

THE ACRES

SLINFOLD - WEST SUSSEX



ANTLER HOMES



SLINFOLD... A GREAT PLACE TO LIVE

A collection of twenty-four two, three and four bedroom homes located in the West Sussex village of Slinfold. The Acres is perfectly located to enjoy the beautiful countryside and village living alike.

A pretty Sussex village surrounded by green open space and rural views with all the daily essentials on your doorstep and a true sense of community, The Acres is ideal for family living.



Computer generated image and landscaping are indicative only.

WELLBLOOM THE ACRES THE HOME

IDYLIC VILLAGE LIVING



Slinfold is a quintessential English village with traditional and characterful buildings. Within the village is a church, shop, pub, school and village hall. A hidden gem in West Sussex, the village combines its beautiful setting with a real sense of community and space for children to play.

Pockets of beautiful untouched green open space packed with wildlife and the start of the River Adur benefit the village. Access to the popular Downs Link is just a short walk away, providing picturesque views across the countryside, farmland and down to Shoreham-on-Sea.

The new homes at The Acres compliment the historical local area providing new contemporary homes with traditional character. The homes are situated down a long driveway and overlooking the picturesque Slinfold Cricket Club grounds.

The homes are perfectly located within walking distance to all the amenities in the village. Daily conveniences, a bite to eat and clubs for both adults and children are all on the doorstep.

Just a three minute walk away from The Acres is St Peter's Church, a magnificent church dating back to the 1860s, located in the heart of the village where the community meets for services and hymns. Adjoining the churchyard is Slinfold Village Hall which hosts an array of community events, clubs and celebrations including a village cinema, baby and toddler group, exercise classes and a monthly indoor market selling a variety of arts & crafts, gift and food items; meaning there is something for everyone to enjoy.

The popular Red Lyon pub is a traditional country pub offering alfresco dining, delicious lunch and dinner menus and accommodation for when friends and family come to stay. Also just a short walk away is the Slinfold Village Store which sells fresh fruit and vegetables as well as household essentials, and offers a Post Office and courier service.

The Slinfold Cricket Club is based in the village, with teams for all ages and games played weekly; as well as the Slinfold Primary School and Pre-School providing a nurturing educational environment for children from two years old.

Within a couple of miles from the centre of the village is the Slinfold Football Club and the Slinfold Golf and Country Club, offering a popular golf course as well as a luxury health and fitness club including a state-of-the-art gym, a variety of exercise classes, pool and spa facilities and an extensive, relaxing treatment menu.

EVERY CONVENIENCE CLOSE AT HAND



Just four miles west of Slinfold is the historic market town of Horsham which offers a wider selection of retail and recreational choices. A wide variety of cuisine options in and around the popular East Street offers dining options for the whole family including The Red Deer pub, Miller & Carter Steakhouse and Monte Forte – Neapolitan Pizza. High street shops can also be found in Horsham including Sainsbury's, John Lewis and Boots, as well as boutique bakeries, farm shops and fashion shops. Entertainment in the form of an Everyman cinema, theatre and bowling alley can also be enjoyed.

Horsham Park not only offers beautiful green open spaces and a tranquil lake, but also hosts a number of events throughout the year and is home to a variety of recreational activities. The Pavilions in the Park leisure centre offers a gym, swimming pools and classes, whilst the skatepark and football pitch provide alternative sporting options. The Human Nature Garden has a central amphitheatre which hosts concerts including the annual Horsham Garden Music Festival, whilst the Park House Garden offers a beautifully landscaped sensory garden for calm and serenity. There is also a calendar of music concerts at the Park Podium and outdoor cinema events.

THE PATH TO LIFELONG LEARNING



The Acres is a fantastic base for families keen to access West Sussex's array of educational facilities. The local schools provide exceptional teaching, enrichment opportunities and fantastic pastoral care, starting with the village's very own pre-school and Church of England primary school.

The local secondary schools are of particular note, with Tanbridge House School, The Weald Community School and Millais School all providing 'outstanding' Ofsted rated education for pupils aged between 11 and 16.

Complementing the area's state schools are a number of independent options, which cater for children from early years through to sixth form, with day and boarding options available.

Primary schools

Slinfold CofE Primary School (4-11 years, mixed)	0.4 miles
Shelley Primary School (4-11 years, mixed)	2.7 miles
St John's Catholic Primary School (4-11 years, mixed)	4.0 miles
Barns Green Primary School (4-11 years, mixed)	4.0 miles

Secondary schools

Tanbridge House School (11-16 years, mixed)	3.5 miles
The Weald Community School (11-18 years, mixed)	5.2 miles
Millais School (11-16 years, girls)	5.7 miles

Independent

Manor House School (7-18 years, mixed)	1.6 miles
New Barn School (7-19 years, mixed)	3.1 miles
Farlington School (4-18 years, CofE mixed)	3.1 miles
Christ's Hospital (7-18 years, mixed)	3.6 miles

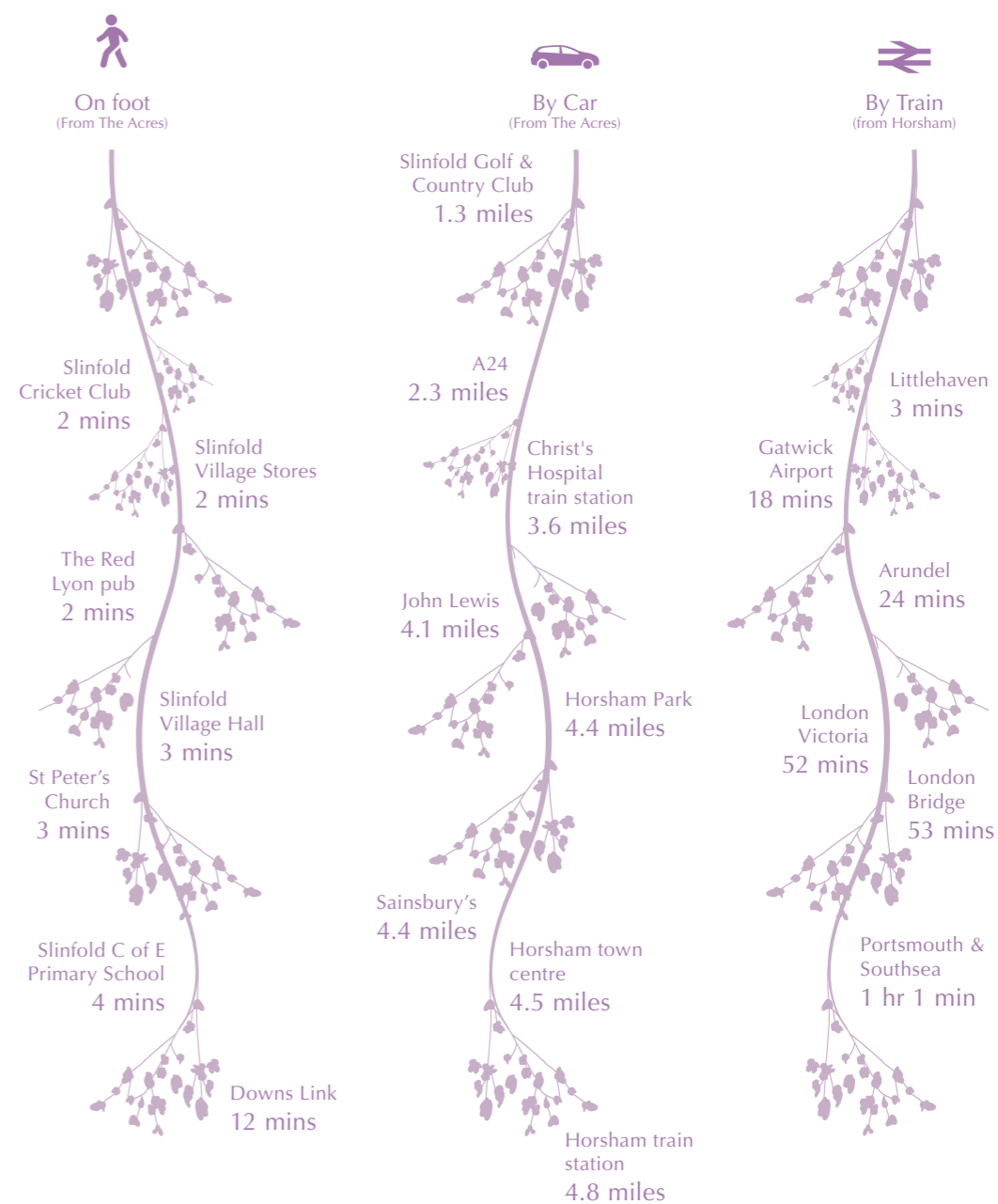
Higher education

Crawley College	12.6 miles
University of Surrey	18 miles
Ardingly College	21.4 miles
University of Creative Arts	25 miles
University of Sussex	27.2 miles



THE BEST OF CONNECTED COUNTRY LIVING

Horsham train station provides fast and frequent rail services to Gatwick Airport, London and Portsmouth making it easy for commuters and holiday makers alike. Whilst the A24 is also easily accessible, providing connectivity to the M25 motorway and beyond.



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

SITE PLAN



WISTERIA COTTAGE
PLOT 1
 3 BEDROOM TERRACE HOME

THE WILLOWS
PLOTS 2, 3, 4 (5)
 2 BEDROOM TERRACE HOME
 PLOT 5 HANDED

JASMINE COTTAGE
PLOT 6
 3 BEDROOM TERRACE HOME

HIBISCUS COTTAGE
PLOT 7
 2 BEDROOM SEMI-DETACHED HOME

AZALEA COTTAGE
PLOT 8
 2 BEDROOM SEMI-DETACHED HOME

FUCHSIA HOUSE
PLOT 9 (10)
 3 BEDROOM DETACHED HOMES
 PLOT 10 HANDED

CLEMATIS HOUSE
PLOT 11
 3 BEDROOM DETACHED HOME

MAGNOLIA HOUSE
PLOTS 20 (21)
 4 BEDROOM DETACHED HOME

GARDENIA HOUSE
PLOT 22
 4 BEDROOM DETACHED HOMES

CAMELLIA HOUSE
PLOTS 23 (24)
 4 BEDROOM DETACHED HOME

HOUSING ASSOCIATION HOMES
PLOTS 12, 13, 14, 15, 16, 17, 18, 19



To Lyons Road





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WISTERIA COTTAGE

3 BEDROOM TERRACE HOME

PLOT 1

Ground Floor

Kitchen / Dining Room
3.83m x 3.05m 12'6" x 10'0"

Study
3.05m x 2.04m 10'0" x 6'8"

Living Room
5.41m x 4.24m 17'9" x 13'9"

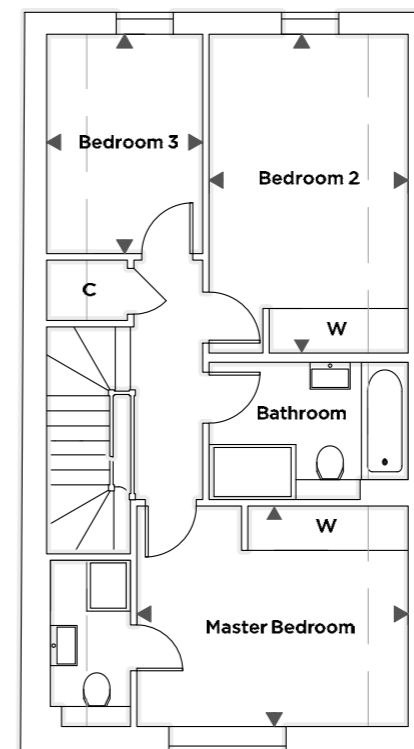
First Floor

Master Bedroom
4.06m x 3.3m 13'3" x 8'7"

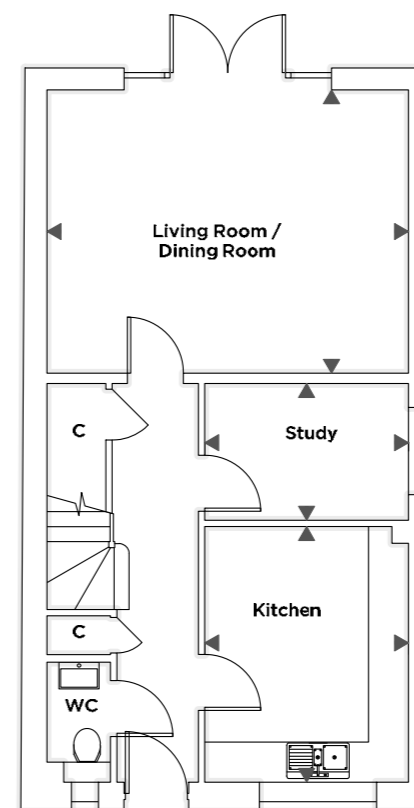
Bedroom 2
4.77m x 2.98m 15'6" x 9'7"

Bedroom 3
3.29m x 2.23m 14'7" x 7'3"

FIRST FLOOR



GROUND 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.



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THE WILLOWS

PLOTS 2, 3, 4 (5)

2 BEDROOM TERRACE HOME
PLOT 5 HANDED

Ground Floor

Kitchen / Dining Room
3.48m x 3.33m 11'5" x 10'11"

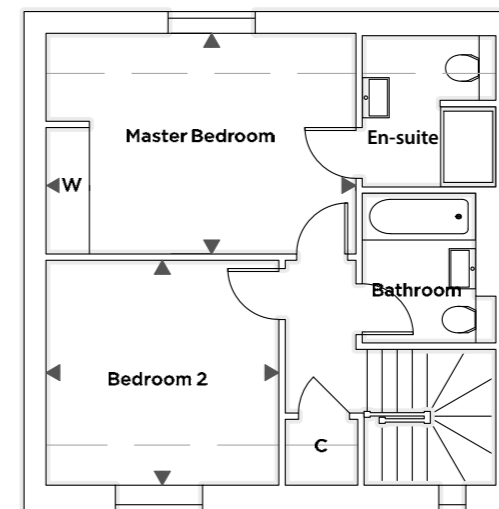
Living Room
6.73m x 3.27m 22'1" x 10'8"

First Floor

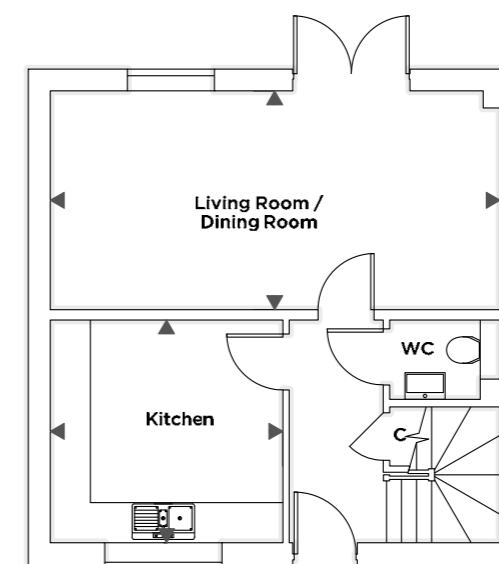
Master Bedroom
4.63m x 3.30m 15'2" x 10'8"

Bedroom 2
3.48m x 3.36m 11'4" x 11'0"

FIRST FLOOR



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JASMINE COTTAGE

PLOT 6

3 BEDROOM TERRACE HOME

Ground Floor

Kitchen / Dining Room
6.28m x 3.61m 20'7" x 11'10"

Living Room
5.41m x 4.24m 17'8" x 13'9"

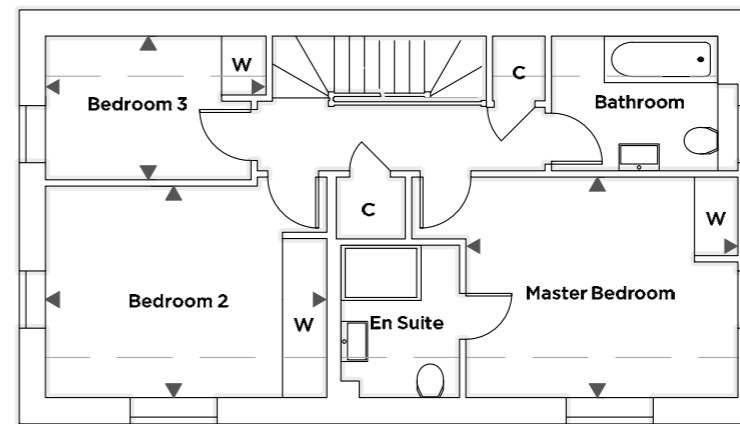
First Floor

Master Bedroom
4.07m x 3.30m 10'8" x 13'3"

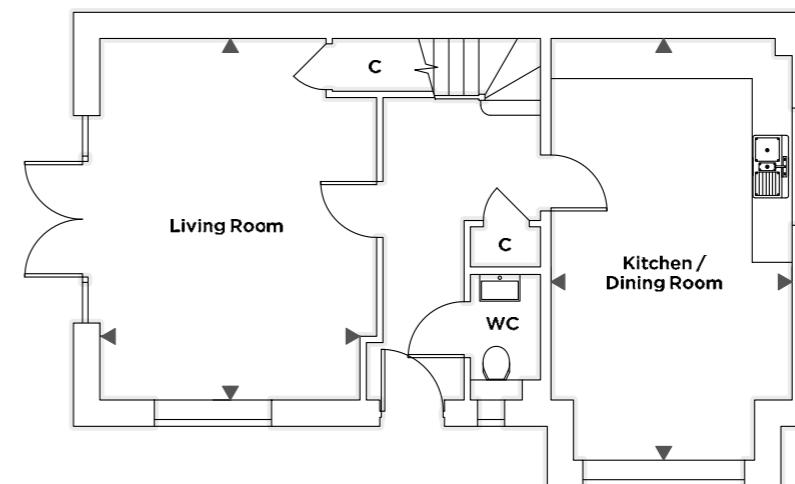
Bedroom 2
4.21m x 3.16m 10'3" x 13'8"

Bedroom 3
2.63m x 2.15m 8'7" x 7'0"

FIRST FLOOR



GROUND FLOOR



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HIBISCUS COTTAGE

PLOT 7

2 BEDROOM SEMI-DETACHED HOME

Ground Floor

Kitchen / Dining Room
7.17m x 2.45m 23'6" x 8'0"

Living Room
4.61m x 3.17m 15'1" x 10'4"

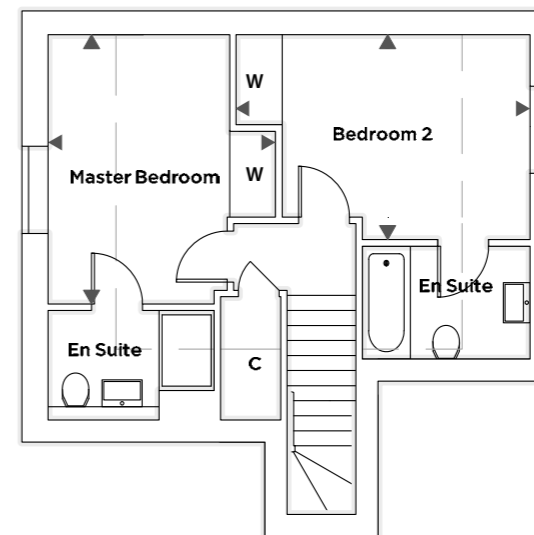
Study
2.54m x 2.07m 8'4" x 6'9"

First Floor

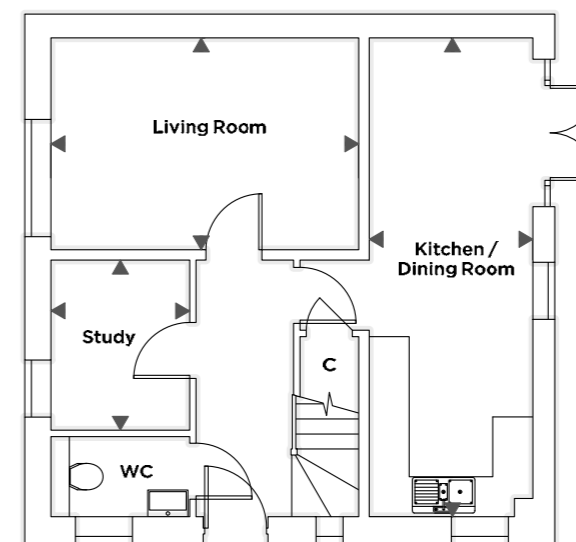
Master Bedroom
4.03m x 3.37m 13'2" x 11'8"

Bedroom 2
4.48m x 3.05m 14'7" x 10'0"

FIRST FLOOR



GROUND FLOOR



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AZALEA COTTAGE

PLOT 8

2 BEDROOM SEMI-DETACHED HOME

Ground Floor

Kitchen
3.17m x 3.00m 10'4" x 9'10"

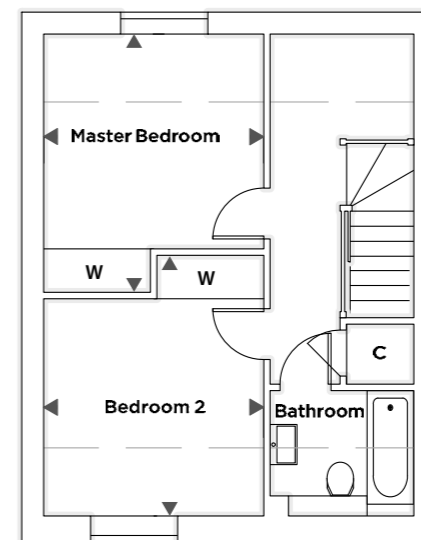
Living Room
4.44m x 4.05m 14'6" x 13'3"

First Floor

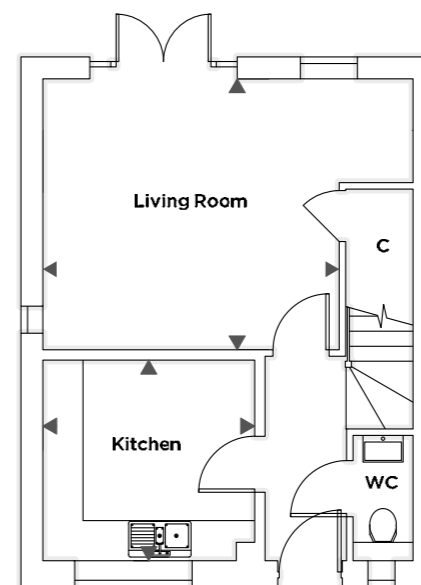
Master Bedroom
3.86m x 3.29m 12'6" x 10'8"

Bedroom 2
3.29m x 3.90m 10'8" x 12'7"

FIRST FLOOR



GROUND FLOOR



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FUCHSIA COTTAGE

PLOT 9 (10)

3 BEDROOM DETACHED HOME
PLOT 10 HANDED

Ground Floor

Kitchen / Dining Room
7.21m x 2.75m 23'7" x 9'0"

Study
2.69m x 2.15m 8'9" x 7'0"

Living Room
4.96m x 2.69m 16'3" x 8'8"

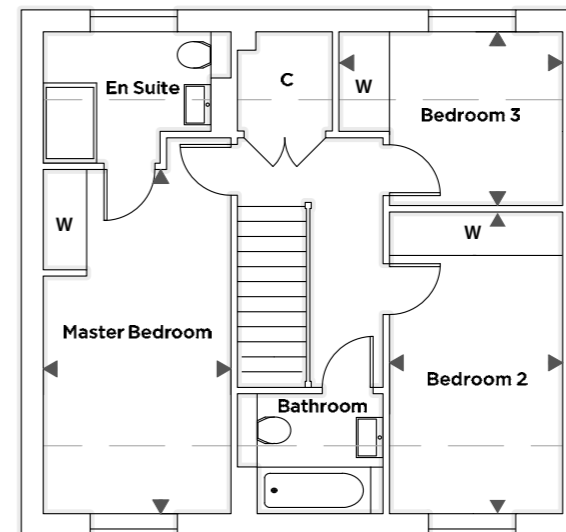
First Floor

Master Bedroom
5.15m x 2.81m 16'8" x 9'2"

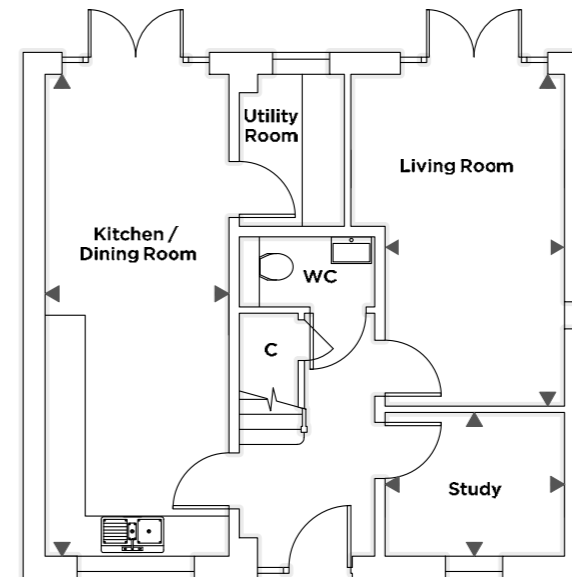
Bedroom 2
4.51m x 2.59m 14'8" x 8'5"

Bedroom 3
3.35m x 2.60m 10'9" x 8'5"

FIRST FLOOR



GROUND FLOOR



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CLEMATIS HOUSE

PLOT 11

3 BEDROOM DETACHED HOME

Ground Floor

Kitchen / Dining Room
7.21m x 2.75m 23'7" x 9'0"

Study
2.69m x 2.15m 8'9" x 7'0"

Living Room
4.96m x 2.69m 16'3" x 8'8"

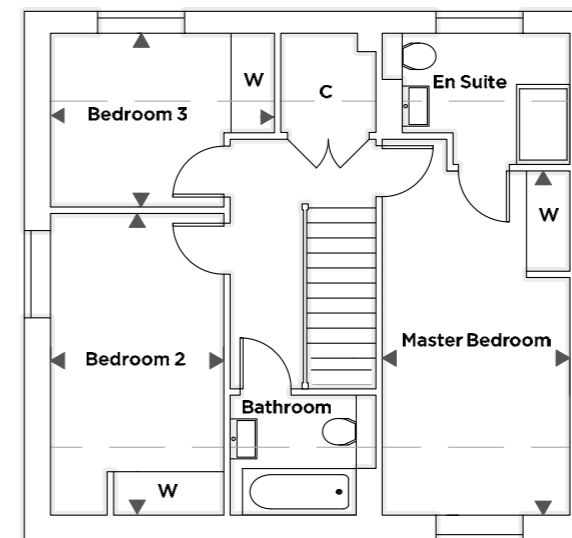
First Floor

Master Bedroom
5.15m x 2.81m 16'8" x 9'2"

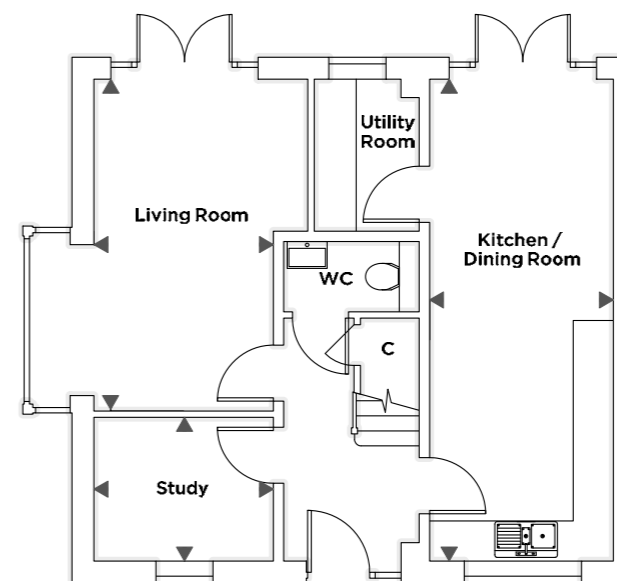
Bedroom 2
4.51m x 2.59m 14'8" x 8'5"

Bedroom 3
3.35m x 2.60m 10'9" x 8'5"

FIRST FLOOR



GROUND FLOOR



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MAGNOLIA HOUSE

4 BEDROOM DETACHED HOME

PLOTS 20 (21)

Ground Floor

Kitchen / Dining / Family Room
5.53m x 4.48m 18'1" x 14'8"

Study
3.15m x 2.75m 10'4" x 9'0"

Living Room
4.70m x 4.29m 15'5" x 14'0"

Garage
6.76m x 2.94m 22'2" x 9'7"

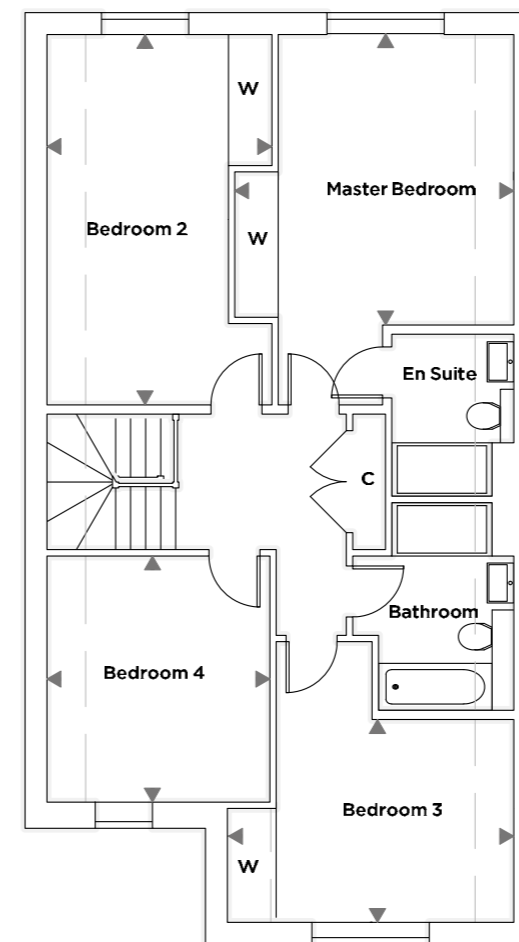
First Floor

Master Bedroom
4.34m x 4.17m 14'3" x 13'6"

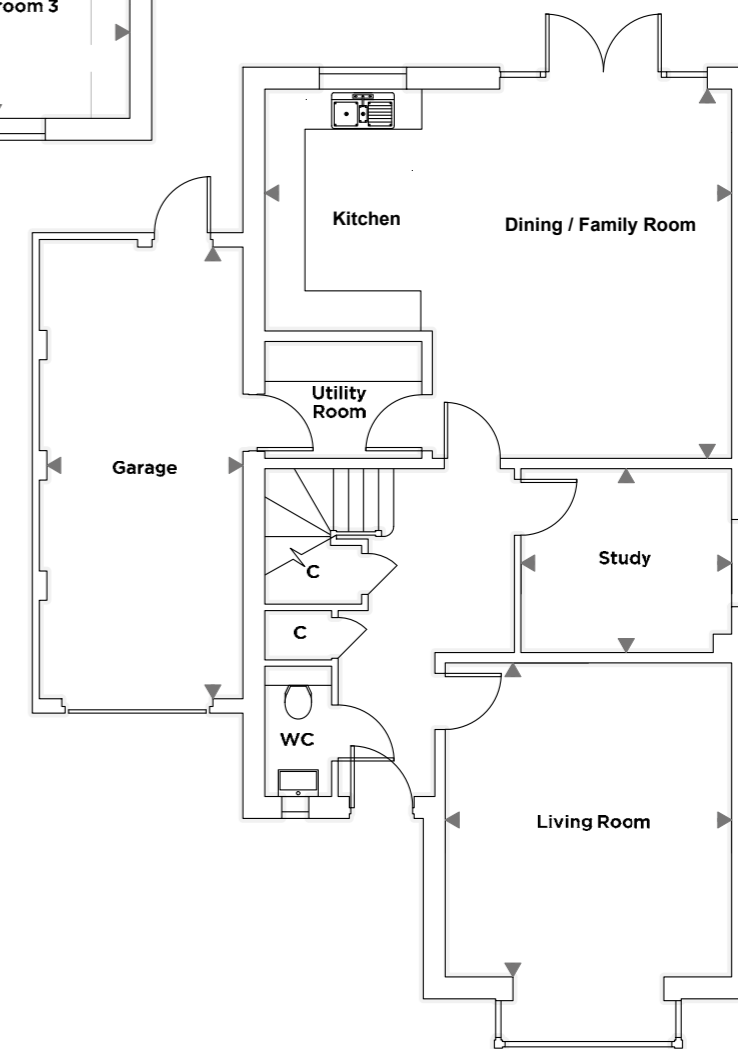
Bedroom 2
5.54m x 3.36m 18'2" x 8'11"

Bedroom 3
4.28m x 3.03m 14'0" x 9'9"

Bedroom 4
3.68m x 3.33m 12'0" x 10'9"



FIRST FLOOR



GROUND FLOOR

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GARDENIA HOUSE

4 BEDROOM DETACHED HOME

PLOT 22

Ground Floor

Kitchen / Dining / Family Room
9.46m x 4.40m 31'0" x 14'5"

Study
3.38m x 2.52m 11'1" x 8'3"

Living Room
5.58m x 3.73m 18'3" x 12'3"

Garage
6.76m x 2.94m 22'2" x 9'7"

First Floor

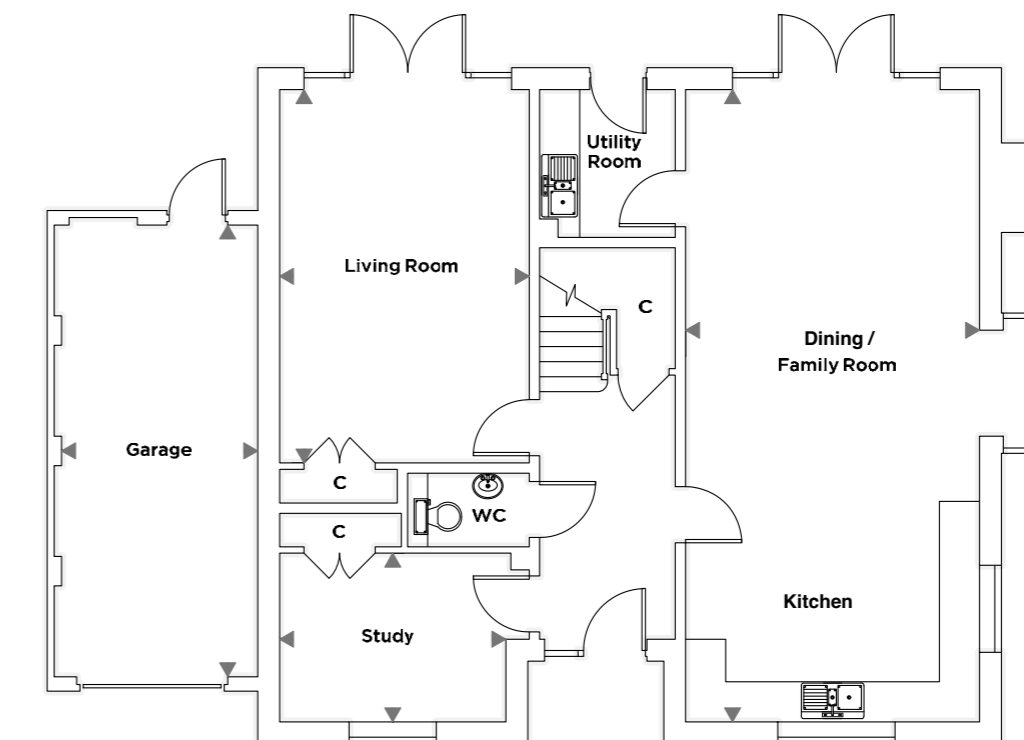
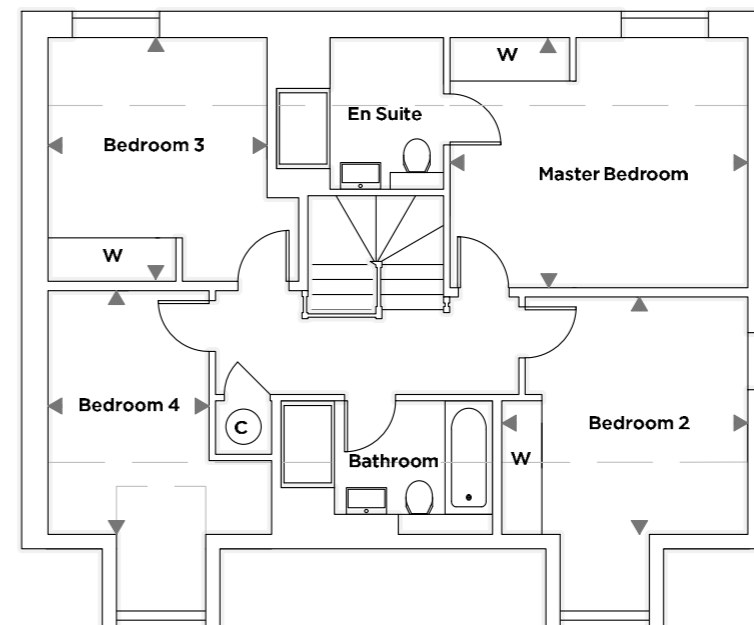
Master Bedroom
4.39m x 3.74m 14'4" x 12'2"

Bedroom 2
3.68m x 3.55m 12'8" x 11'6"

Bedroom 3
3.64m x 3.33m 11'9" x 10'9"

Bedroom 4
3.64m x 2.41m 11'9" x 7'9"

FIRST FLOOR



GROUND FLOOR

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CAMELLIA HOUSE

4 BEDROOM DETACHED HOME

PLOTS 23 (24)

Ground Floor

Kitchen / Dining / Living Room
7.21m x 5.54m / 5.41m x 3.75m
23'7" x 18'2" / 17'9" x 12'3"

Bedroom 2
4.31m x 3.32m 12'0" x 10'10"

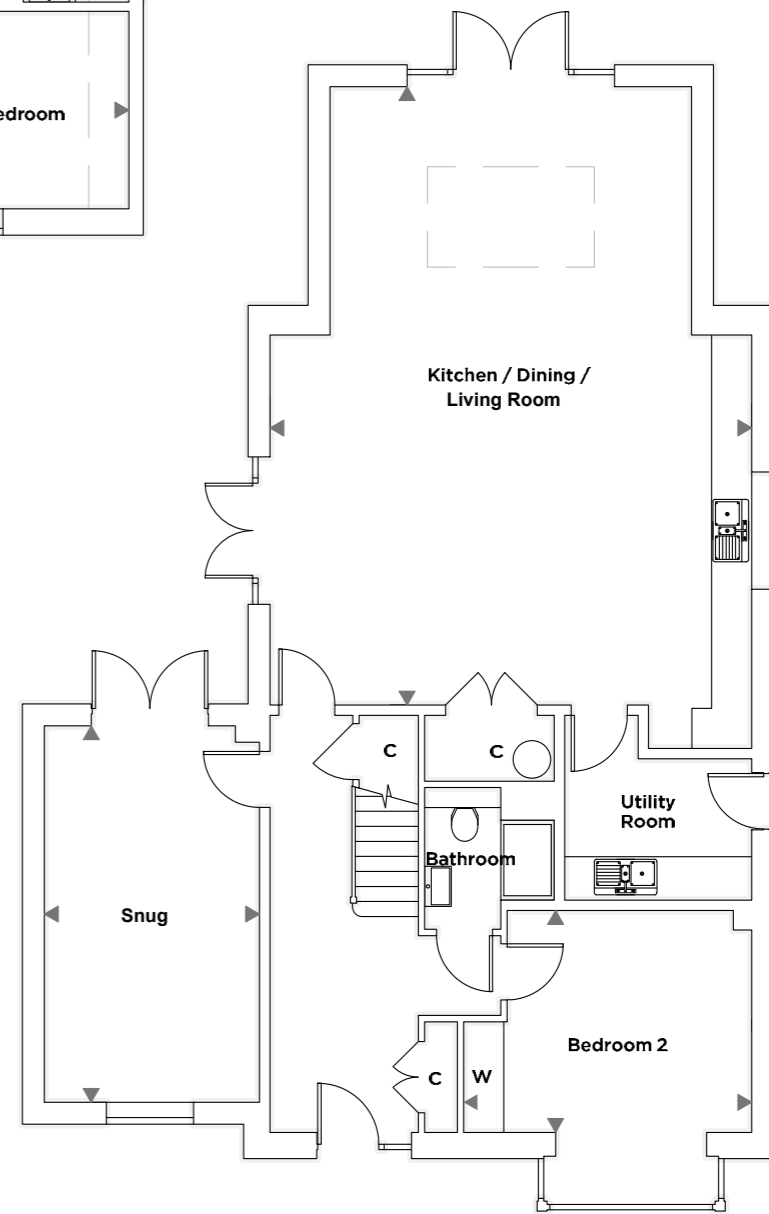
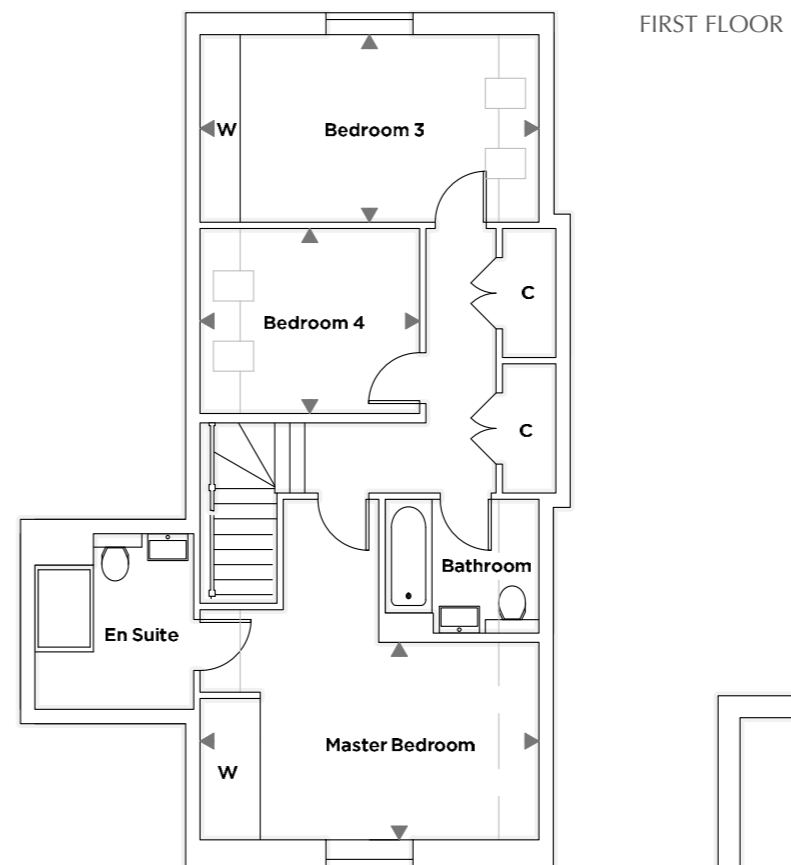
Snug
5.63m x 3.22m 18'5" x 10'6"

First Floor

Master Bedroom
5.07m x 2.95m 16'6" x 9'6"

Bedroom 3
5.07m x 2.80m 16'6" x 9'2"

Bedroom 4
3.28m x 2.76m 10'7" x 9'0"



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SPECIFICATION

KITCHEN

Bespoke shaker style kitchen, with integrated Siemens appliances to include:

2/3 bedroom homes

- 60cm induction hob with extractor (excluding 9, 10 and 11)
- Single oven (excluding 9, 10 and 11)

4 bedroom homes

- 90cm induction hob with extractor (including 9, 10 and 11)
- Single oven and combi microwave (including 9, 10 and 11)

All homes

- Integrated dishwasher
- Integrated washer/dryer
- Separate washing machine and tumble dryer to homes 9, 10, 11, 20, 21, 22, 23 & 24
- Integrated fridge/freezer
- Separate fridge/freezer to homes 20, 21, 22, 23 and 24
- Composite stone worktops including in utility room (where applicable)
- Under unit lighting
- Brushed chrome sockets and switches (unless located in a cupboard)

BATHROOMS AND EN-SUITE

- Contemporary white sanitary ware
- Vanity units
- Chromium dual fuel heated towel rail
- Electric under floor heating mats to first floor bathroom and en-suite
- Shaver/toothbrush socket
- Fitted mirrors
- Minoli tiles

HIGH QUALITY FIXTURE AND FITTINGS

- Staircase with oak newel and handrail
- Chrome electrical switches and sockets to ground floor, with white elsewhere
- Cottage style oak veneer solid core internal doors
- Chrome door furniture
- PVCu double glazed windows with chrome furniture
 - Anthracite windows externally and internally to black clad houses and white windows to brick houses
- Flooring included throughout
- Fitted wardrobes
 - 2 bedroom homes fitted to bedroom 1
 - 3 bedroom homes fitted to bedrooms 1 and 2
 - 4 bedroom homes fitted to bedrooms 1, 2 and 3

HEATING AND ELECTRICAL

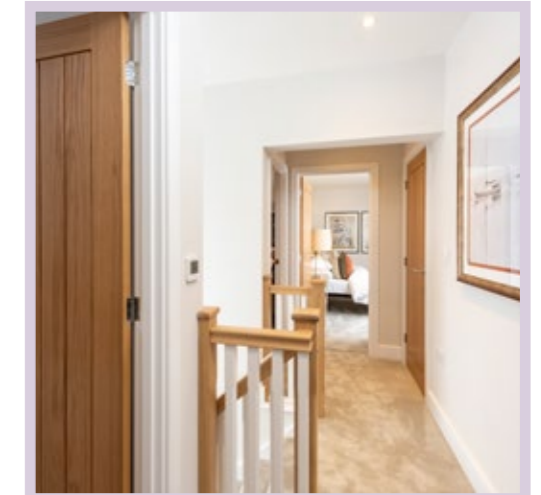
- Gas fired central heating
- Underfloor heating to ground floor with individual room thermostats
- Radiators to first floor with thermostatic radiator valves
- Wiring for telephone to downstairs cupboard
- USB charge points in kitchen, living room and all bedrooms
- LED downlights in hall, landing, bathrooms and kitchen
- Wiring for Sky Q in living room
- TV points in all bedrooms
- Hard wired smoke/CO2 detectors with battery back up
- Fibre broadband ready

EXTERNAL

- Landscaped front garden
- Turf to rear garden
- Indian sandstone paths and patio
- External tap and power point
- EV charging points

GUARANTEE

- 10 year structural Premier Guarantee warranty



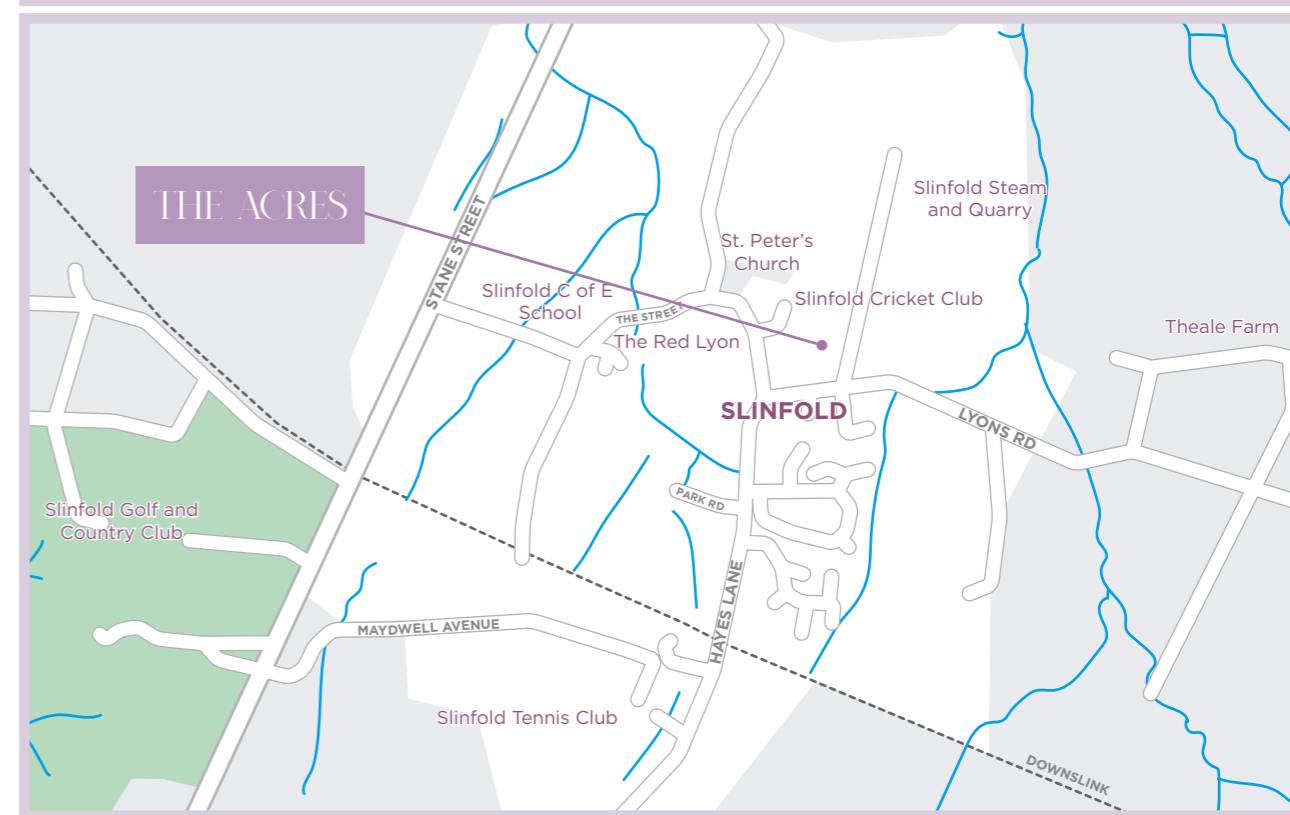
MODERN HOMES, TRADITIONAL VALUES

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 will 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 will 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 will 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 will 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



The Acres
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Horsham RH13 0RY



ANTLER HOMES

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