

Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE

Site Plan



Kilnwood Vale Plot Locator

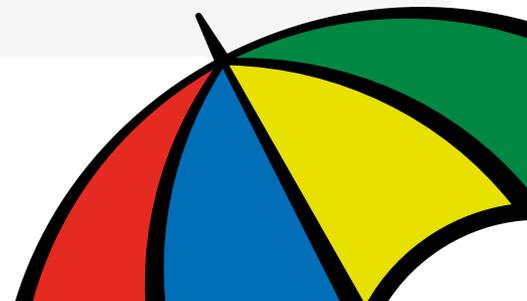
-  Two Bedroom Coach House
-  Two Bedroom Apartments
-  Two Bedroom Houses
-  Crest Nicholson Homes

For further information call or visit:

 **0800 118 2597**

 **landgah.com/kilnwood-vale**

Afford. Live. Love.



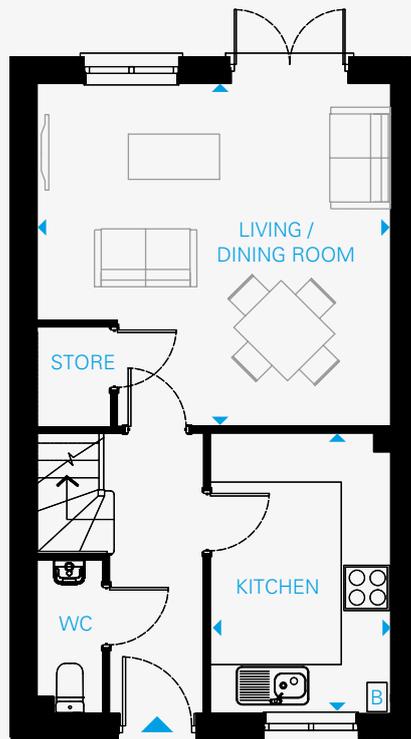
Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE

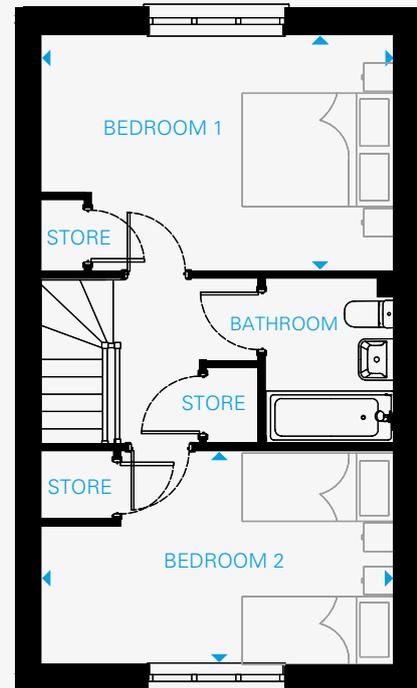
Two Bedroom Shared Ownership Houses



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

Plot Nos. 492, 493, 494*, 495 & 496

TOTAL AREA: 79 SQ M 850 SQ FT

LIVING / DINING ROOM	4.65m x 4.55m	15' 3" x 14' 11"
KITCHEN	3.72m x 2.37m	12' 3" x 7' 9"
BEDROOM 1	4.65m x 3.14m	15' 3" x 10' 4"
BEDROOM 2	4.65m x 2.84m	15' 3" x 9' 4"

B - Boiler

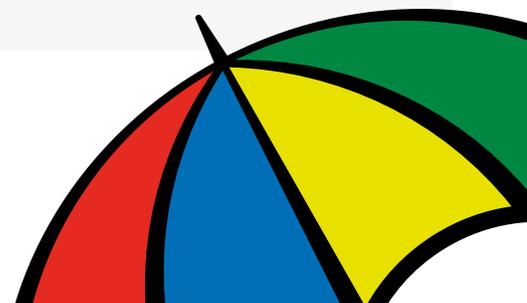
* Plot 494 is handed from the plans shown

 **0800 118 2597**

 **landgah.com/kilnwood-vale**

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Afford. Live. Love.



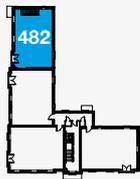
Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE

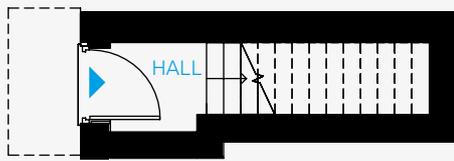
Two Bedroom Shared Ownership Coach House



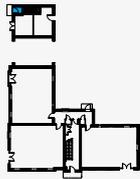
SIDE ELEVATION



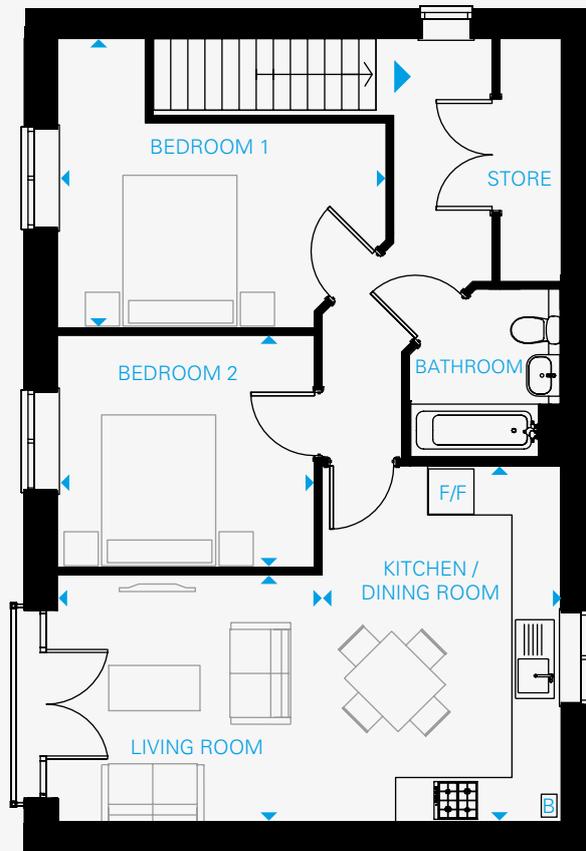
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Plot No 482

TOTAL AREA: 66 SQ M 710 SQ FT

LIVING ROOM	3.48m x 3.27m	11' 5" x 10' 9"
KITCHEN / DINING	4.72m x 3.15m	15' 5" x 10' 4"
BEDROOM 1	4.32m x 2.72m	14' 2" x 8' 11"
BEDROOM 2	3.38m x 3.08m	11' 1" x 10' 1"

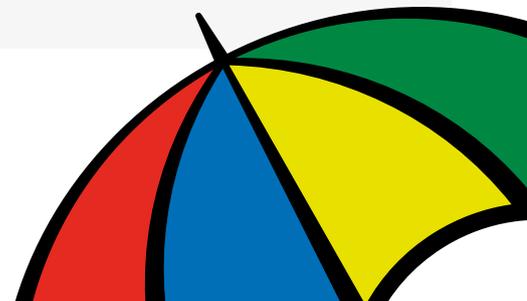
B - Boiler F/F - Fridge/Freezer

 **0800 118 2597**

 **landgah.com/kilnwood-vale**

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Afford. Live. Love.



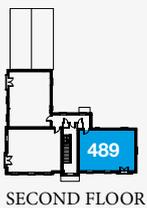
Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE

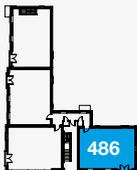
Two Bedroom Shared Ownership Apartments



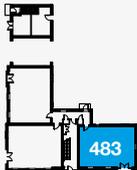
FRONT ELEVATION



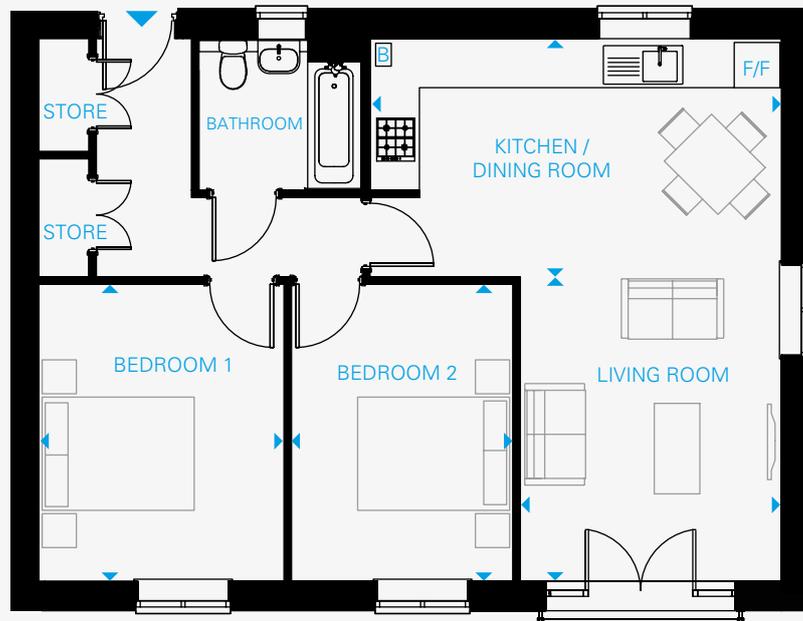
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Plot Nos 483, 486, 489

TOTAL AREA: 70 SQ M 753 SQ FT

LIVING ROOM	4.04m x 3.43m	13' 3" x 11' 3"
KITCHEN / DINING	5.41m x 3.16m	17' 9" x 10' 4"
BEDROOM 1	3.94m x 3.23m	12' 11" x 10' 7"
BEDROOM 2	3.94m x 2.91m	12' 11" x 9' 7"

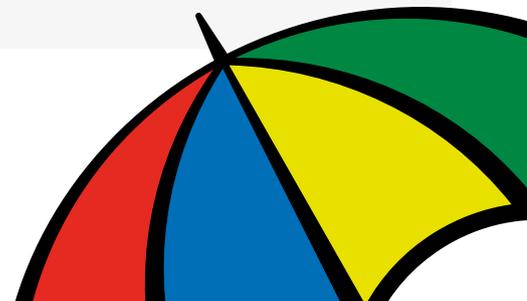
B - Boiler F/F - Fridge/Freezer

 **0800 118 2597**

 **landgah.com/kilnwood-vale**

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Afford. Live. Love.



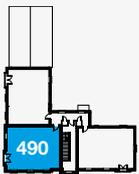
Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE

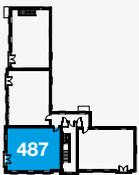
Two Bedroom Shared Ownership Apartments



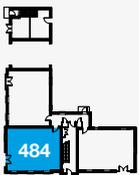
FRONT ELEVATION



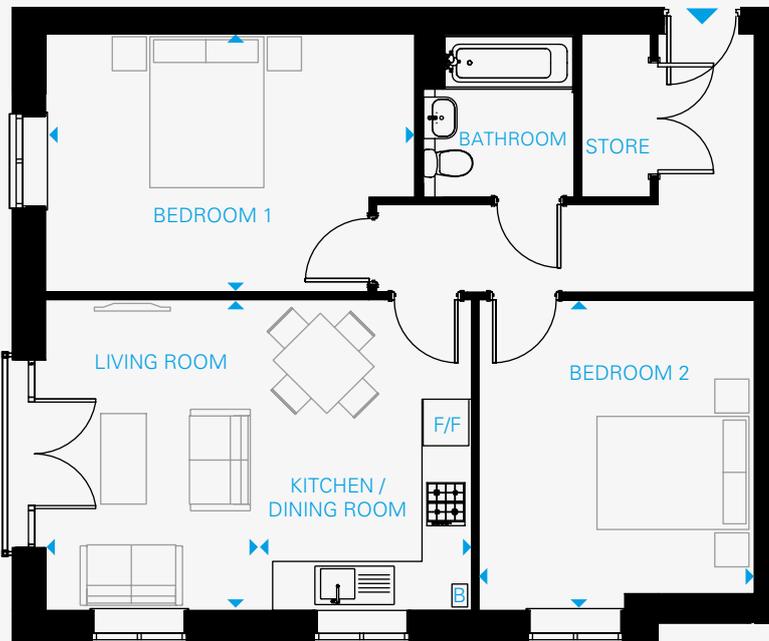
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Plot Nos 484, 487, 490

TOTAL AREA: 70 SQ M 753 SQ FT

LIVING ROOM	4.12m x 2.75m	13' 6" x 9' 0"
KITCHEN / DINING	4.12m x 2.86m	13' 6" x 9' 5"
BEDROOM 1	4.26m x 3.42m	13' 11" x 11' 3"
BEDROOM 2	3.88m x 3.62m	12' 10" x 11' 10"

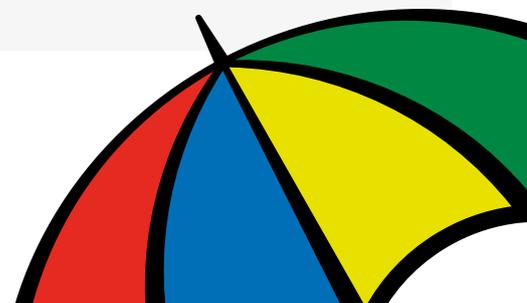
B - Boiler F/F - Fridge/Freezer

 **0800 118 2597**

 **landgah.com/kilnwood-vale**

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Afford. Live. Love.



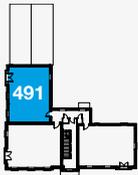
Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE

Two Bedroom Shared Ownership Apartments



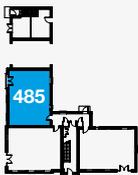
SIDE ELEVATION



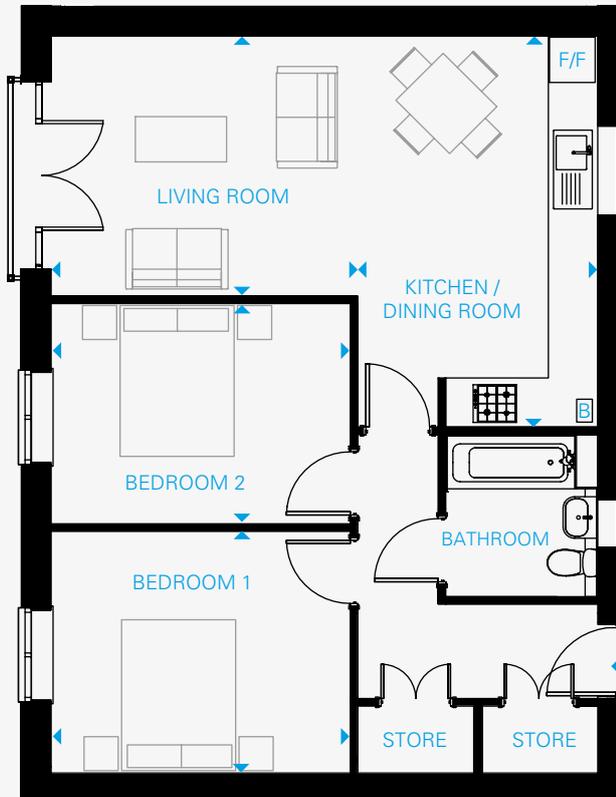
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Plot Nos 485, 488, 491

TOTAL AREA: 70 SQ M 753 SQ FT

LIVING ROOM	3.98m x 3.45m	13' 1" x 11' 4"
KITCHEN / DINING	5.19m x 3.21m	17' 0" x 10' 6"
BEDROOM 1	3.93m x 3.20m	12' 11" x 10' 6"
BEDROOM 2	3.93m x 2.92m	12' 11" x 9' 7"

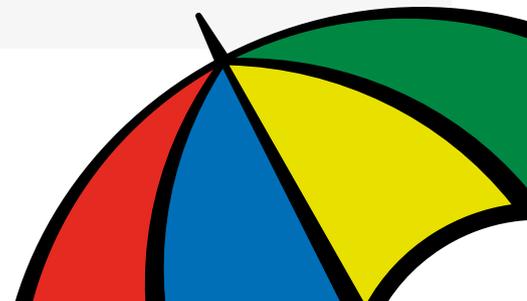
B - Boiler F/F - Fridge/Freezer

 **0800 118 2597**

 **landgah.com/kilnwood-vale**

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Afford. Live. Love.



Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE



Image indicative of a
Legal & General Affordable Homes
Show home

House Specification

Kitchen

- Contemporary kitchen with chrome handles
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Zanussi electric single oven, gas hob with an Elica telescopic hood
- Indesit integrated fridge/freezer
- Indesit integrated washing machine
- Indesit integrated dishwasher

Cloakroom

- Contemporary white close coupled toilet and basin
- Chrome mixer tap
- Splashback tiling to basin

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to hall, kitchen, living room, cloakroom and bathroom
- Twist carpet to stairs, landing and bedrooms

General

- White UPVC double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White four panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

Electrical

- Door bell
- LED downlighters to kitchen and bathroom
- Batten light to cloakroom
- Pendant lighting to all other areas
- Chrome sockets and switches
- Electric spur for future provision of alarm
- TV point to living room
- Telephone point to under stair cupboard and living room
- Smoke, heat and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Light to front elevation

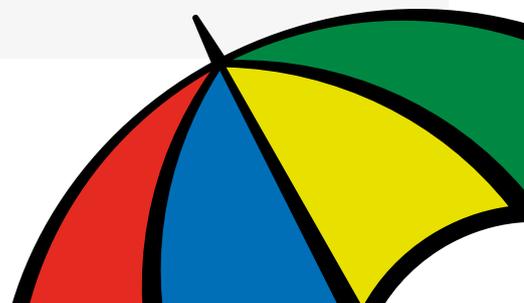
External

- One parking bay to Plot 492 and 493
- Two parking bays to Plot 494, 495 and 496
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden

For further information call or visit:

 **0800 118 2597**

 **landgah.com/kilnwood-vale**



Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE



Image indicative of a
Legal & General Affordable Homes
Show home

Apartment/Coach House Specification

Kitchen

- Contemporary kitchen with chrome handles
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob with an Elica telescopic chimney hood
- Indesit integrated fridge/freezer
- Indesit integrated washer/dryer
- Indesit integrated dishwasher

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen
- Thermostatic bath/shower mixer over bath
- Large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

Flooring

- Wood effect vinyl flooring to hall, kitchen, living room and bathroom
- Twist carpet to stairs, landing and bedrooms to coach house and bedrooms only to apartments

General

- White UPVC double glazed windows
- Juliette balcony
- Walls, ceilings, architraves and skirtings painted white
- White four panel internal doors with chrome ironmongery
- Wardrobe to master bedroom
- Gas central heating via Combi Boiler and white contemporary radiators
- NHBC 12 year build warranty

Electrical

- Audio door entry system
- LED downlighters to kitchen and bathroom
- Pendant lighting to all other areas
- Chrome sockets and switches
- Integrated Reception System (IRS) socket to living room connecting to communal satellite dish and aerial
- Telephone point to hall cupboard and living room.
- Smoke, heat and carbon monoxide detectors
- Extractor fan to bathroom and kitchen
- Shaver socket to bathroom

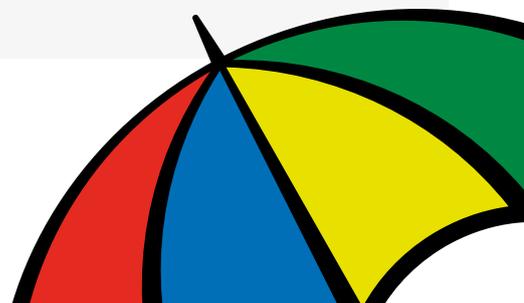
Apartment Communal Areas

- One parking bay to Coach House plot 482 and plots 486 & 487
- Two parking bays to Plots 483, 484, 485, 488, 489, 490 & 491
- Carpet to communal areas
- Lockable post boxes to lobby area
- Refuse store
- Lockable bike store

For further information call or visit:

 **0800 118 2597**

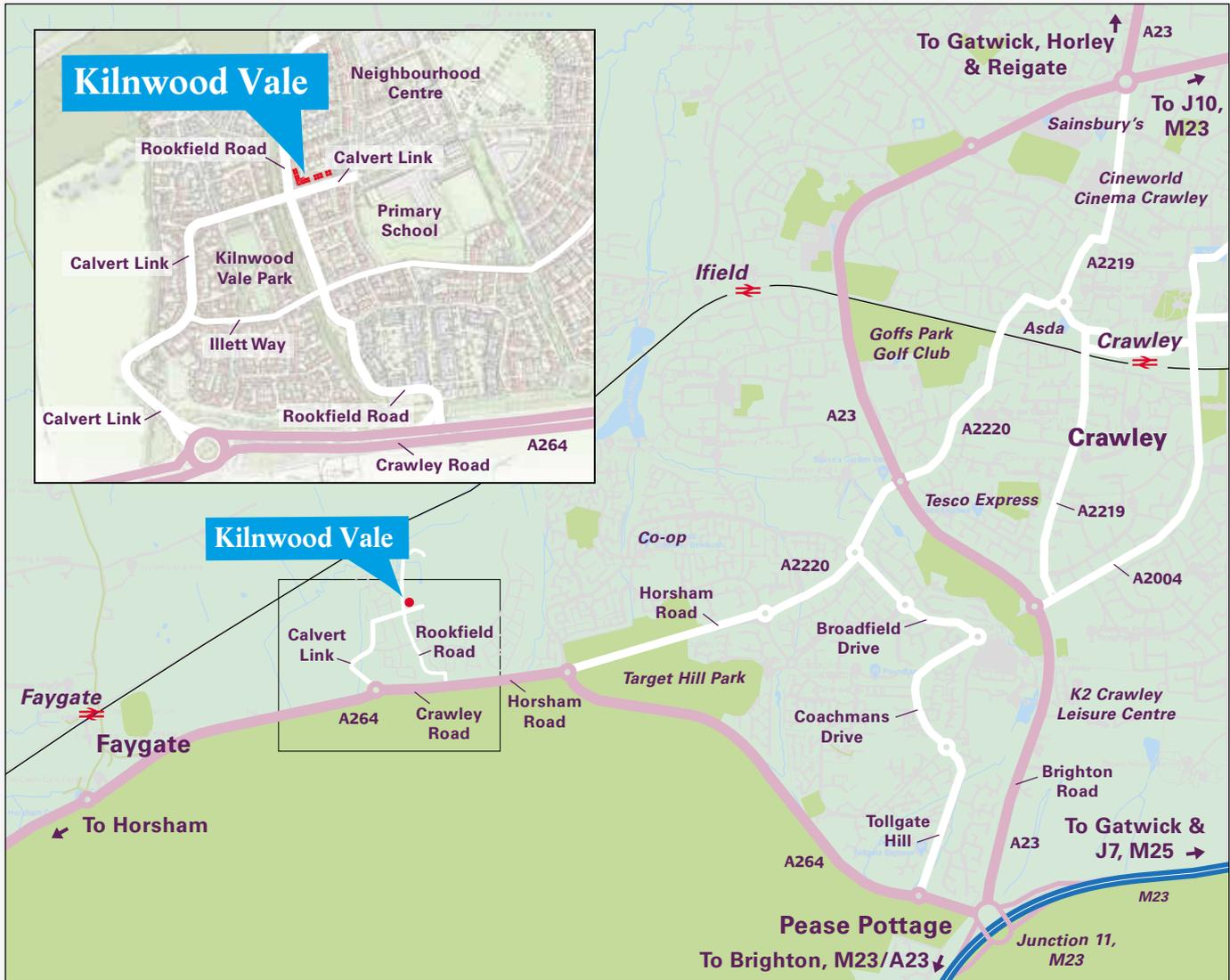
 **landgah.com/kilnwood-vale**



Kilnwood Vale

Kilnwood Vale, Faygate RH12 4SE

How to find us



The development lies just off the A264, with good road and bus connections to Crawley, London, Brighton, East Grinstead and Horsham. The M23 can be joined at junction 11, taking you to Gatwick Airport and the M25 at junction 7.

The nearest railway stations are Ifield and Faygate, both approximately a mile away, and on the line to major interchanges and destinations including Gatwick Airport, Redhill, East Croydon, Clapham Junction, London Bridge and Victoria. Brighton, Horsham, East Grinstead, Burgess Hill and Guildford can also be reached easily by train.

For further information call or visit:

 **0800 118 2597**

 **landgah.com/kilnwood-vale**

Afford. Live. Love.

