

Kingsmead

FELBRIDGE



ANTLER HOMES

The perfect setting in the perfect location



The seven family homes at Kingsmead are located on the edge of the High Weald Area of Outstanding Natural Beauty, surrounded by protected woodland and acres of green belt land. Residents benefit from a private cul-de-sac setting with close proximity to the countryside and the friendly atmosphere of Felbridge village, while neighbouring bustling East Grinstead and Gatwick Airport are within easy reach.



Everything you need for a fulfilling lifestyle

Excellent local amenities, great schools and a wealth of activities on your doorstep make Kingsmead the ideal environment in which to settle.

Every convenience close at hand

A village community that delivers when it comes to shops, social opportunities and open space.

Felbridge is an unspoilt enclave, with a village hall, a playground, sports pitches, shops, a pub, a pre-school and a primary school within walking distance of the new homes. For adventurous types, there's even a rock climbing, bouldering and fitness centre within the parish.

Just two miles away is East Grinstead for a wider range of shops, amenities, a theatre, a mainline train station and a town centre buzz, while the surrounding countryside yields the National Trust's Standen House and Estate, country parks and multiple golf clubs.

Within a five mile radius of Kingsmead are a clutch of social hotspots, including The Wiremill Lakeside Pub and Inn, The Dukes Head and The Curious Pig in the Parlour. The scenic village of Forest Row is another must visit – stop for Scandinavian street food at Fine & Scandi, order a pint of craft beer at the Hop Yard Brewing Company or sample Italian flavours at Java & Jazz. Extra choice can be found at Alexander House and Utopia Spa, with its two award-winning restaurants and champagne bar, while Lingfield Park Race Course offers unforgettable hospitality.

A little further on is The Pantiles in Royal Tunbridge Wells, where pavement cafés, cobbled streets, boutiques and jazz events create a unique atmosphere, while Caterham brims with shops, bars, restaurants, supermarkets, sports facilities and a mainline train station.



East Grinstead



London Road, Felbridge

A family favourite

Start planning your free time, as heart-stoppingly beautiful yet accessible attractions are on your doorstep.



Explore the wider area



Discover a different family-friendly activity every day. Walk around Hedgecourt Lake - the county's largest body of open water and a Site of Special Scientific Interest – spotting the colourful sails belonging to Crawley Mariners Yacht Club and visiting the on-site nature reserve.

Also close by is the Ashdown Forest, where 6,500 acres of internationally-protected habitat, herds of deer and a variety of wildlife await. The forest's connection with Winnie the Pooh makes it a magical place for children, and there are two walks available that take in the main Pooh sites, including the famous Pooh Sticks Bridge.



One of the best ways to enjoy the local area is by boarding The Bluebell Railway at East Grinstead. The nostalgic journey winds its way through the glorious Sussex countryside, accompanied by plumes of steam and the locomotive's distinctive whistle.

Also starting in East Grinstead is The Forest Way. Choose to either walk, cycle or horse ride along this 16km linear country park towards Groombridge, watching the scenery change as you pass through the different traditional villages and landscapes.

If culture is your thing, then visit Standen House, a National Trust treasure in East Grinstead. Nestled in the Sussex countryside with views across the High Weald, Standen is one of the most complete examples of arts and crafts workmanship. Lose yourself in the garden, admiring the mature landscape and stunning views, then discover the woodlands on one of the walking trails – a great day out for all the family.

Step into the surrounding landscape, which is almost exclusively an Area of Outstanding Natural Beauty.



Education for life

Enjoy a locale where every school for 5 miles has a ‘good’ Ofsted rating as a minimum.

Choosing to live at Kingsmead sets children on a path to educational excellence, especially for those who prefer to be at the heart of the community. Within easy reach are a number of state, faith and independent schools, which superbly nurture children from early years through to higher education.

Imberhorne and Sackville are the local secondary comprehensives, while Copthorne Preparatory School and Lingfield College provide independent schooling options. Burstow Park and Aurora Redehall are sought-after specialist schools within the local vicinity.



Primary Schools

Felbridge Primary School (4-11 years, mixed)	0.5 miles
Baldwins Hill Primary School (4-11 years, mixed)	0.6 miles
St Mary’s CofE Primary School (4-11 years, mixed)	0.9 miles
Halsford Park Primary School (4-11 years, mixed)	0.8 miles
St Peter’s Catholic Primary School (4-11 years, mixed)	1 mile

Secondary Schools

State	
Imberhorne School (11-18 years, mixed)	0.4 miles
Sackville School (11-18 years, mixed)	1.7 miles

Independent

Lingfield College (2-19 years, mixed)	2.7 miles
Brambletye School (2-14 years, mixed CoE)	2.8 miles
Copthorne Preparatory School (2-13 years, mixed)	2.9 miles

Higher Education

Crawley College	7 miles
Ardingly College	9 miles
University of Sussex	22 miles
University of Creative Arts	22 miles

Well connected

Every destination that’s important to work, rest and play is less than an hour away from Kingsmead. The facilities of Felbridge’s village centre are accessible on foot, including the local primary school, a pub, sports clubs and convenience stores. Two train stations, Gatwick Airport, Royal Tunbridge Wells, Caterham and the M23 take around 30 minutes by car, while the rail journeys to London Bridge and London Victoria are both under an hour in duration.



Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. June 2022.

A place to call home

Kingsmead is a discreet addition to the established Felbridge residential property market. Tucked away off of Furze Lane, the seven 2, 3 and 4 bedroom family homes benefit from generous rear gardens and off-road parking, forming a safe, private cul-de-sac. The external setting comprises mature trees, hedgerows and shrubs, complemented by new planting and soft landscaping. Chalet-style architecture adds kerb appeal, while the exacting specification and build quality that Antler Homes is renowned for creates homes to be appreciated for a lifetime.



The Boleyn

■ Plots 1, 2, 5 and 6

4 BEDROOM DETACHED HOME

The Cleves

■ Plots 3 and 4

3 BEDROOM DETACHED HOME

The Astor

■ Plot 7

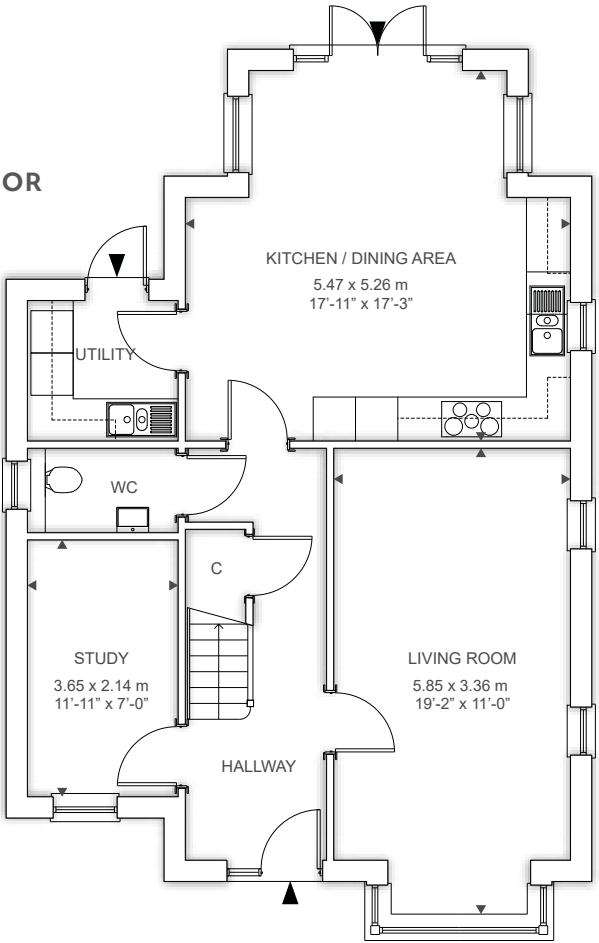
2 BEDROOM DETACHED HOME

Computer generated image and landscaping are indicative only.

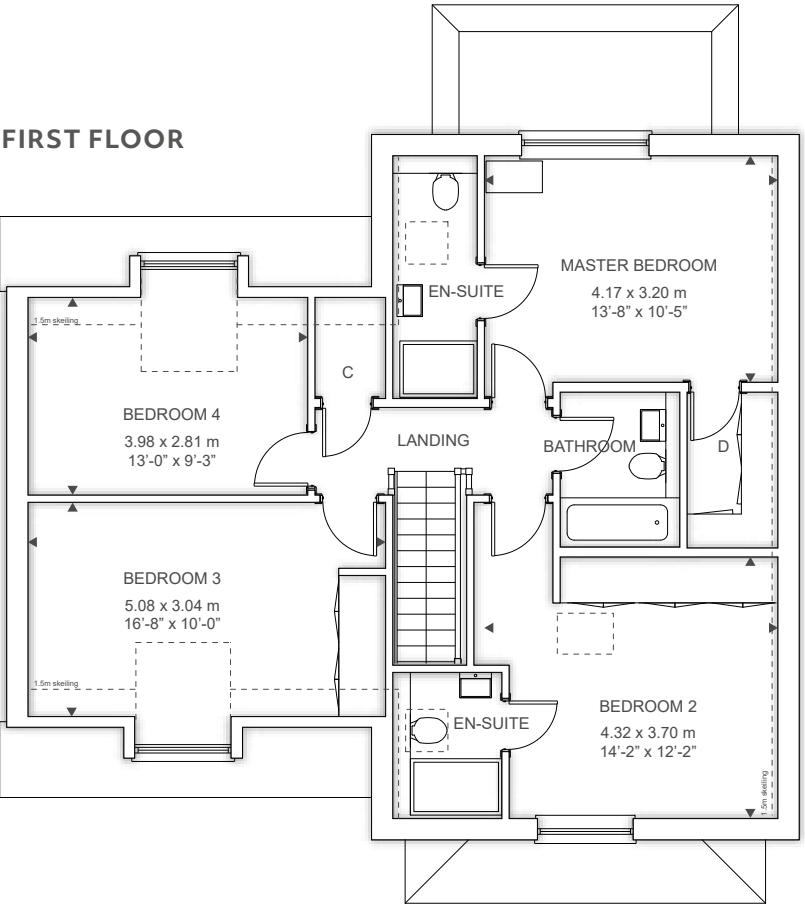


Computer generated image and landscaping are indicative only.

GROUND FLOOR



FIRST FLOOR



Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. **Please note:** to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Kitchen layouts are indicative.

C – Cupboard. W – Wardrobe. D – Dressing Room.

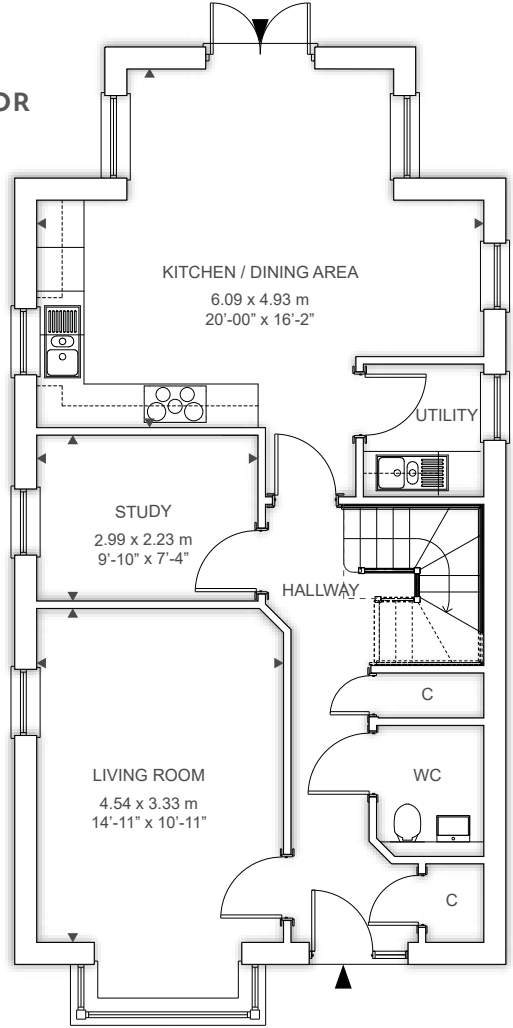




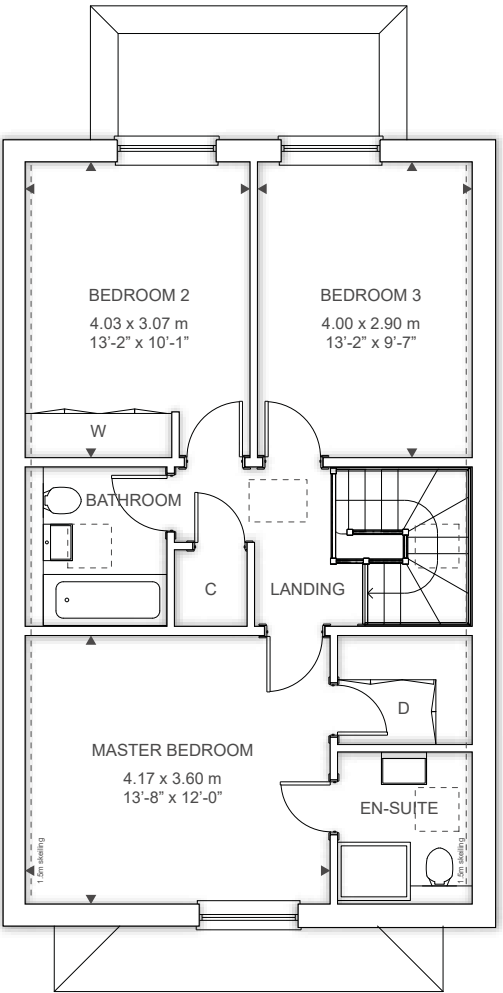
The Cleves

3 BEDROOM DETACHED HOME
PLOT 3, PLOT 4 HANDED

GROUND FLOOR



FIRST FLOOR



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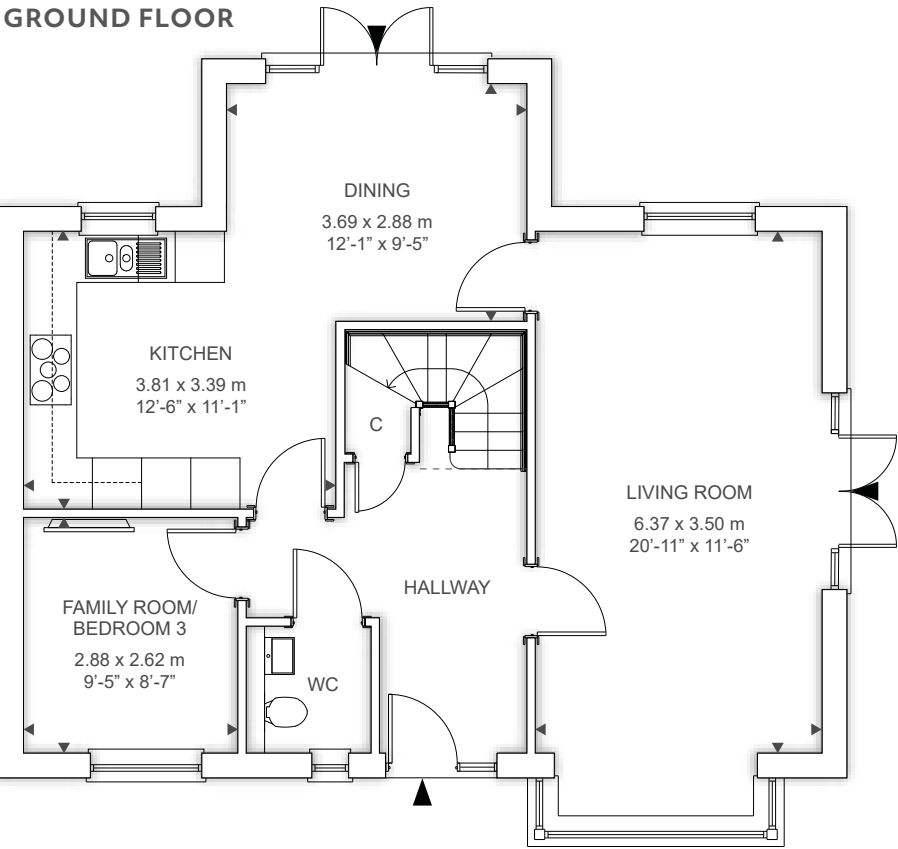


The Astor

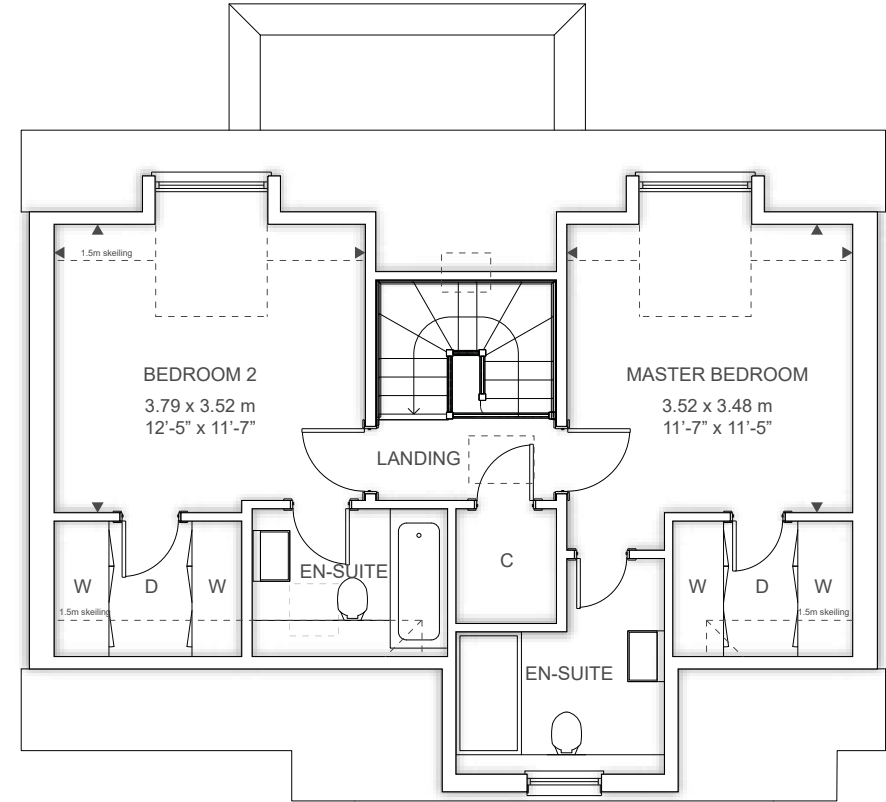
2/3 BEDROOM DETACHED HOME

PLOT 7

GROUND FLOOR



FIRST FLOOR



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Designed for
modern living



Specification

KITCHEN

Bespoke shaker style kitchens with integrated Siemens appliances to include:

- 80cm black glass 4 zone induction hob with 90cm extractor hood
- Stacked single oven and microwave oven
- Integrated 50/50 fridge freezer
- Integrated dishwasher
- Integrated washer / dryer to plot 7
- Utility room with separate washing machine and tumble dryer to plots 1 - 6
- Composite stone worktops with upstands
- Laminate worktops to utility rooms
- Chrome electrical fittings where exposed (white elsewhere)
- Under unit lighting
- Single bowl sink unit with monobloc mixer tap

BATHROOMS AND ENSUITE

- Contemporary white sanitaryware
- Vanity units
- Brassware by Vado
- Chromium heated towel rail (dual fuel)
- Thermostatic showers
- Wall and floor tiles by Minoli
- Electric under floor heating mats
- Chrome shaver / toothbrush point
- Steel bath with tiled panel

HIGH QUALITY FIXTURES AND FITTINGS

- Staircase with oak handrail and newel
- ‘Cottage style’ oak finish solid core doors
- Chrome door furniture
- Matt emulsion on walls and ceilings; one colour throughout
- White satin matt to skirting, architraves and window boards
- PVCu double glazed windows
- Carpet / Amtico floor coverings throughout
- Chrome fittings to ground floor (white elsewhere)
- Matt fitted wardrobes to:
 - Plots, 1,2,5 and 6 in master bedroom dressing area and bedrooms 2 and 3
 - Plots 3 and 4 in master bedroom dressing area and bedroom 2
 - Plot 7 in master bedroom dressing area and bedroom 2 dressing area.

HEATING, SECURITY AND ELECTRICS

- Gas central heating
- Underfloor heating to ground floor
- Radiators on first floor
- Wiring to telephone point in under stairs cupboard
- USB charge point in living room, kitchen and bedrooms
- LED downlights to cloakroom, kitchen area, bathrooms, entrance hall and landing
- Wiring for SkyQ in living room
- TV points to all bedrooms
- Mains operated smoke / CO2 detector
- Each home will be connected with full fibre broadband

EXTERNAL

- Landscaped front garden
- Turf to front and rear
- Lighting to front and rear
- External tap and power point to rear
- Indian sandstone paths and patios
- Car port and two car parking spaces
- Electric car charging points

GUARANTEE

- Antler Homes 2 year warranty
- 10 year Structural Premier Guarantee warranty

Modern homes, traditional values

When you choose an Antler home you are purchasing a home of real character, individuality and originality that you can make yours, and yours alone.

What's more, you'll discover that your new Antler home is hallmarked by countless aspects of skilful architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected housebuilders.

We are still a relatively small, private company, with a fifty-year history of designing beautiful homes, which depends on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence. Attention to detail is another unique Antler signature that you'll find in your new home, with the skills of our time-served architects and engineers ensuring that every aspect of your property is precisely as you would want it to be.

Equally satisfying are the personal touches you'll enjoy as a valued Antler customer, from our helpful and knowledgeable sales personnel, through to all the support you require throughout the purchasing and moving process – plus an impressive after-sales service that always puts your needs first in the house you'll call 'home' for many years to come.



We are incredibly proud of the homes we deliver. Each and every one has been built to an exceptionally high standard by our passionate team, ensuring it can be enjoyed generation after generation.

Andrew Rinaldi
Managing Director, Antler Homes





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ANTLER HOMES

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