ELIVIA
HOMES

Elevated living by —
DESIGN

CHESTNUT GRANGE - FELBRIDGE

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CHESTNUT GRANGE

An exceptional collection of new homes set in a beautifully landscaped countryside setting on the borders of Surrey and West Sussex. Surrounded by protected woodland and Green Belt land, these exclusive homes are located just two miles from East Grinstead's main line station and five miles from the M23 so, whether you choose a two, three or four-bedroom home, you'll discover a perfect blend of commutability and village life at Chestnut Grange.

CHESTNUT GRANGE, THE PLACE TO FIND YOUR NEW HOME.

Hidden from view behind Crawley Down Road and the magnificent Evelyn Chestnuts, which line the road, Chestnut Grange presents a balanced setting for an eye-catching collection of two, three and four-bedroom homes. Each new home has been carefully crafted using a palette of materials to complement the natural feel of the development. Clay roof tiles and tile hangings, warm red multistock brickwork and the striking clean lines of white weatherboarding combine to create highly attractive street scenes. Internally, these homes are equally impressive with light-filled, open-plan living spaces, contemporary kitchens and elegant bathrooms and en suites*. Each home is provided driveway/garaging or allocated parking, the latter includes the addition of a garden cycle store**. Houses at Chestnut Grange each enjoy a paved terrace and private garden.

Whether you're looking for your first home, a spacious house for your family or a stylish, energy-efficient later living home, the choice of apartments, terraced, semi-detached and detached homes, are all finished to Elivia Homes' exacting standards.

Above: Computer generated artist's impression, indicative only. This streetscene from right to left presents number 14 to 17 & 35, 54 & 53.
***Most homes have en suites. See floor plans for details. **Private garden and cycle store not included with apartments.**

- 2-bedroom apartments 70.1 Sq m / 755 Sq ft
- 2-bedroom apartments 75.1 Sq m / 808 Sq ft
- 2-bedroom terrace and semi-detached houses 71 Sq m / 764 Sq ft
- 3-bedroom detached house 92 Sq m / 990 Sq ft
- 3-bedroom semi-detached houses 93 Sq m / 1,000 Sq ft
- 3-bedroom semi-detached houses 96.5 Sq m / 1,038 Sq ft
- 3-bedroom detached houses 111 Sq m / 1,195 Sq ft
- 4-bedroom detached houses 142.2 Sq m / 1,530 Sq ft
- 4-bedroom detached house 143.5 Sq m / 1,545 Sq ft
- Undercroft Parking
- Home Entrance

These new homes may be stylish and luxurious, with a wealth of kerb appeal, but one of the joys of living at Chestnut Grange is being able to experience the pleasure of having nature and wildlife habitats on the doorstep.

Mature trees, including the ancient woodland on the southern boundary, have been retained and new Beech, Oak and Chestnut trees have been planted. New and existing native hedgerow, underplanted with meadow flowers, provides a wildlife corridor on the fringes of the development.

A gravel footpath makes it easy to focus your attention on the Tussock and wet wildflower meadow areas created within the abundant green space. Younger residents have a designated play area to keep them entertained, whilst the bench seating will be appreciated by anyone picnicking with family and friends, relaxing in the sun, or socialising with neighbours in this 'park' inspired setting.

Above: Computer generated artist's impression, indicative only. This streetscene from right to left presents number 21 to 27.

CHESTNUT GRANGE - FELBRIDGE

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Site plan is not to scale. Elivia Homes reserve the right to change specification during the course of construction.

HEATING, ELECTRICAL & LIGHTING

- Underfloor heating to the ground floors
- Energy efficient gas-fired heating with mains pressure hot water system and central programmer
- Wall mounted radiators
- LED down lights in the kitchen, bathroom, utility, en suites and cloakroom
- Pendant lighting in all other rooms
- External, weatherproof power socket
- Facility for future wireless alarm system
- Carbon monoxide detector
- Mains fed smoke detector alarm with battery back up fitted to hall and landing
- Mains fed heat detector alarm

FINISHING DETAILS

- Painted five-panel internal doors with chrome finish door furniture
- Closed-tread, white-painted, staircase with hard-wood hand rail
- Painted, three stepped architrave and skirting boards

PARKING, STORAGE & SECURITY

- Single / double garages or covered parking where applicable
- Additional private driveway parking or allocated spaces where applicable
- Double power sockets and strip lighting to those homes with garages

EXTERNAL

- Landscaped frontage to all homes
- Lawned rear garden with close board fencing
- Wall mounted external water tap

KITCHEN

- Shaker style kitchens incorporating Quartz worktops and splash backs
- Electric, double, stainless steel oven
- 4-burner gas hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer*
- Stainless steel $1^1/_2$ bowl sink with chrome mixer tap

BATHROOM, EN SUITES AND CLOAKROOM

- Modern styled bathrooms and en suites with chrome fixings and white sanitary ware
- Semi pedestal basins with chrome mixer taps
- Close coupled WC with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles in selected areas, edges trimmed in flat chrome
- Shaver socket
- Karndean flooring

MEDIA & CONNECTIVITY

- Living rooms pre-wired for Sky Q
- TV points in all bedrooms
- Telephone points in living room, hallway and master bedroom
- Power socket USB charger point in the kitchen, living room and master bedroom
- Fibre BT connection to the property (homeowner to arrange connection with the fibre provider)

* Not included where there is a utility room.

BEAUTIFULLY DESIGNED - DOWN TO EVERY LAST DETAIL.

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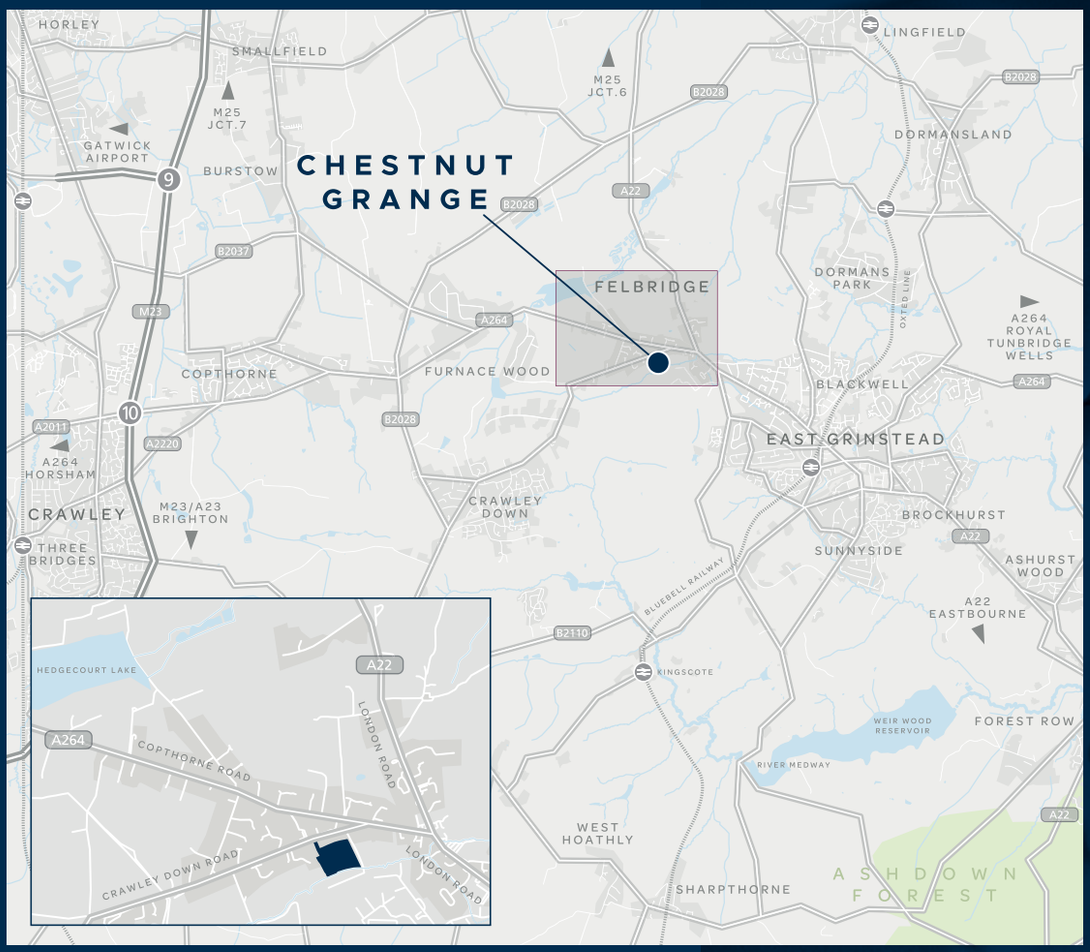
CHESTNUT GRANGE, OFF CRAWLEY DOWN ROAD, FELBRIDGE, SURREY RH19 2NT



Map not to scale.

01342 895871

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ELIVIA HOMES CENTRAL, APOLLO HOUSE, MERCURY PARK, WYCOMBE LANE, WOOBURN GREEN, BUCKS, HP10 0HH

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Homes represented by above image

No.12 & 13 AT CHESTNUT GRANGE

Two bedroom apartments, each with allocated parking, one of which is undercroft. The apartments feature an open-plan kitchen / living / dining area, whilst the master bedroom has an en suite shower room.

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APPROX. INTERNAL AREA: 70.1 SQ M / 755 SQ FT

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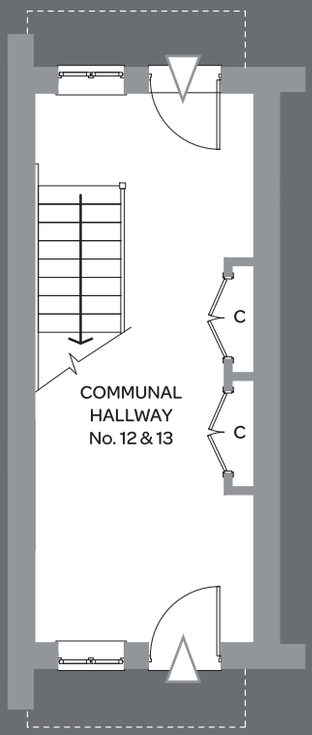
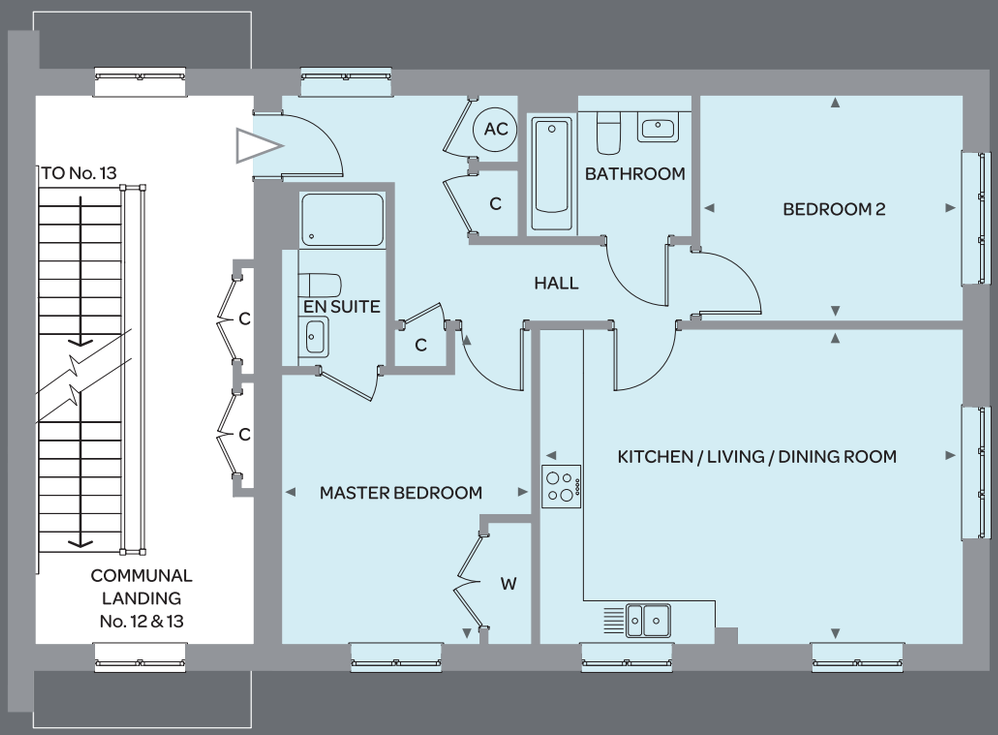


GROUND FLOOR



FIRST FLOOR

Plans represent No.12 on the first floor.
No.13 is a similar second floor apartment.

Kitchen / Living / Dining Room	5.79m x 4.31m	19'0" x 14'2"
Master Bedroom	4.31m x 3.42m	14'2" x 11'3"
Bedroom 2	3.60m x 3.09m	11'10" x 10'2"

CHESTNUT GRANGE, OFF CRAWLEY DOWN ROAD, FELBRIDGE, SURREY RH19 2NT

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Home represented by above image

Similar internal layout

No.14, 18 & 38 AT CHESTNUT GRANGE

Two bedroom apartments, each with allocated undercroft parking. The apartments feature a private ground floor entrance with separate storage cupboard and an open-plan kitchen / living / dining area on the first floor.

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APPROX. INTERNAL AREA: 75.1 SQ M / 808 SQ FT

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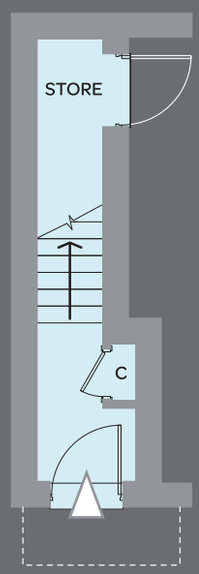
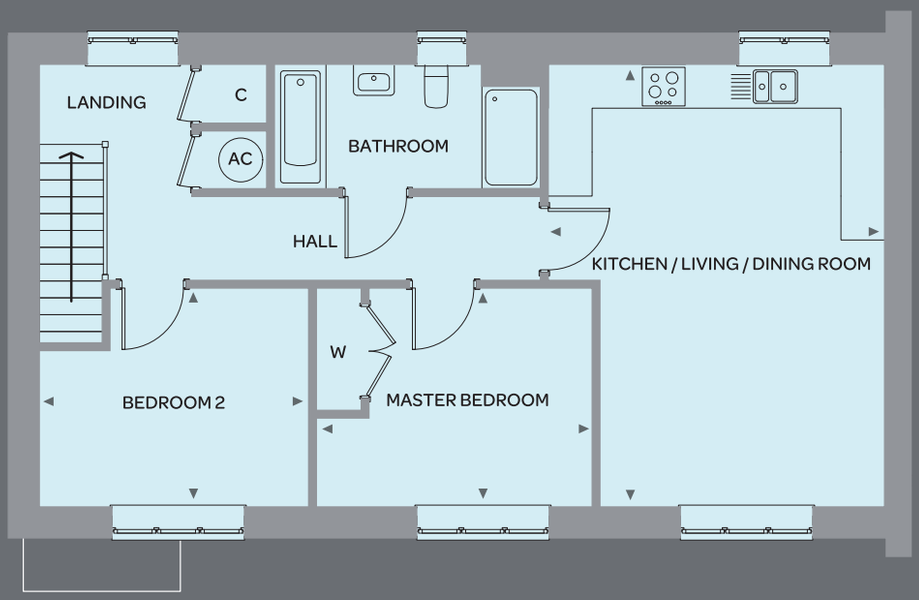


GROUND FLOOR



FIRST FLOOR

Plans represent No.14 & 18.
No.38 has a mirrored layout.

Kitchen / Living / Dining Room	6.04m x 4.59m	19'10" x 15'1"
Master Bedroom	3.77m x 2.99m	12'4" x 9'10"
Bedroom 2	3.68m x 2.99m	12'1" x 9'10"

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External style & roof design varies across the homes listed below.
Please contact the sales team for details.

Home represented by above image

Similar internal layout

No.19, 30 TO 33, 35 TO 37 & 45 TO 48 AT CHESTNUT GRANGE

Two bedroom terrace and semi-detached houses, each with allocated parking. Arranged over two storeys, the homes feature an open-plan living / dining room and kitchen, which opens onto a private terrace / garden.

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APPROX. INTERNAL AREA: 71 SQ M / 764 SQ FT

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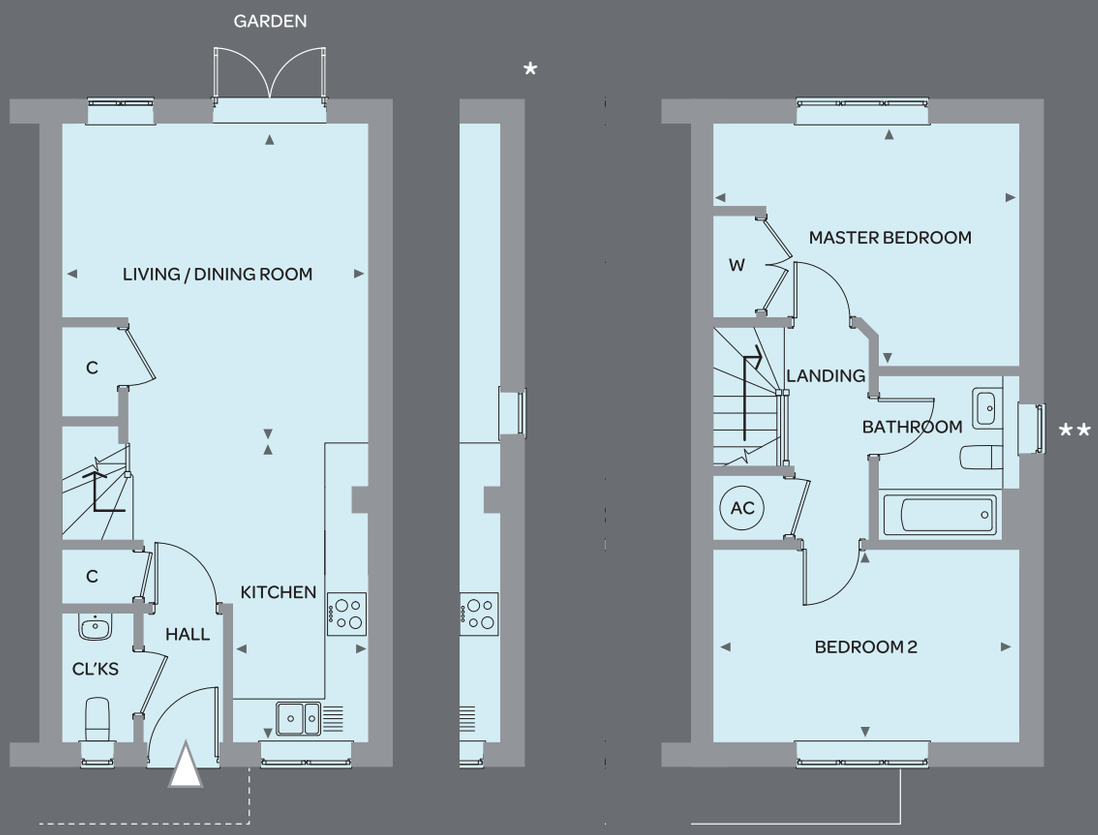

GROUND FLOOR

FIRST FLOOR

* No.19 has a window to the side elevation.

** No.36 & 37 do not have a bathroom window.

Plans represent No.30, 32, 46 & 48.
No.19, 31, 33, 35 to 37, 45 & 47 have a mirrored layout.

Kitchen	4.09m x 1.86m	13'5" x 6'1"
Living / Dining Room	4.37m x 4.19m	14'4" x 13'9"

Master Bedroom	4.19m x 3.33m	13'9" x 11'3"
Bedroom 2	4.19m x 2.64m	13'9" x 8'8"

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External style varies across the homes listed below.
Please contact the sales team for details.

Home represented by above image

Similar internal layout

No.22 TO 27, 29, 34, 42, 49 & 52 AT CHESTNUT GRANGE

Three bedroom detached houses, each with either driveway & garage parking or allocated parking and cycle store. Arranged over two storeys, the homes feature a large kitchen / dining area, which opens onto a private terrace / garden. The living room features a bay window, whilst the master bedroom has an en suite shower room.

APPROX. INTERNAL AREA: 111 SQ M / 1,195 SQ FT

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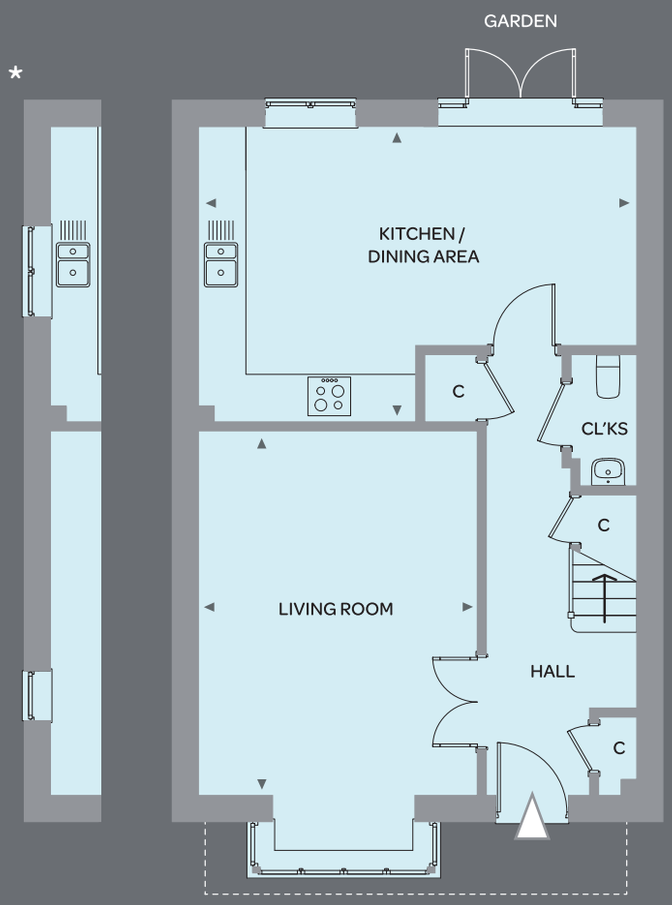
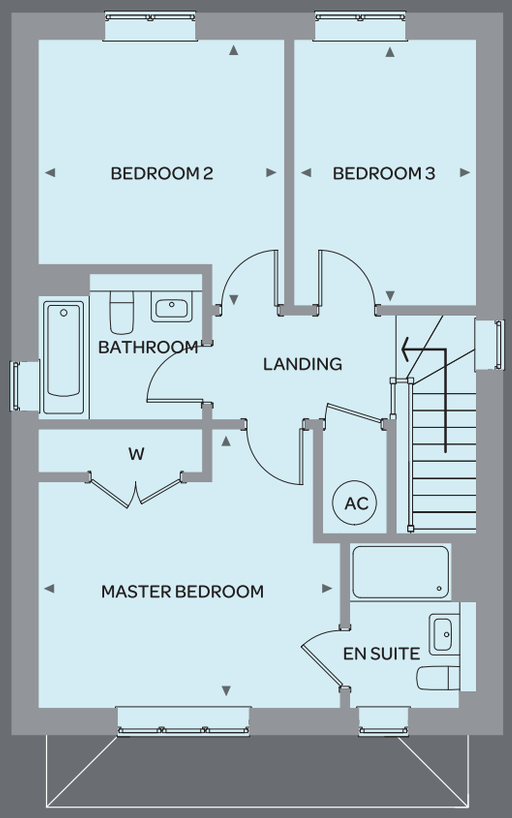


GROUND FLOOR



FIRST FLOOR

* No.29 & 34 have windows to the side elevation.

Plans represent No.22 to 27, 34, 42, 49 & 52.
No.29 has a mirrored layout.

Kitchen / Dining Area	5.99m x 4.04m	19'8" x 13'3"
Living Room	4.98m x 3.81m	16'4" x 12'6"

Master Bedroom	4.13m x 3.82m	13'7" x 12'7"
Bedroom 2	3.64m x 3.37m	11'11" x 11'1"
Bedroom 3	3.64m x 2.50m	11'11" x 8'2"

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External style varies across the homes listed below.
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Home represented by above image

Similar internal layout

No.1, 20, 21, 41, 43 & 44 AT CHESTNUT GRANGE

Four bedroom detached houses, each with driveway & garage parking. Arranged over two storeys, the homes feature a large open-plan family / kitchen / dining area, which opens onto a private terrace / garden. Each home includes a utility and study, living room with dual-aspect, whilst the master bedroom has an en suite shower room.

APPROX. INTERNAL AREA: 142.2 SQ M / 1,530 SQ FT

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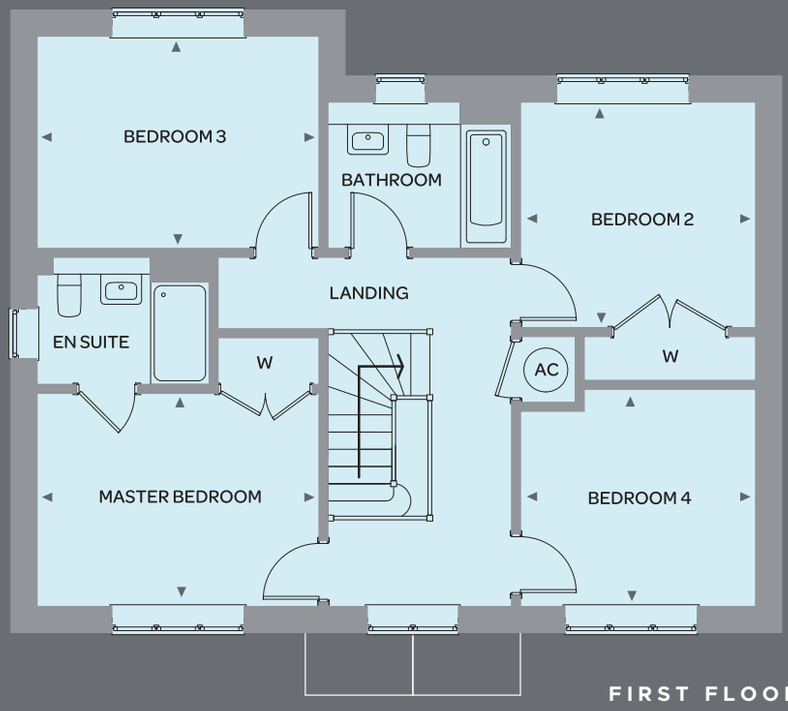
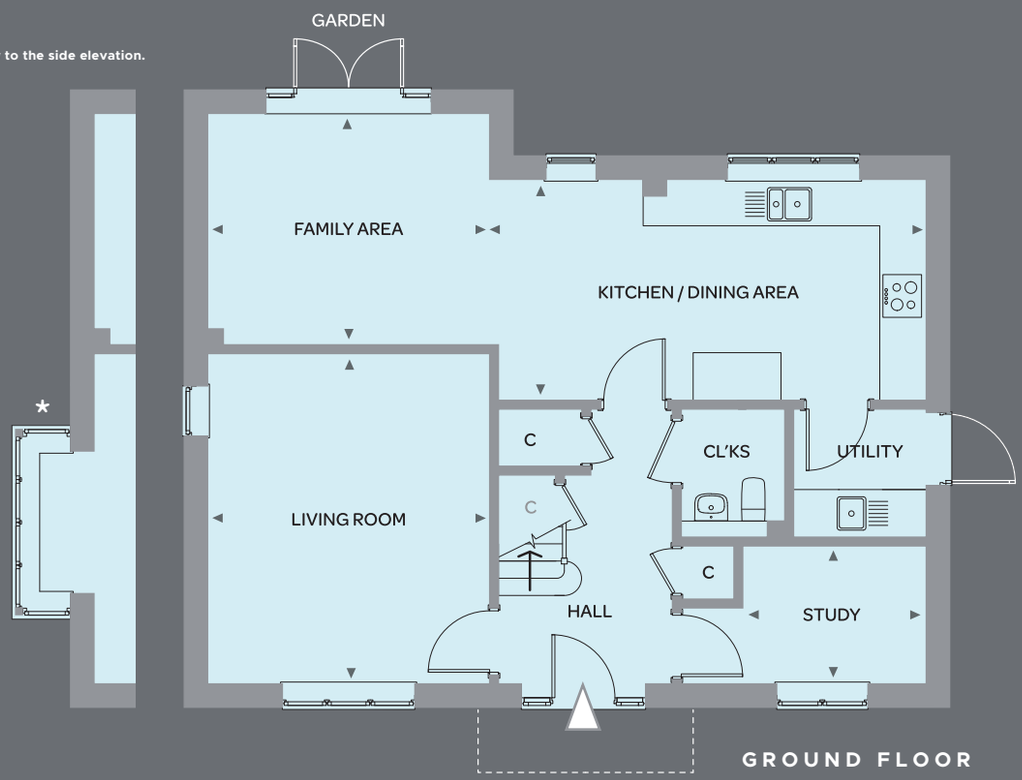


FIRST FLOOR

* No.1 has a bay window to the side elevation.



GROUND FLOOR

Plans represent No.21 & 41.
No.1, 20, 43 & 44 have a mirrored layout.

Kitchen / Dining Area	5.84m x 3.02m	19'2" x 9'11"
Family Area	3.85m x 3.16m	12'8" x 10'4"
Living Room	4.51m x 3.85m	14'10" x 12'8"
Study	2.51m x 1.88m	14'9" x 11'11"

Master Bedroom	3.85m x 2.91m	12'8" x 9'7"
Bedroom 2	3.10m x 3.21m	10'2" x 10'6"
Bedroom 3	3.85m x 2.90m	12'8" x 9'6"
Bedroom 4	3.53m x 2.97m	11'7" x 9'9"

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BEYOND CHESTNUT GRANGE

MAKING ALL THE RIGHT CONNECTIONS

CHESTNUT GRANGE - FELBRIDGE

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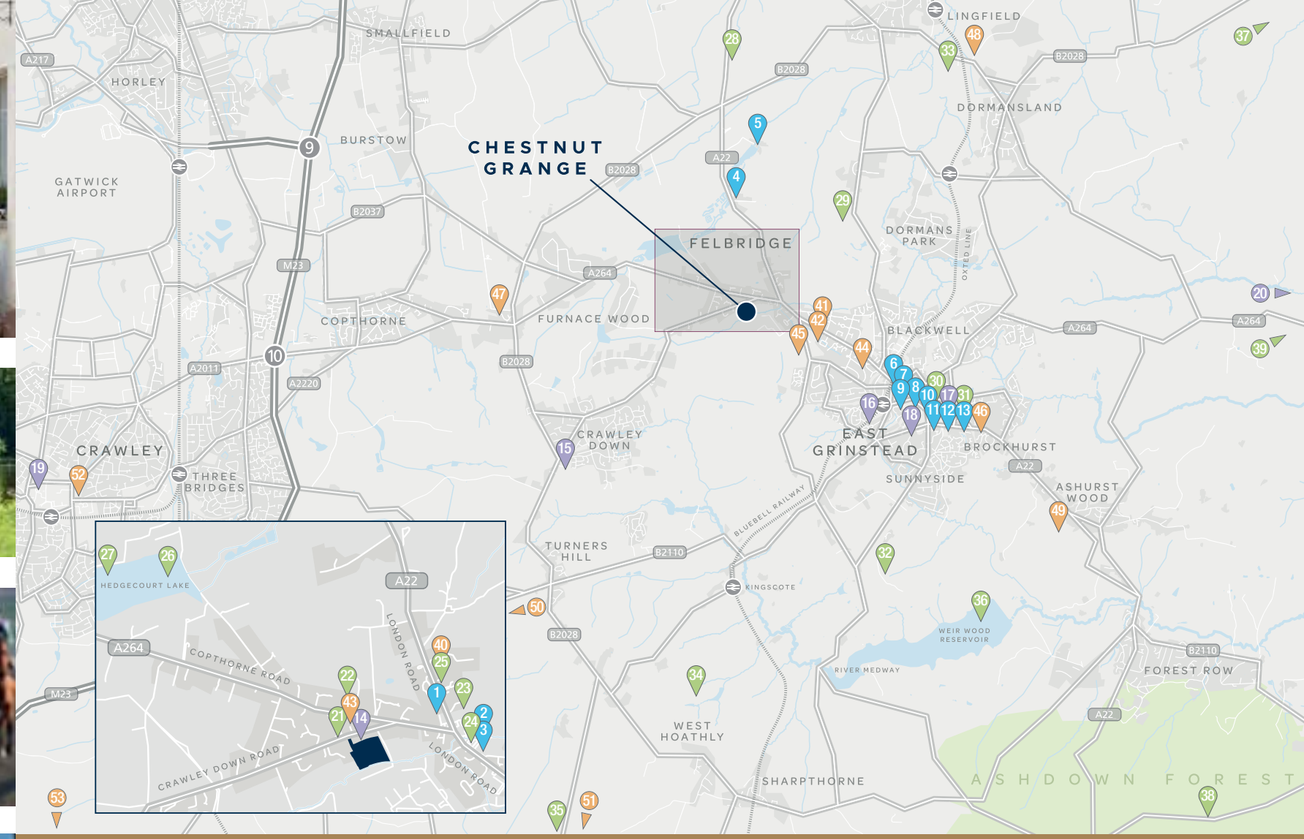
FELBRIDGE. RELAX INTO VILLAGE LIFE ON THE SURREY-SUSSEX BORDERS.

Fringed by open countryside, Felbridge offers a rural lifestyle, a wonderful sense of community and a wealth of local activities. This is a village in the best English tradition, with a local shop, Victorian church and Grade II Listed primary school, founded in 1783 by James Evelyn, whose family planted the avenues of Chestnut trees.

From walking, fishing or sailing at Hedgecourt Lake & Nature Reserve to enjoying a day's racing at Lingfield Park, there's always plenty to do. Living here, you'll have tennis, bowling, football and cricket clubs on hand, along with a village hall providing a host of activities. Nearby Chartham Park Golf & Country Club also has a swimming pool and gym.

After working out, there's nowhere better to relax than the Chakra Spa at the Crowne Plaza - also home to the Qube Bar and Bay Tree Restaurant. A choice of local pubs serve traditional or Asian-inspired cuisine, with seasonal fare on offer at The Wiremill Lakeside Pub & Inn.

East Grinstead, just two miles away, has even more to offer including a vibrant shopping centre, a cinema, theatre and arts centre. When you're heading further afield, mainline stations at East Grinstead and Three Bridges at Crawley make commuting easy.



SOCIALISING & DINING

1	The Star Inn	8 mins	-
2	The Qube Bar, Crowne Plaza	10 mins	-
3	The Bay Tree Restaurant, Crowne Plaza	10 mins	-
4	Gurkha Rest. at The Woodcock Inn	-	6 mins
5	Wiremill Lakeside Pub & Inn	-	9 mins
6	La Farola Tapas Bar	-	10 mins
7	Restaurant 186	-	12 mins
8	Paglia e Fieno	-	12 mins
9	Thai Siam	-	12 mins
10	London Rd. Bar & Grill	-	14 mins
11	Prezzo Italian Restaurant	-	14 mins
12	The Tasting Rooms Wine Lounge	-	16 mins
13	Nizam Bar & Restaurant	-	16 mins

SHOPPING & RETAIL

14	The Felbridge Village Store	1 min	-
15	Grange Farm Shop	-	8 mins
16	Sainsbury's, East Grinstead	-	14 mins
17	East Grinstead High Street	-	14 mins
18	Waitrose, East Grinstead	-	16 mins
19	Crawley High Street	-	20 mins
20	The Pantiles, Royal Tunbridge Wells	-	45 mins

LEISURE & INTEREST

21	Felbridge Village Hall	1 mins	-
22	Felbridge Show Ground	8 mins	-
23	Felbridge & Sunnyside Cricket Club	8 mins	-
24	Chakra Spa	10 mins	-
25	Church of St John the Divine, Felbridge	11 mins	-
26	Hedgecourt Lake & Nature Reserve	-	5 mins
27	Crawley Mariners Yacht Club	-	5 mins
28	British Wildlife Centre	-	9 mins
29	Chartham Park Golf & Country Club	-	12 mins
30	Scott Cinema, East Grinstead	-	14 mins
31	Chequer Mead Theatre	-	14 mins
32	Standen House National Trust	-	16 mins
33	Lingfield Park Racecourse	-	16 mins
34	Gravetye Manor, East Grinstead	-	18 mins
35	Wakehurst Place, National Trust	-	18 mins
36	Weir Wood Reservoir & Nature Reserve	-	22 mins
37	Hever Castle & Gardens	-	30 mins
38	Ashdown Forest	-	26 mins
39	Penshurst Place & Gardens	-	40 mins

EDUCATION

	Nurseries & Pre-Schools:		
40	Humpty Dumpty Pre - Sch.	12 mins	-
41	Tiny Tigers	16 mins	-
42	Fledglings Day Nursery & Pre - Sch.	16 mins	-
	Primary Schools:		
43	Felbridge Primary Sch.	2 mins	-
44	Halsford Park Primary Sch.	-	8 mins
	Secondary Schools :		
45	Imberhorne Sch.	17 mins	-
46	Sackville Sch.	-	14 mins
	Independent Schools:		
47	Copthorne Prep Sch.	-	8 mins
48	Lingfield College	-	16 mins
49	Brambletye Sch.	-	18 mins
50	Worth Sch.	-	18 mins
51	Ardingly College	-	22 mins
	Higher Education:		
52	Crawley College	-	20 mins
53	University of Sussex, Brighton	-	45 mins

Times based on departing Chestnut Grange at 1pm. Source: www.google.com/maps. Local schools listed are subject to your inspection to check catchment and entry criteria. Map is not to scale.

MAKE YOUR CONNECTIONS WITH EASE

East Grinstead Station
2 MILES / 14 MINS

Lingfield
7 MINS

East Croydon
39 MINS

Clapham Junction
49 MINS

London Bridge
55 MINS

London Victoria
56 MINS

St Pancras International
70 MINS

Three Bridges Station
6 MILES / 18 MINS

Gatwick Airport
4 MINS

East Croydon
20 MINS

Brighton
28 MINS

Clapham Junction
29 MINS

London Bridge
35 MINS

London Victoria
38 MINS

St Pancras International
50 MINS

Steam engine running on the Bluebell Railway from East Grinstead.

OTHER DESTINATIONS

East Grinstead town centre	2 miles	10 mins
The M23, junction 10	5 miles	12 mins
London Gatwick	8 miles	18 mins
Haywards Heath	12 miles	35 mins
Horsham	17 miles	40 mins
Royal Tunbridge Wells	15 miles	45 mins
Brighton	30 miles	65 mins
Guildford	40 miles	65 mins
London Heathrow (Term. 3)	49 miles	70 mins

Midway between London and Brighton, Felbridge is perfectly placed for exploring Surrey, Sussex and Kent. The village is set at the junction of the A22 London-Eastbourne route and the A264, which provides easy access to Tunbridge Wells and junction 10 of the M23, which links to the M25.

The mainline railway stations at East Grinstead and Three Bridges in Crawley offer regular services to London Bridge and Victoria station. The Bluebell Railway heritage line runs from East Grinstead and travels 11 miles through picturesque Sussex countryside. For international destinations, London Gatwick airport is less than 10 miles away.

Distances and times based on departing Chestnut Grange at 1pm. Source: www.google.com/maps. www.thetrainline.com. Distances are rounded to the nearest half mile.

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