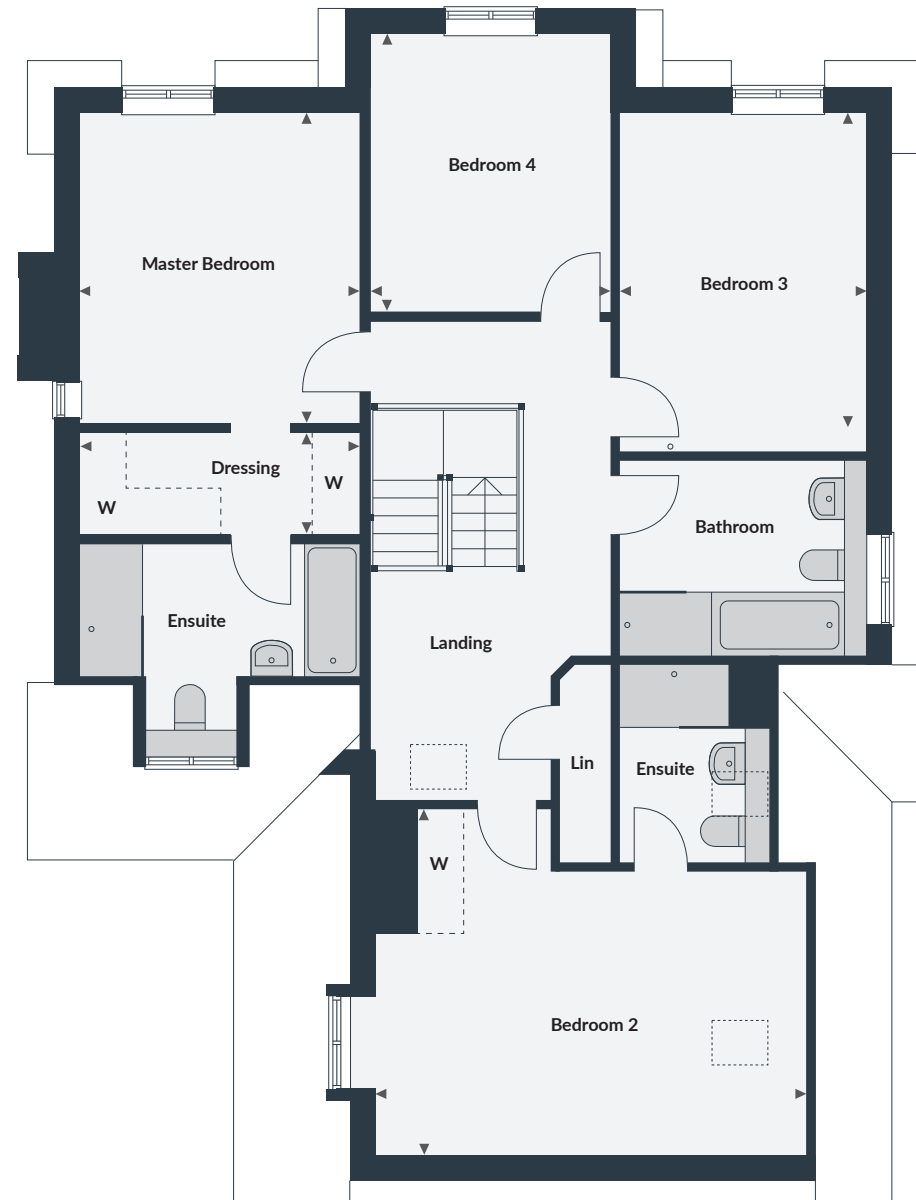
Bedroom 3

4355mm x 3145mm 14'3" x 11'4"

Bedroom 4

3567mm x 3081mm 11'8" x 10'1"

TOTAL 203.26m² 2187.87sq ft



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EVERY HOME IS FINISHED TO THE SAME EXCEPTIONAL STANDARD

Every Langham Homes' property is completed to an exceptionally high standard. Attention to detail and practical consideration ensures fittings, finishes and technology combine for the ultimate in contemporary lifestyle.

KITCHEN AND UTILITY

- A shaker style painted kitchen with contrasting stone worktops, together with an extensive range of appliances
- Utility room units to match kitchen

APPLIANCES

Full range of appliances:

- Siemens single oven
- Siemens combination microwave/oven
- Siemens 5 burner gas hob
- Fully integrated dishwasher
- Fully integrated fridge/freezer
- Extractor hood
- Under unit lighting

UTILITY

- Shaker style painted units to match the kitchen
- Space for free standing washing machine and tumble dryer

WARDROBES

- Master bedroom offers fitted wardrobes with sliding mirror and glass doors, Walnut shelving and chrome rails
- Fitted wardrobes to bedroom two

HEATING

- Fully zoned underfloor heating to ground floor, which eliminates the need for wall mounted radiators, meaning more flexibility for furniture layout and décor
- Wall mounted radiators to first floor
- Stylish chrome heated towel rail in all bathrooms

INTERNAL FINISHES

- White painted staircase with Oak handrail
- White shaker style internal doors. Glazed to kitchen/family room and living room, with chrome door furniture

ENSUITE/BATHROOMS

- Finished with high quality ceramic floor and wall tiling
- Sanitaryware and vanity units by Villeroy & Boch
- Chrome fittings by Hansgrohe, creating a stylish and relaxing environment

HOME ENTERTAINMENT/TELEVISION

- Satellite and aerial system that covers UHF/VHF/DAB, Sky Q compatibility and terrestrial TV system installed
- Pre-wired for internet to each TV location
- Plasma TV point to family room, living room, bedrooms one, two, three and four
- BT and data points where applicable
- USB sockets to family room and master bedroom

ELECTRICAL FITTINGS

- White sockets and electrical fittings to all rooms. Dimmer switches to living room
- LED down lighters to hallway, WC, kitchen/dining/family room, master bedroom, bathrooms and ensuites
- Pendant lighting to living room, study, bedrooms two, three and four
- Engraved multi-switch grid system to control the kitchen and utility appliances
- Extractor fans and isolators to bathrooms, ensuites and utility room
- Shaver sockets to all bathrooms and ensuites

SECURITY AND PEACE OF MIND

- The property will be protected by a full Audible NSI certificated Intruder Alarm System
- Externally, the property will be covered by way of magnetic contacts on all external doors
- Internally, protection is provided by means of passive infra-red movement detectors
- An external warning device will be mounted on the front elevation at high level
- Carbon monoxide detectors and full LD2 Grade B fire alarm with panel detectors to all habitable rooms

EXTERNAL FINISHES

- Fully landscaped gardens



Photography shows previous Langham Homes properties.

EXCLUSIVE HOMES BUILT TO AN EXACTING STANDARD

At Langham Homes, we take an uncompromising approach to the homes we create. The finest traditional construction methods are combined with state of the art features, to create individual homes of timeless character.

Our uncompromising approach is delivered across all aspects of the design and construction process, and results in homes that benefit from our traditional craftsmen's attention to detail whilst incorporating the innovative use of technology and design to ensure the best possible living environment.

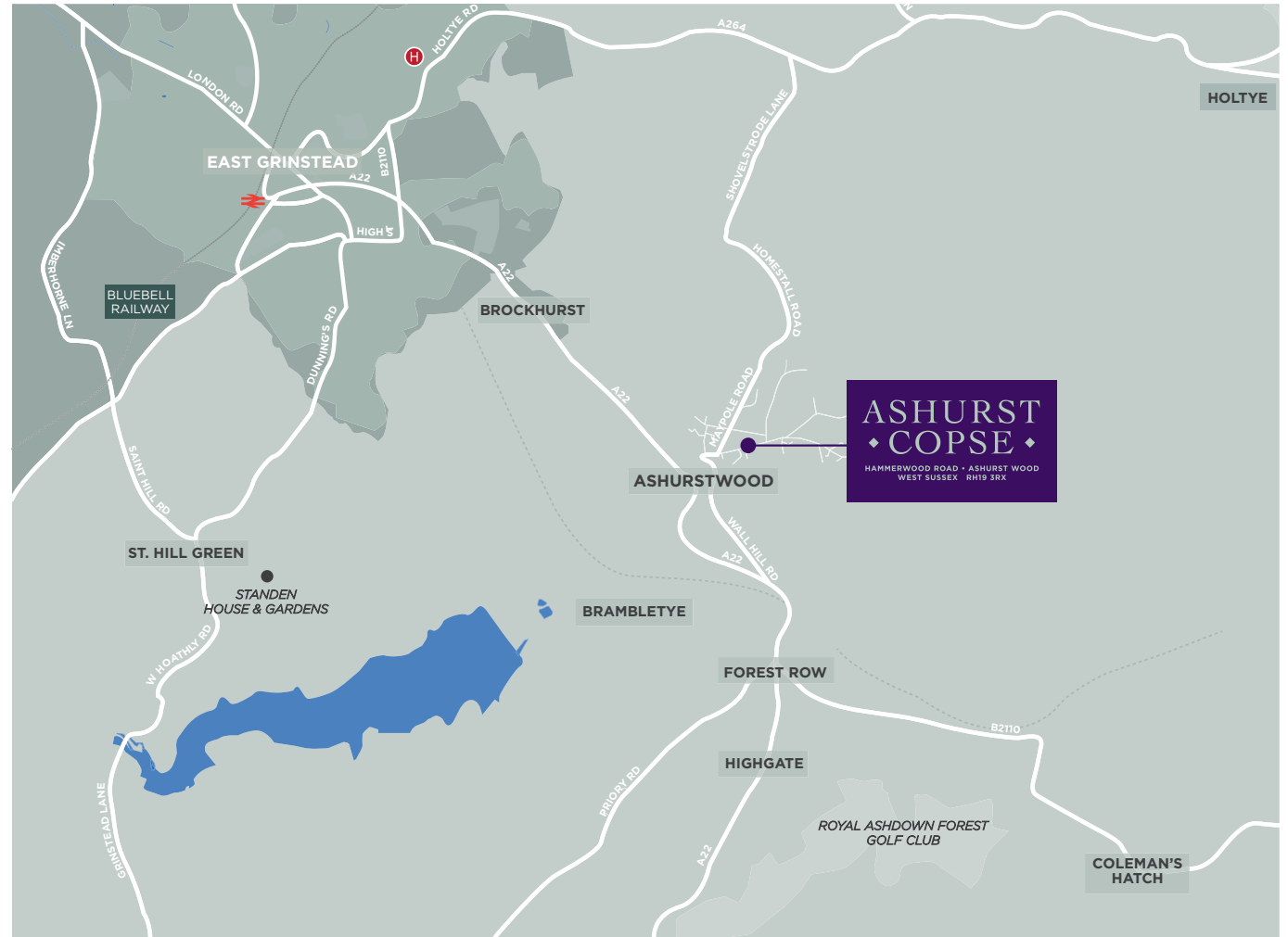
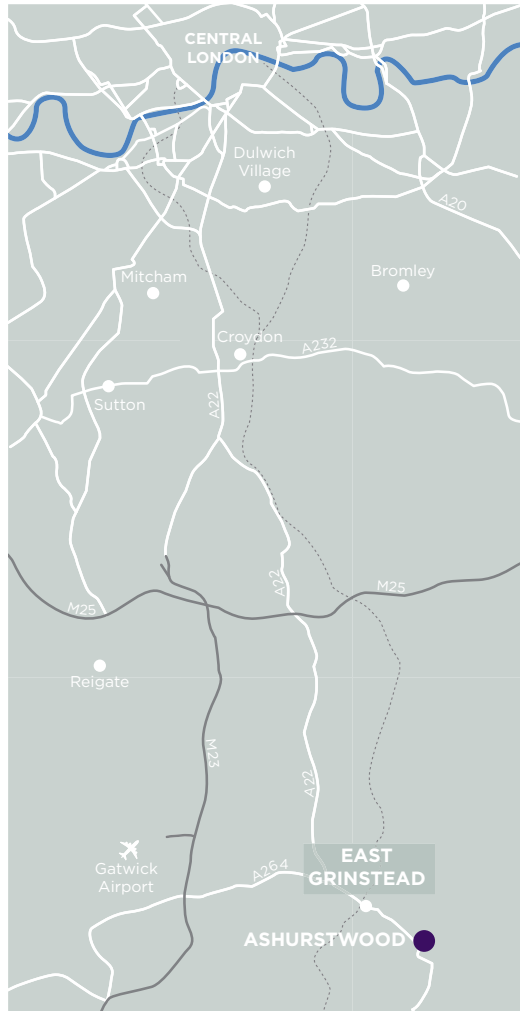
Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers requirements and try to ensure that we tailor our service around them as much as possible.



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DIRECTIONS: FOR SAT NAV DIRECTIONS USE POST CODE RH19 3RX

DISCLAIMER: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Langham Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Applicants are advised to contact the developer or selling agent to ascertain the availability of the property to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. All measurements may vary within a tolerance of +/- 5%.

HEAD OFFICE: Langham Homes, Barton Lodge, Drift Road, Winkfield, Windsor, Berkshire, SL4 4RL. Registered in England & Wales. Company Number 07144706.

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SEVEN DAYS A WEEK



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