



# HEATHERLANDS

SOUTH CHAILEY



# YOUR NEXT MOVE

## *Find your new home at Heatherlands –*

A collection of 13 two and three bedroom homes in the immensely pretty village of South Chailey. Nature reserves, conversation areas and the South Downs National Park are on your doorstep.







Computer generated images of plots 1-4 and is indicative only.





## ALREADY FEELS LIKE HOME

Old Hamsey Lakes is fast becoming a destination address in South Chailey. The tranquil setting is recognised for its rich wealth of flora and fauna, with the reed-fringed lake and ancient woodlands providing an attractive backdrop. Heatherlands is the latest addition to this flourishing East Sussex community.





Old Hamsey Lakes has become a coveted residential enclave in South Chailey where the lake has become a tranquil focal point for the community, with reeds, established shrubs and ancient woodland providing a haven for waterfowl and native species of wildlife.

Heatherlands will continue this placemaking project, with an exceptional connection to the natural environment. The new homes will be close to ancient woodland bluebell walks, a network of public footpaths and the South Downs National Park.





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## SET IN A LANDSCAPE YOU'LL LOVE

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South Chailey is where the natural world reigns supreme. Acres of farmland, lakes, ancient woodlands and the Bevern Stream provide moments of reflection and peace, while the magnificent South Downs National Park is within walking distance of Heatherlands.



The Five Bells

South Chailey forms part of the larger Chailey parish – a collection of highly-desirable neighbourhoods renowned for their beauty. Chailey Common is a designated nature reserve and Site of Special Scientific Interest. Its protected heathland spans 450 acres, with unspoilt habitats home to many rare, native species. Chailey Green is a conservation area brimming with period buildings and countryside vistas, while North Chailey's skyline is dominated by its landmark Grade II listed smock mill - reputed to mark the centre of Sussex.

Dotted about the parish is a selection of local amenities, including convenience stores, farm shops, The Five Bells pub and local businesses, together with a cricket club, a Post Office, a primary school and a secondary school.







## YOURS TO EXPLORE

An enviable choice of locations and activities await. South Chailey is four miles from the atmospheric market town of Lewes – famed for its bonfire festival, castle and medieval streets. Also close by is Barcombe, with its distinctive church, and Cooksbridge, where you'll find a mainline station and The Rainbow country pub nestled in a picturesque location, a short walk away.

Head north of Chailey parish for Haywards Heath and the National Trust's Sheffield Park & Garden, east for Glyndebourne – home to magnificent opera festivals – or south across the chalky Downs to the Sussex coast. Sample the cosmopolitan character of Brighton, the wide expanse of Cuckmere Haven or the raw beauty of Birling Gap.







# NURTURING BRIGHT MINDS

Chailey parish and its local environs provide a wealth of respected schooling options. Chailey St Peter's Church of England Primary School, Hamsey Community Primary School and Chailey School (secondary) are all Ofsted rated 'good'. A short drive away are Newick Church of England Primary School and Plumpton College – both sought after for their 'outstanding' ratings.

East Sussex is well regarded for its independent establishments, and families have Cumnor House, Great Walstead, Brambletye, Lewes Old Grammar School, Ardingly College and Hurstpierpoint College at their disposal – the latter three providing KS4 and KS5 facilities. Post 18 education can be found at the University of Sussex and Brighton University.



### Primary Schools

Hamsey Community Primary School	(1.6 miles)
Chailey St. Peters C of E Primary School	(2.8 miles)
Barcombe C of E School	(3.2 miles)
St Pancras Catholic Primary School	(4.0 miles)
Southover C of E Primary School	(4.4 miles)

### Secondary Schools

Chailey School	(1.5 miles)
Lewes Old Grammar School	(4.3 miles)
Priory School	(4.8 miles)
King's Academy Ringmer	(7.0 miles)

### Colleges and Universities

Plumpton College	(3.8 miles)
East Sussex College, Lewes Campus	(4.8 miles)
University of Brighton	(8.7 miles)

## PLAN YOUR TRAVELS

South Chailey is well placed for access to the A26 and the A27, which connect residents to the M23/M25, the South Coast and Kent. The village is served by two bus routes, linking South Chailey with local towns and neighbouring villages. Train stations with direct lines to London can be found at Cooksbridge, Plumpton, Lewes and Haywards Heath.

### By rail (from Cooksbridge)

Lewes	5 minutes
Haywards Heath	16 minutes
Gatwick Airport	28 minutes
Eastbourne	28 minutes
Brighton	43 minutes
London Victoria	62 minutes
London Bridge	65 minutes

### By road (from Heatherlands)

Lewes	4 miles
Cooksbridge train station	1.7 miles
Glyndebourne	7.4 miles
Haywards Heath	7.7 miles
Brighton	12 miles
Gatwick Airport	25 miles

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. June 2024.





## SITE PLAN

Just 13 two and three bedroom houses make up Heatherlands, with considerate plot spacing, generous gardens and acres of open green space on the boundary. Each home benefits from off-street parking in the shape of a garage, a driveway or an allocated space.



### THE TURNSTONE

PLOTS 1, 2\*, 5 & 6\*

2 BEDROOM  
SEMI-DETACHED HOME

848 SQFT



### THE SUNDEW

PLOTS 3, 4\*, 7, 8\*,  
9, 10\*, 11 & 12\*

3 BEDROOM  
SEMI-DETACHED HOME

1,032 SQFT



### THE ROSEBAY

13

3 BEDROOM  
DETACHED HOME

1,032 SQFT

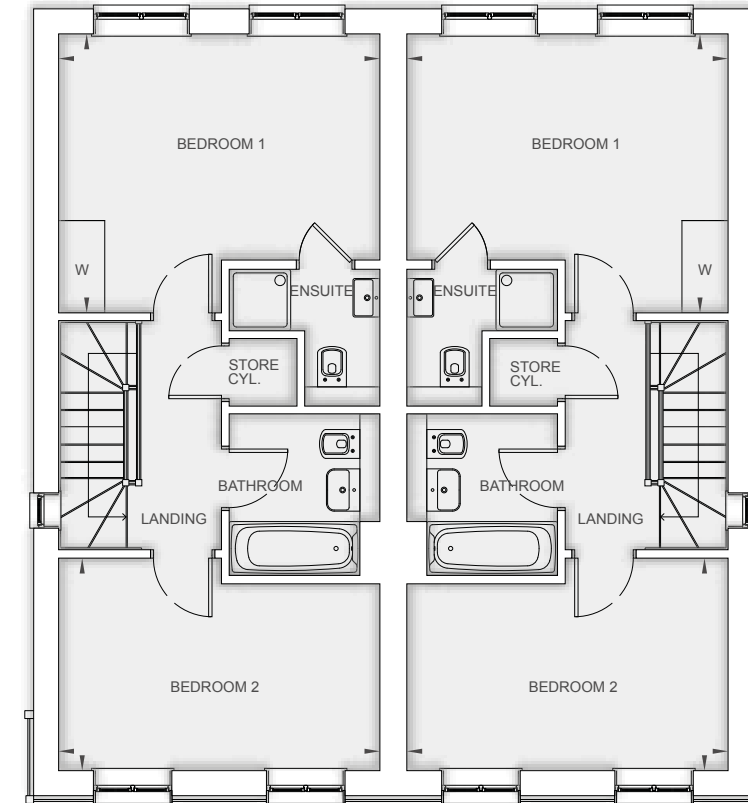
\* Handed



# THE TURNSTONE



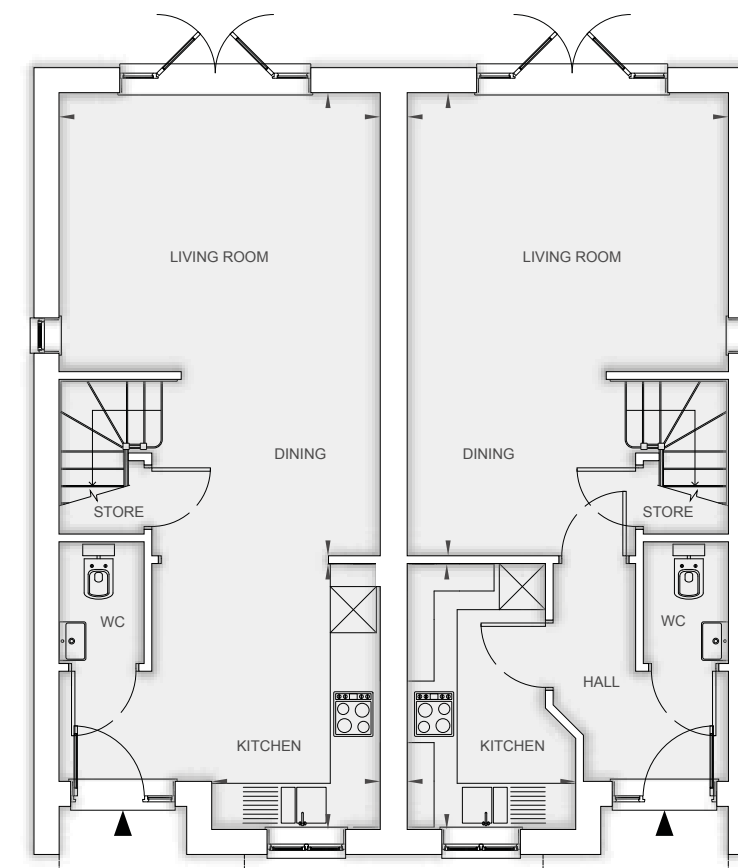
FIRST FLOOR



PLOTS 1 & 5

PLOTS 2 & 6

GROUND FLOOR



PLOTS 1 & 5

PLOTS 2 & 6

## PLOTS 1, 2\*, 5 & 6\*

2 BEDROOM SEMI-DETACHED HOME

848 SQFT

\* Handed

### GROUND FLOOR

Living / Dining Room	6.02m x 4.18m	19'9" x 13'8"
Kitchen	3.46m x 1.80m	11'4" x 5'11"

### FIRST FLOOR

Bedroom 1	4.18m x 3.63m	13'8" x 11'11"
Bedroom 2	4.18m x 2.77m	13'8" x 9'01"

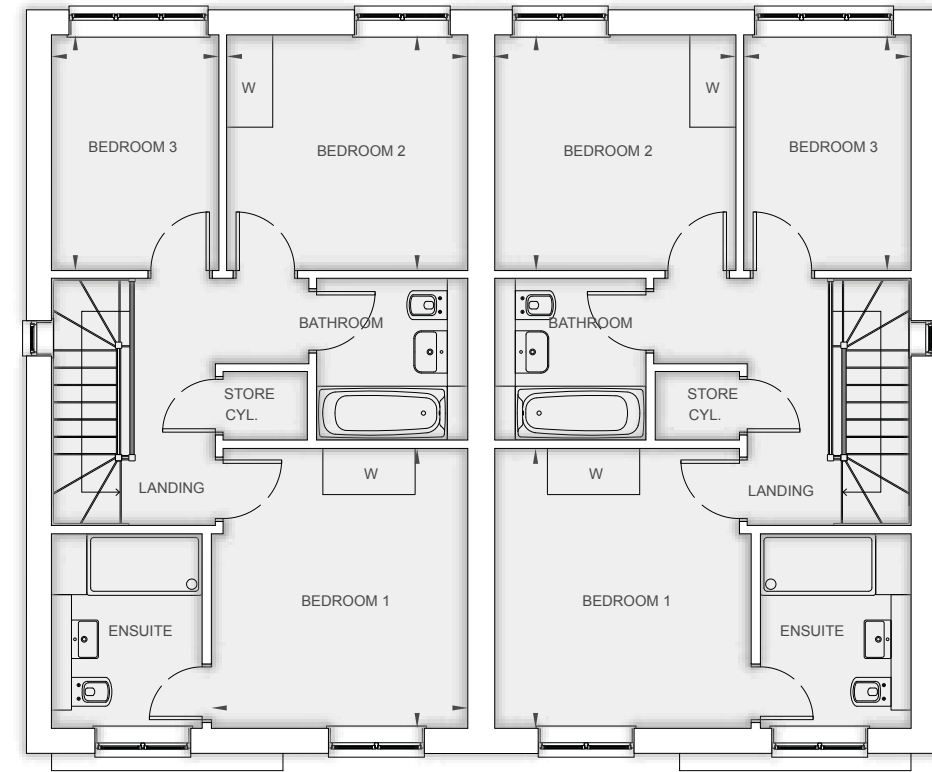
Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to 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, wardrobe and bathroom layouts are indicative. C – Cupboard W – Wardrobe



# THE SUNDEW



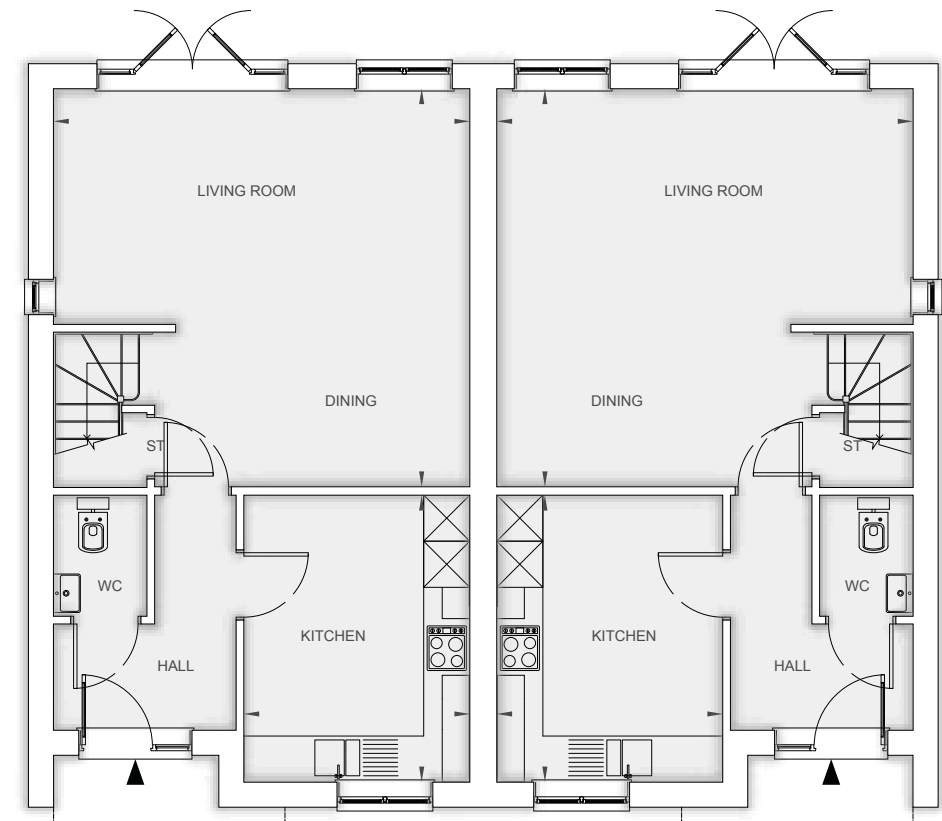
## FIRST FLOOR



**PLOTS**  
3, 7, 9 & 11

**PLOTS**  
4, 8, 10 & 12

## GROUND FLOOR



**PLOTS**  
3, 7, 9 & 11

**PLOTS**  
4, 8, 10 & 12

## PLOTS 3, 4\*, 7, 8\*, 9, 10\*, 11 & 12\*

3 BEDROOM  
SEMI-DETACHED HOME

848 SQFT

\* Handed

### GROUND FLOOR

Living / Dining Room	5.18m x 5.15m	17'9" x 16'11"
Kitchen	3.73m x 2.94m	12'3" x 9'8"

### FIRST FLOOR

Bedroom 1	3.65m x 3.35m	11'11" x 11'0"
Bedroom 2	3.14m x 3.06m	10'3" x 10'0"
Bedroom 3	3.06m x 2.18m	10'0" x 7'2"

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Kitchen, wardrobe and bathroom layouts are indicative. C – Cupboard W – Wardrobe



# THE ROSEBAY



Computer generated image and landscaping are indicative only.

## PLOT 13

3 BEDROOM  
DETACHED HOME

1,032 SQFT

### GROUND FLOOR

Living / Dining Room	5.18m x 5.15m	17'9" x 16'11"
Kitchen	3.73m x 2.94m	12'3" x 9'8"

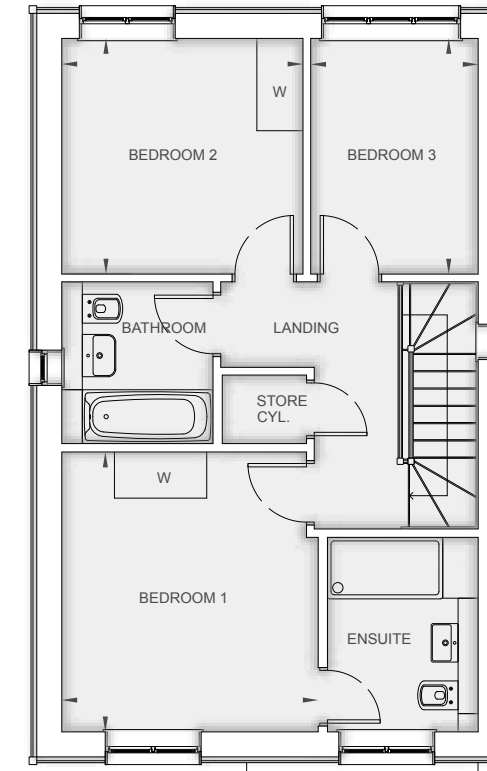
### FIRST FLOOR

Bedroom 1	3.65m x 3.35m	11'11" x 11'0"
Bedroom 2	3.14m x 3.06m	10'3" x 10'0"
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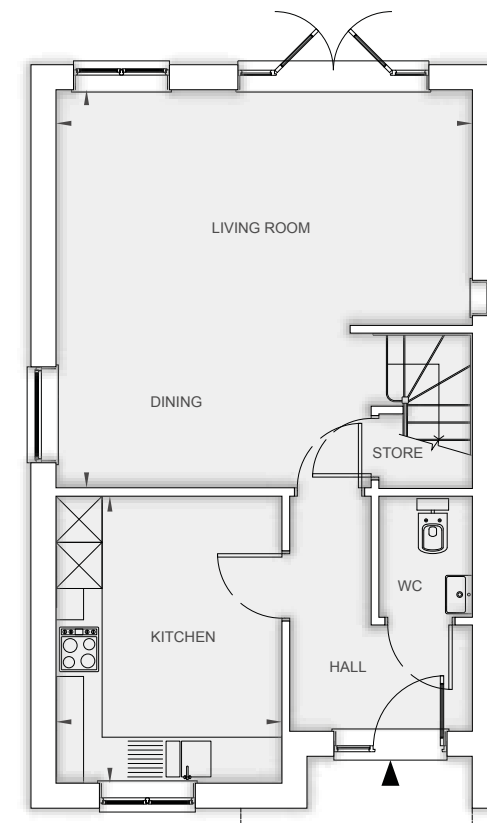
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### FIRST FLOOR



### GROUND FLOOR







## SPECIFICATION

### KITCHENS

Shaker-style kitchen units with stainless steel handles

Bosch integrated appliances to include:

- Electric oven
- 600mm induction hob
- 600mm extractor fan
- Dishwasher
- Fridge/freezer
- Washer/dryer

Undermounted sinks

Laminate worktops

LED under cabinet lighting





### BATHROOMS, ENSUITES & CLOAKROOMS

- Contemporary white sanitaryware
- Chrome brassware by Vado
- Under-basin vanity unit to family bathrooms
- Chrome heated towel rails (electric)
- Mirrors in all bathrooms and ensuites
- Wall and floor tiles by Minoli
- Toothbrush/shaver point

### FIXTURES & FITTINGS

- PVCu double glazed windows with easy clean hinges
- PVCu French patio doors
- Fitted wardrobes in:
  - Bedroom 1 (2 bedroom homes)
  - Bedrooms 1 and 2 (3 bedroom homes)
- Solid core oak veneer cottage style doors with polished chrome door furniture
- Oak newel caps and handrail with white painted newels and spindles
- Walls, ceilings, staircases and woodwork painted white
- Amtico flooring to kitchens and hallways
- Carpets to all living, dining, bedrooms, stairways and upper landings

### HEATING & ELECTRICS

- Vaillant air source heat pump
- Underfloor heating to all ground floors and bathrooms/ensuites
- Radiators with thermostatic valves to all first floors
- LED downlighters to cloakrooms, kitchens, ensuites, hallways and landings
- Sockets with USB ports to kitchens
- Wiring for Sky
- Electric fuse spur for alarm system

### EXTERNAL

- Landscaped front gardens, turf to rear gardens
- Lighting to front and rear
- External tap
- Grey Indian sandstone paths and patios
- Garages, where applicable, with up and over door
- Electric car charging points to all plots

### GUARANTEE

- Antler Homes two-year warranty
- Ten-year Structural Premier Guarantee warranty





## ABOUT ANTLER HOMES

*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.*

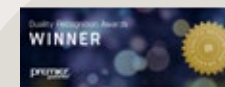
We are still a relatively small, private company, with a fifty-year history of designing beautiful homes, which depends on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence. Attention to detail is a unique Antler signature that you will find in your 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

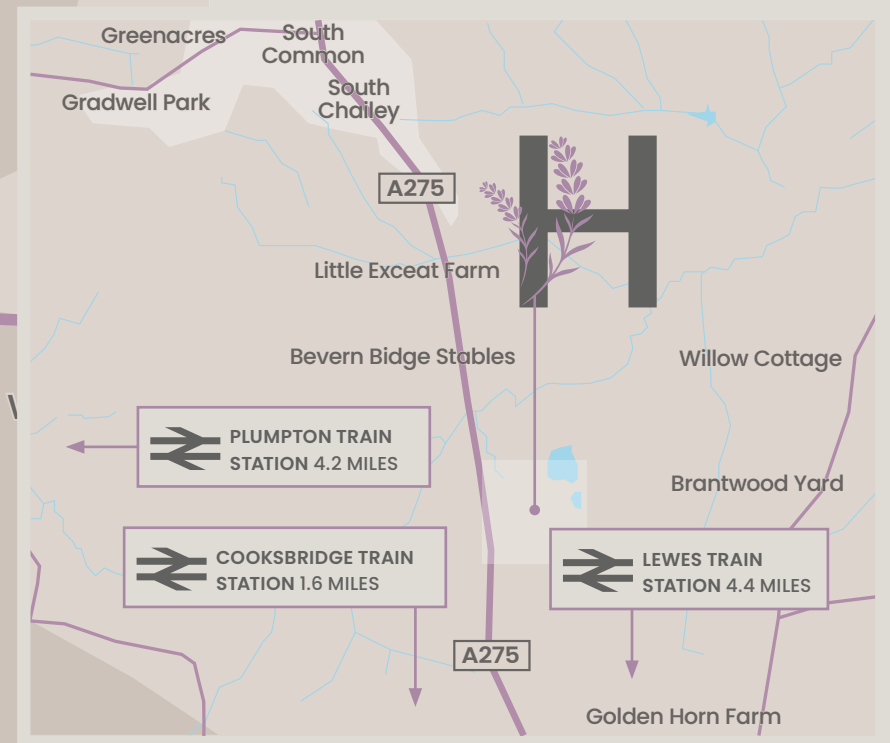


ANTLER HOMES





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ANTLER HOMES

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