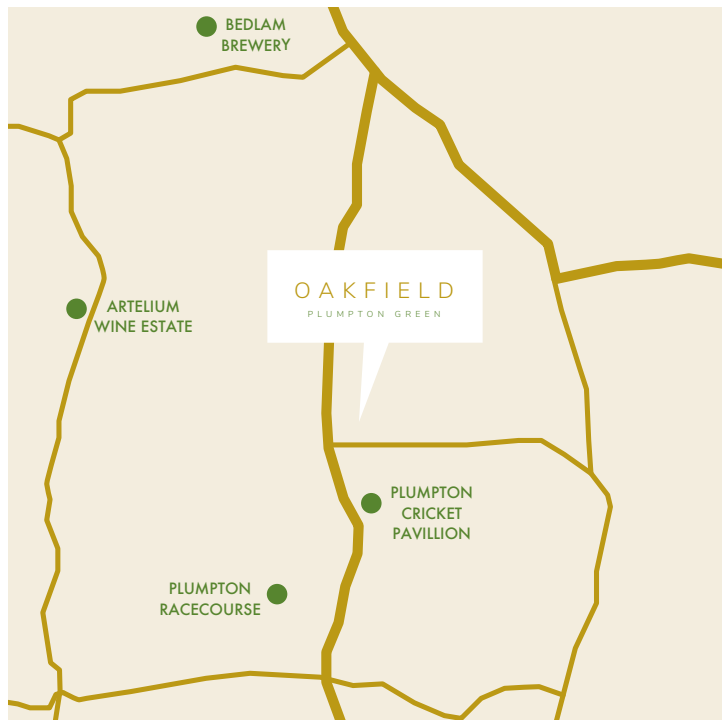


Oakfield, Station Road, Plumpton Green, East Sussex, BN7 3FF



Sigma Homes
LOCATION + QUALITY + DESIGN

www.sigmahomesgroup.co.uk

Sigma Homes Ltd, 44-46 Springfield Road, Horsham, West Sussex RH12 2PD

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**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

This brochure is intended as a sales aid and guide to Sigma Homes. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.

OAKFIELD

PLUMPTON GREEN



Sigma Homes

LOCATION + QUALITY + DESIGN





Space in A B U N D A N C E σ

Nestled at the foot of Ditchling Beacon and just north of the South Downs, the village of Plumpton Green offers its residents stunning vistas and lush green spaces. The village's central location, in relation to the popular towns of Lewes and Ditchling, makes it a firm favourite.

This pre-eminent development of eleven 2, 3 and 4 bedroom homes is designed to Sigma's signature high-quality specification. Oakfield extends a golden opportunity to own one of the first new homes here in a generation.

Community at its FINEST



A strong rural character graces Plumpton Green with attractive homes, an abundance of walks in the surrounding tranquil countryside and a welcoming and active village community. Its busy annual calendar includes the likes of PlumptonFest and the annual Plumpton pantomime, with many events taking place at the delightful modern village hall.

Nothing is left wanting from Oakfield – with the village shop, post office, primary school, nursery, local pub and mainline rail station all within a 10-minute walk. Numerous clubs and societies abound here in Plumpton Green, including amateur dramatics, panto, cricket and tennis. The local playing fields and pavilion are just behind the village green, with the four-court tennis club adjacent. The National Hunt horse-racing course, Plumpton Racecourse, offers excitement in the South Downs.

Excellent schools, both private and state, with Ofsted ratings of 'outstanding' and 'good', are available in the village and locally at Burgess Hill, Lewes and Haywards Heath.







A desirable L I F E S T Y L E σ

Oakfield provides access to the best of town and country, offering thriving village life and an escape to the seaside, city or forest, whenever the mood takes you. Two local leisure centres, The Triangle and The Dolphin, offer a dazzling array of activities and facilities for the entire family, in Burgess Hill and Haywards Heath, respectively. Spend an afternoon in Lewes for independent shops and boutiques at Riverside or the Needlemakers, enjoy Brighton's retail therapy in The Lanes or visit Haywards Heath for your favourite high-street retailers. You'll be spoilt for choice by the sheer variety of markets and farm shops found in the local area.

If grapes or hops are a passion, find out why Sussex's sparkling wines give Champagne a run for its money at award-winning Ridgeview Wine Estate or visit Bedlam Brewery, known for its sustainability and excellence in brewing. Improve that golfing handicap at any of the world-class courses, including Mid Sussex Golf Club.



Commuting to
C I T Y O R S E A S I D E
σ

The fantastic rural location of Plumpton Green is just off the beaten track, with frequent mainline trains from Plumpton Station connecting directly to London Victoria, Eastbourne and Hastings, while the adjacent Station Road leads to the A272 for journeys northwards and also south towards the ever-popular town of Lewes.



 7 mins

WALK TO PLUMPTON STATION

 60 mins

TO LONDON VICTORIA BY TRAIN

 32 mins

TO BRIGHTON BY TRAIN

 24 mins

TO GATWICK AIRPORT BY TRAIN

 28 mins

TO EASTBOURNE BY TRAIN



Distances and times are approximate and should not be relied upon.



A computer-generated image of Oakfield street scene.



An impressive

NEW COLLECTION

σ

Tucked into the picturesque countryside of Plumpton Green, this distinctive development offers 2, 3 and 4 bedroom homes, ideal for a variety of lifestyles. From Oakfield, enjoy the peace of the country with every amenity, including smooth travel and the vast assortment of shops and activities.



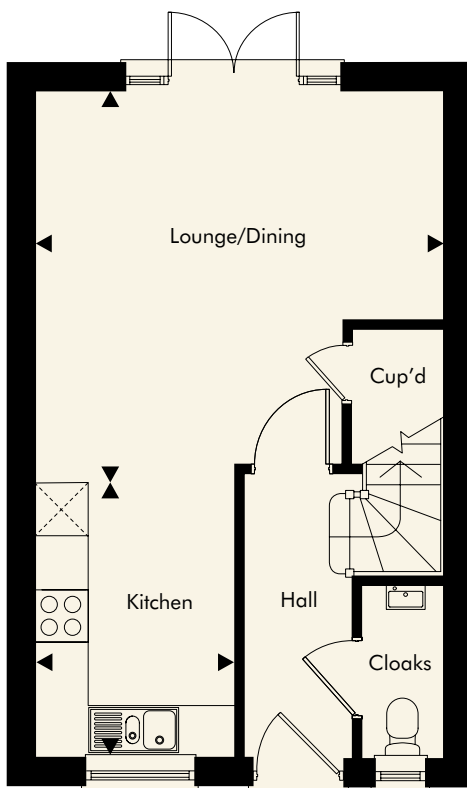
A computer-generated image of Oakfield.

H O M E S 9 & 1 0

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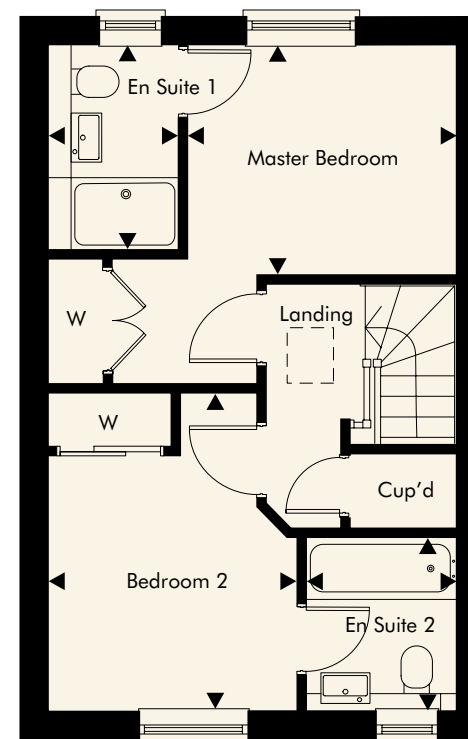


A computer-generated image of homes 9 and 10.



Ground floor

Lounge/Dining	4.58m x 4.41m	15'0" x 14'6"
Kitchen	3.10m x 2.24m	10'2" x 7'4"
Cloaks	1.95m x 0.91m	6'5" x 3'0"



First floor

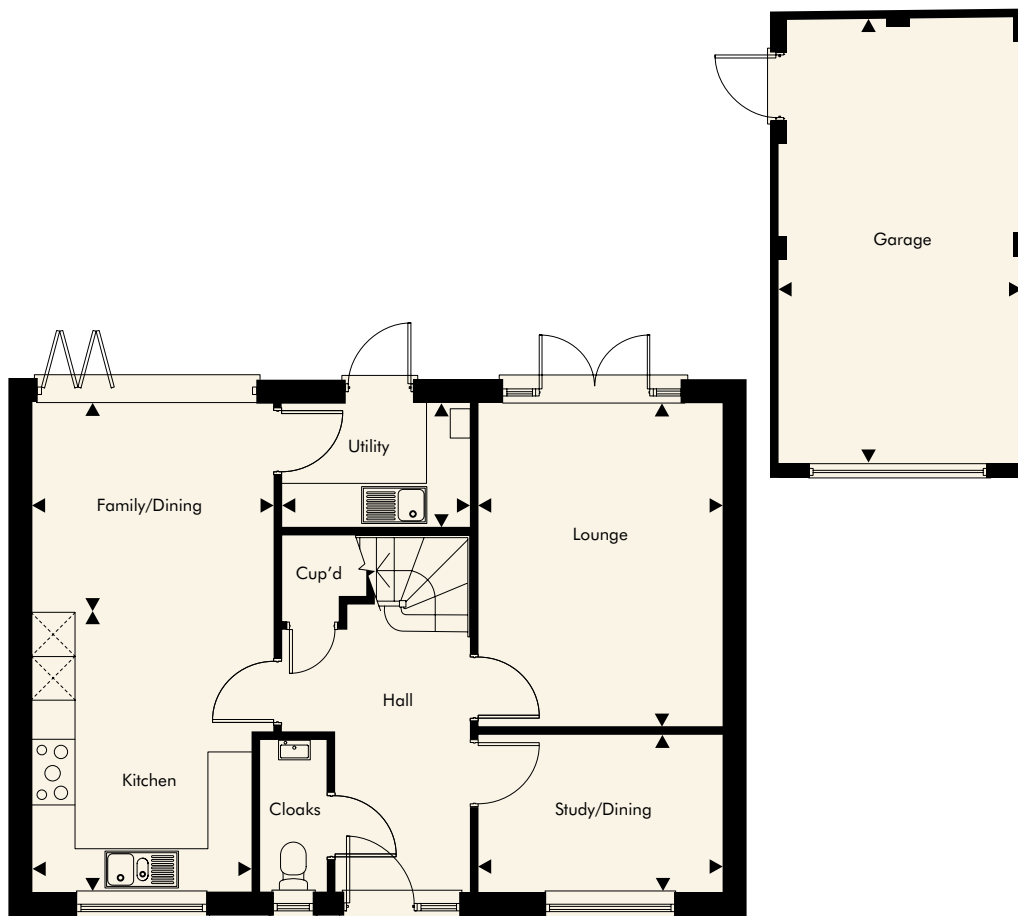
Master Bedroom	3.02m x 2.59m	9'11" x 8'6"
En Suite 1	2.32m x 1.45m	7'7" x 4'9"
Bedroom 2	3.57m x 2.77m	11'9" x 9'1"
En Suite 2	1.95m x 1.70m	6'5" x 5'7"

H O M E 1 1

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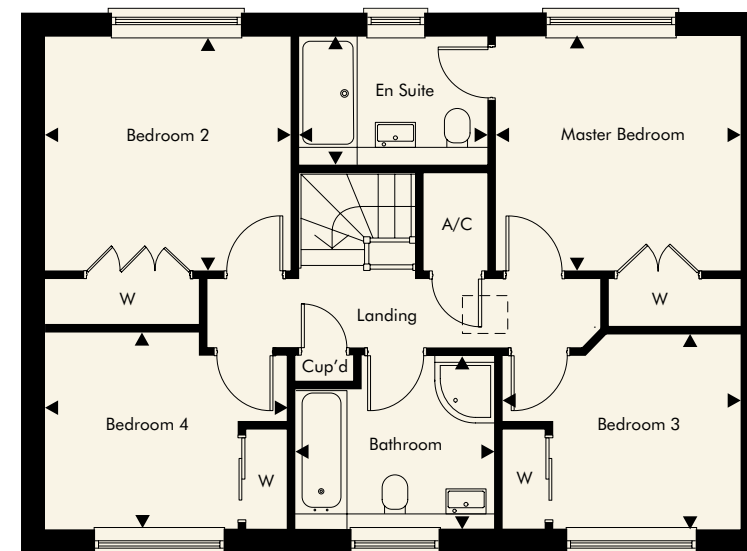


A computer-generated image of home 11.



Ground floor

Lounge	4.45m x 3.34m	14'7" x 10'11"
Kitchen	3.85m x 3.02m	12'8" x 9'11"
Family/Dining	3.30m x 2.88m	10'10" x 9'5"
Study/Dining	3.34m x 2.17m	10'11" x 7'1"
Cloaks	2.08m x 0.92m	6'10" x 3'0"
Utility	2.60m x 1.72m	8'6" x 5'8"
Garage	6.10m x 3.34m	20'0" x 10'11"



First floor

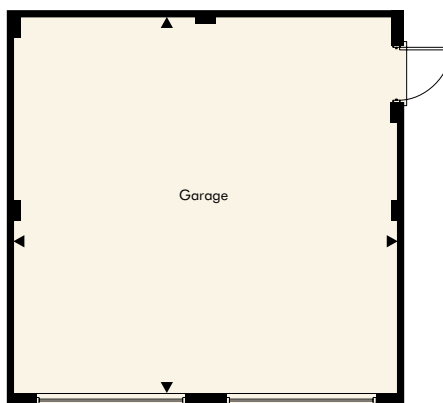
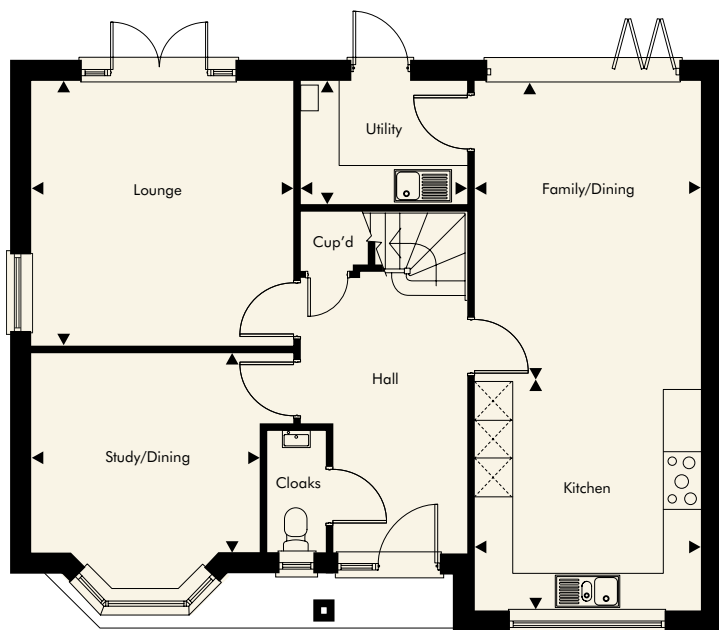
Master Bedroom	3.34m x 3.21m	10'11" x 10'6"
En Suite	2.60m x 1.73m	8'6" x 5'8"
Bedroom 2	3.31m x 3.18m	10'10" x 10'5"
Bedroom 3	3.27m x 2.67m	10'9" x 8'9"
Bedroom 4	3.26m x 2.69m	10'8" x 8'10"
Bathroom	2.70m x 2.37m	8'10" x 7'9"

H O M E 1 2

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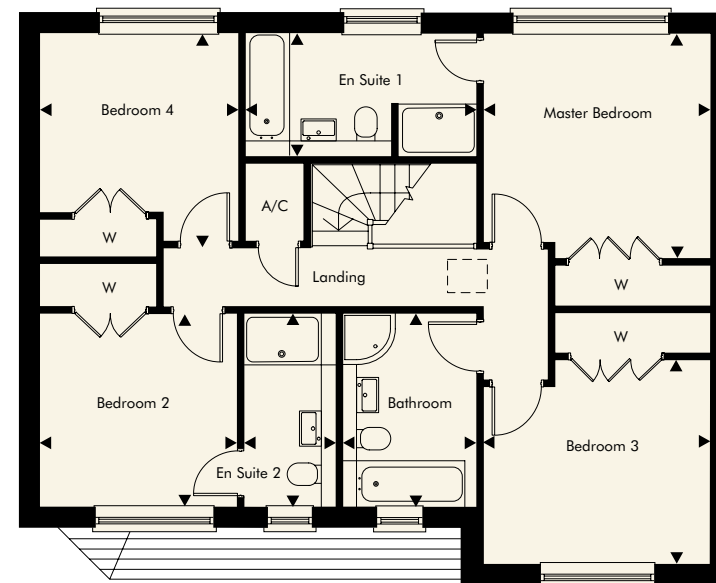


A computer-generated image of home 12.



Ground floor

Lounge	4.15m x 4.10m	13'7" x 13'5"
Kitchen	3.55m x 3.47m	11'8" x 11'5"
Family/Dining	4.82m x 3.55m	15'10" x 11'8"
Study/Dining	3.57m x 3.13m	11'9" x 10'3"
Cloaks	1.92m x 0.92m	6'4" x 3'0"
Utility	2.60m x 1.92m	8'6" x 6'4"
Garage	6.22m x 6.10m	20'5" x 20'0"



First floor

Master Bedroom	3.55m x 3.53m	11'8" x 11'7"
En Suite 1	3.62m x 1.92m	11'11" x 6'4"
Bedroom 2	3.07m x 3.00m	10'1" x 9'11"
En Suite 2	2.99m x 1.42m	9'10" x 4'8"
Bedroom 3	3.55m x 3.17m	11'8" x 10'5"
Bedroom 4	3.26m x 3.08m	10'8" x 10'1"
Bathroom	3.00m x 2.09m	9'11" x 6'10"

H O M E S 1 3 & 1 4

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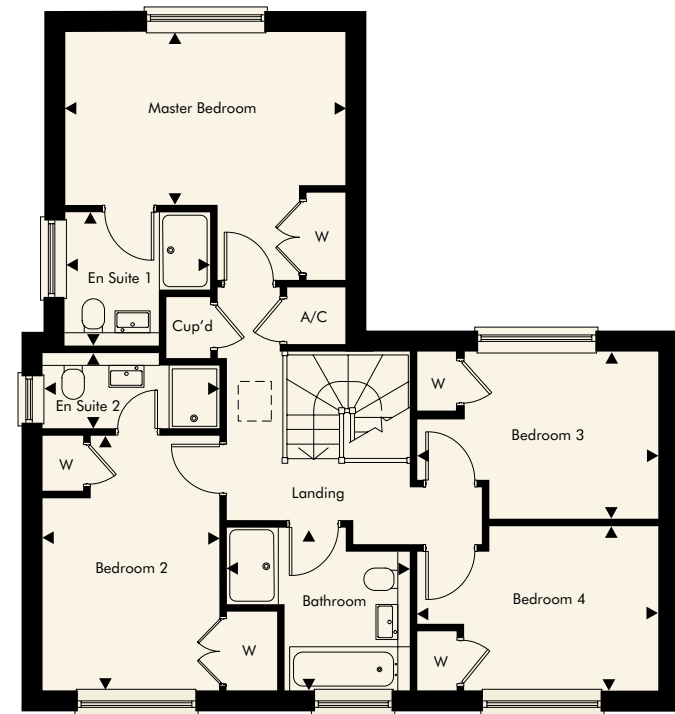


A computer-generated image of home 13.



Ground floor

Lounge	4.94m x 4.42m	16'2" x 14'6"
Kitchen/Family	5.32m x 3.78m	17'5" x 12'5"
Study/Dining	3.13m x 2.92m	10'3" x 9'7"
Cloaks	1.92m x 0.92m	6'4" x 3'0"
Utility	2.07m x 1.72m	6'9" x 5'8"
Garage	6.22m x 6.10m	20'5" x 20'0"



First floor

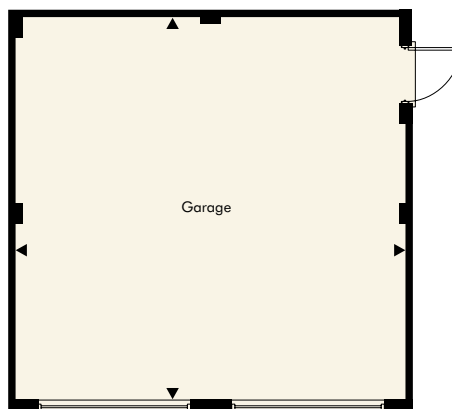
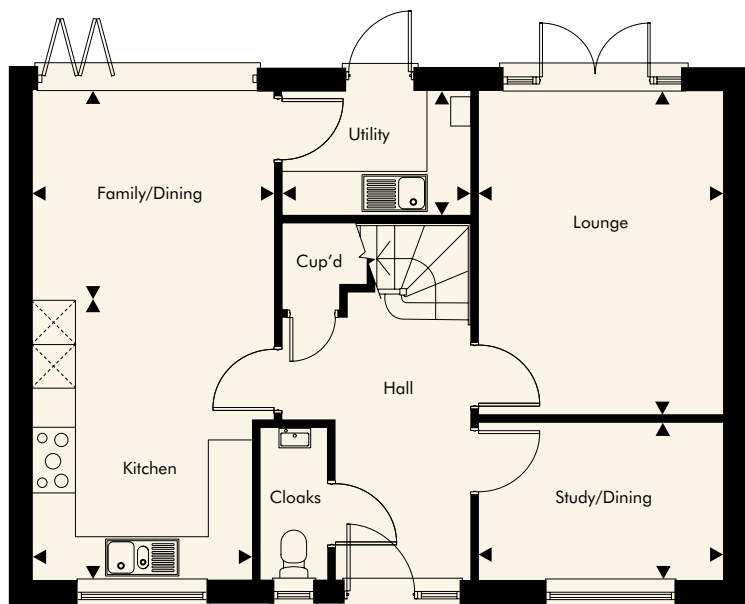
Master Bedroom	4.42m x 2.74m	14'6" x 9'0"
En Suite 1	2.28m x 2.09m	7'6" x 6'10"
Bedroom 2	4.00m x 2.77m	13'1" x 9'1"
En Suite 2	2.77m x 1.20m	9'1" x 3'11"
Bedroom 3	3.78m x 2.60m	12'5" x 8'6"
Bedroom 4	3.78m x 2.60m	12'5" x 8'6"
Bathroom	2.87m x 2.58m	9'5" x 8'6"

H O M E S 1 5 & 1 7

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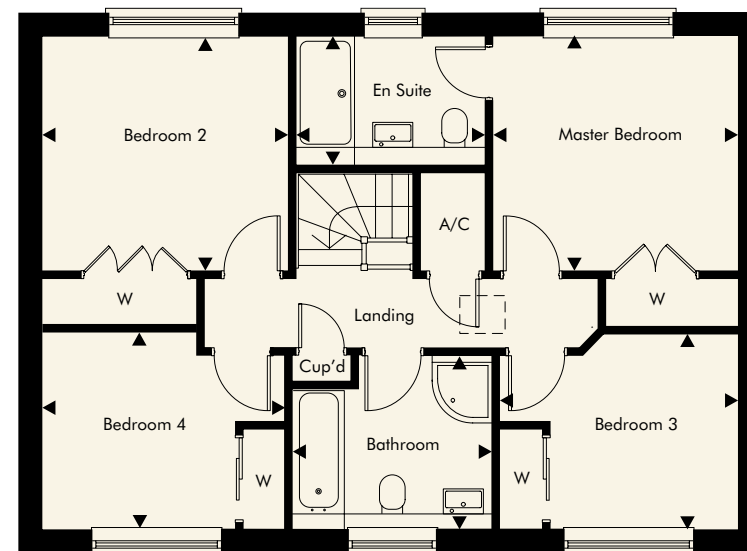


A computer-generated image of home 17.



Ground floor

Lounge	4.45m x 3.34m	14'7" x 10'11"
Kitchen	3.85m x 3.02m	12'8" x 9'11"
Family/Dining	3.30m x 2.88m	10'10" x 9'5"
Study/Dining	3.34m x 2.17m	10'11" x 7'1"
Cloaks	2.08m x 0.92m	6'10" x 3'0"
Utility	2.60m x 1.72m	8'6" x 5'8"
Garage	6.22m x 6.10m	20'5" x 20'0"



First floor

Master Bedroom	3.34m x 3.21m	10'11" x 10'6"
En Suite	2.60m x 1.73m	8'6" x 5'8"
Bedroom 2	3.31m x 3.18m	10'10" x 10'5"
Bedroom 3	3.27m x 2.67m	10'9" x 8'9"
Bedroom 4	3.26m x 2.69m	10'8" x 8'10"
Bathroom	2.70m x 2.37m	8'10" x 7'9"

H O M E S 1 8 & 1 9

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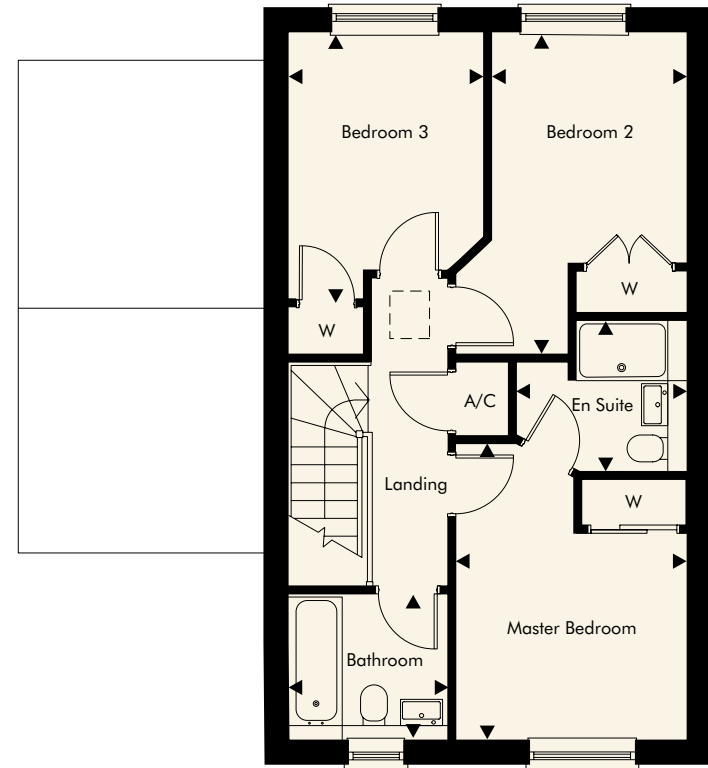


A computer-generated image of home 19.



Ground floor

Lounge	5.21m x 4.20m	17'1" x 13'9"
Kitchen/Dining	4.95m x 3.05m	16'3" x 10'0"
Cloaks	1.93m x 0.92m	6'4" x 3'0"
Garage	6.00m x 3.00m	19'8" x 9'11"



First floor

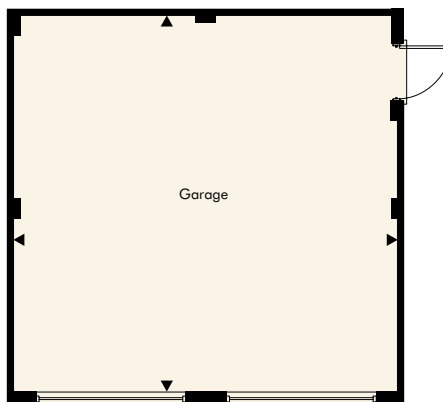
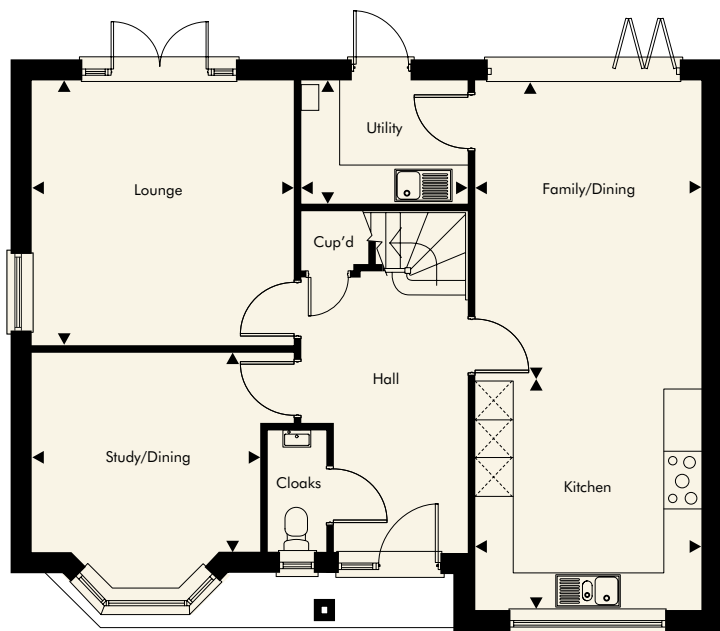
Master Bedroom	3.87m x 3.03m	12'8" x 9'11"
En Suite	2.21m x 1.96m	7'3" x 6'5"
Bedroom 2	4.20m x 2.56m	13'9" x 8'5"
Bedroom 3	3.48m x 2.52m	11'5" x 8'3"
Bathroom	2.06m x 1.92m	6'9" x 6'4"

H O M E 2 0

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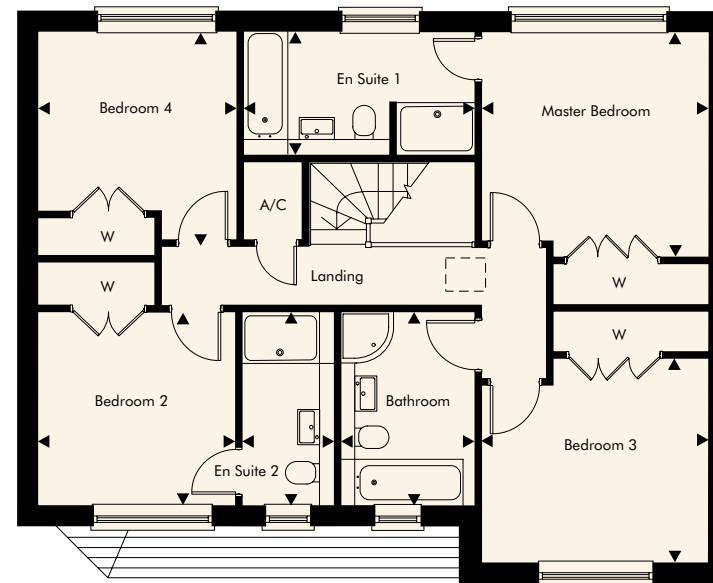


A computer-generated image of home 20.



Ground floor

Lounge	4.15m x 4.10m	13'7" x 13'5"
Kitchen	3.55m x 3.47m	11'8" x 11'5"
Family/Dining	4.82m x 3.55m	15'10" x 11'8"
Study/Dining	3.57m x 3.13m	11'9" x 10'3"
Cloaks	1.92m x 0.92m	6'4" x 3'0"
Utility	2.60 x 1.92m	8'6" x 6'4"
Garage	6.22m x 6.10m	20'5" x 20'0"



First floor

Master Bedroom	3.55m x 3.53m	11'8" x 11'7"
En Suite 1	3.62m x 1.92m	11'11" x 6'4"
Bedroom 2	3.07m x 3.00m	10'1" x 9'11"
En Suite 2	2.99m x 1.42m	9'10" x 4'8"
Bedroom 3	3.55m x 3.17m	11'8" x 10'5"
Bedroom 4	3.26m x 3.08m	10'8" x 10'1"
Bathroom	3.00m x 2.09m	9'11" x 6'10"

Superior SPECIFICATION σ

KITCHEN

- Contemporary units
- Bosch oven to all homes
- Bosch microwave combi oven to 3 and 4 bedroom homes
- Bosch induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Wine cooler to all 4 bedroom homes
- Integrated washer-dryer to all homes without a utility room
- Under cupboard lighting
- Silestone kitchen worktops and glass splashbacks to all 3 and 4 bedroom homes
- Laminate kitchen worktops and glass splashback to remaining homes
- 1.5 bowl steel sink

BATHROOMS & EN SUITES

- Premium branded sanitary ware
- Chrome taps and thermostatic shower fittings
- Pressurised shower
- Steel baths
- Vanity unit to en suite one in 3 and 4 bedroom homes and to family bathroom in 4 bedroom homes
- Mirror with demister to bathroom & en suites
- Shaver socket

INTERNAL SPECIFICATION

- White vertical panel doors to 2 bedroom homes and oak vertical panel doors to 3 and 4 bedroom homes
- Built-in wardrobes in all bedrooms
- Satin chrome lever door furniture
- White staircase with oak handrail to 2 bedroom homes and oak spindles and handrails to 3 and 4 bedroom homes
- Brushed stainless steel light switches and sockets to all 3 and 4 bedroom homes, with remaining homes to have white switch sockets
- LED downlighters
- Multimedia plate with facilities for Sky+ and TV in living room, master bedroom and family room (satellite subject to homeowner subscription*)
- Stainless steel freestyle lamp to rear doors
- Loft access with 1m boarding around loft hatch
- Luxury vinyl cushion flooring to kitchen/family room, utilities and cloakrooms
- Luxury vinyl cushion flooring to all bathrooms and en suites
- Carpet to all other areas
- Mat wells to front door
- Digital aerials to all loft spaces

HEATING & COMFORT

- LPG gas-fired underfloor heating to ground floor and radiators to first floor in all homes
- Heated chrome towel rail to all bathrooms and en suites
- UPVC windows
- PV solar panels

EXTERNAL

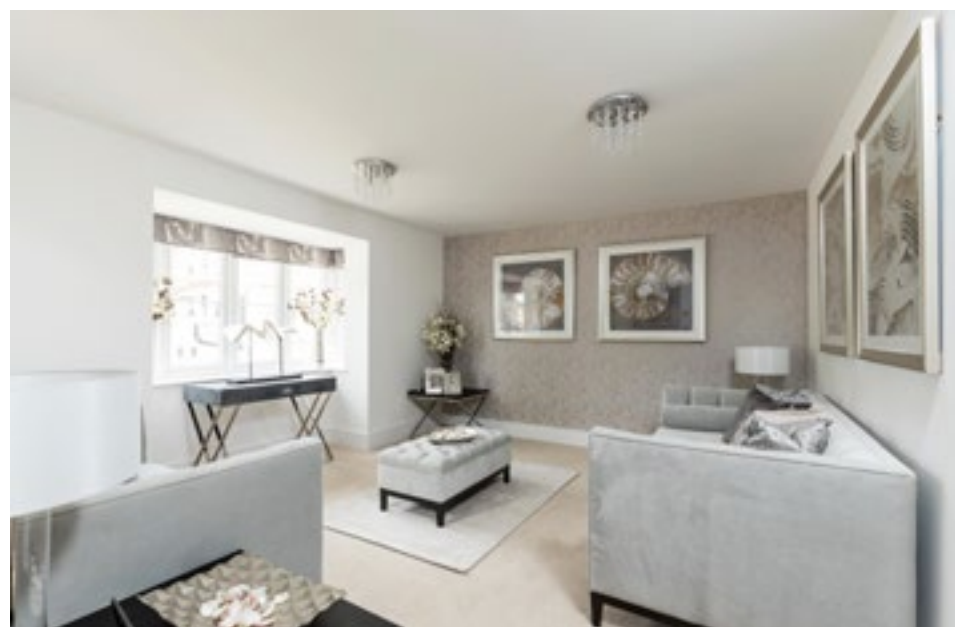
- External tap
- External socket
- Double power socket to garage
- Patio
- Landscaping to front areas
- Turf to front and rear gardens
- Electric car-charging point in all garages and access to one for those without a garage

SECURITY & PEACE OF MIND

- Mains interlinked smoke detectors
- Security lighting
- External chrome bell push with internal chime
- Provision for wireless security system
- Multilocking-point front and rear doors
- 10-year ADVANTAGE structural warranty

*Does not indicate that such services are available locally.

We endeavour to improve our development; therefore, we may occasionally substitute items within this specification. Sigma Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Images depict typical Sigma Homes interiors.



A vision of
E X C L U S I V I T Y
σ

Sigma Homes has a single-minded vision: to create stunning, individual developments for discerning buyers in southeast England. This approach is based on over 30 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.



Image depicts typical Sigma Homes interior.