



# Friars Oak

HASSOCKS, WEST SUSSEX

A beautiful collection of two, three and four bedroom homes nestled in the growing community of Hassocks, West Sussex.

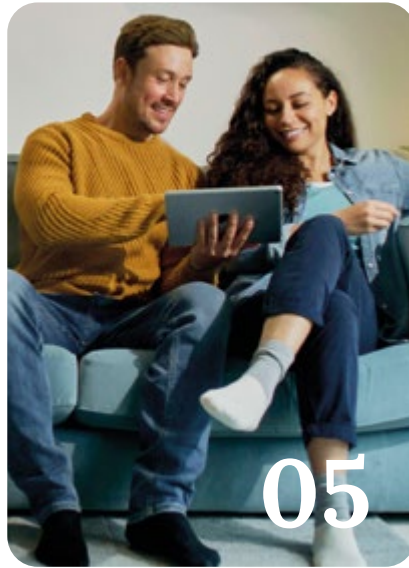
**Taylor**  
**Wimpey**

# Contents

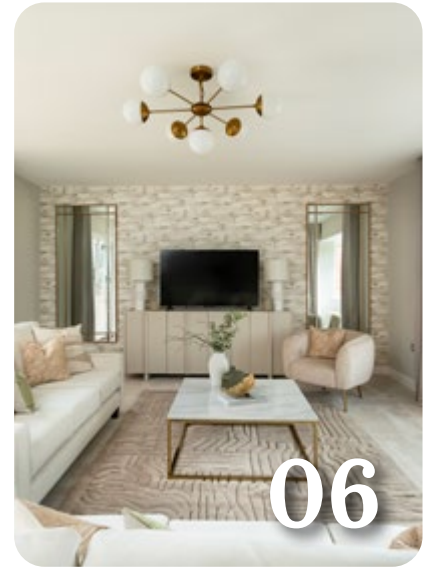
→ **Welcome to Friars Oak**



→ **Personalise your home**



→ **Included as standard**



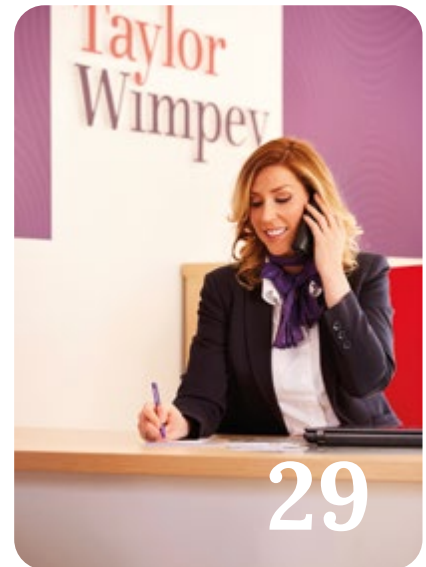
→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



# Welcome to Friars Oak

Located close to Hassocks village and offers the perfect balance between tranquil village life and the nearby buzz of Brighton.

A select number of homes are now available to view, each offering generous layouts and elevated living throughout. Enjoy hand-crafted Symphony kitchens, premium finishes, and select homes feature bi-fold doors. All our homes are energy efficient with triple glazing, electric vehicle charging ports and PV panels on selected homes.



[→ View the site plan](#)

# Love village life

Hassocks village offers a range of amenities and local schools. Hassocks Train Station is a short walk away with regular direct services to Gatwick Airport, Brighton and London Victoria.

Explore the stunning countryside, including the South Downs, and open green space which will be on your doorstep.

Local countryside



Hassocks Station



Ditchling Beacon



**Watch development video**



# Personalise your home

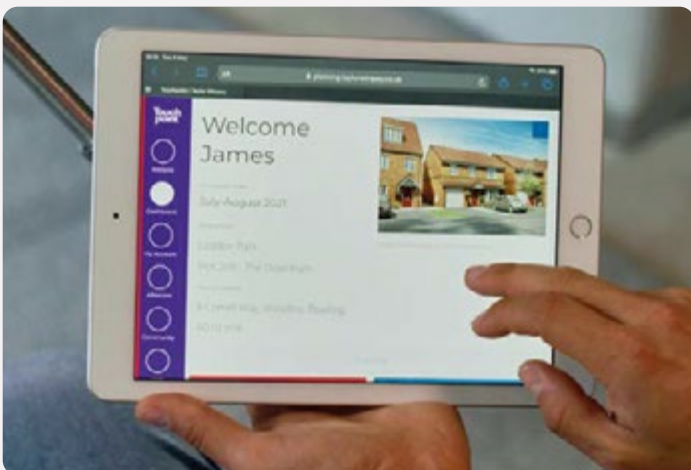
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All homes have fully integrated kitchens with beautiful units and worktop. You can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient integrated AEG oven with a built-in gas hob and, integrated hood, and extractor fan too.

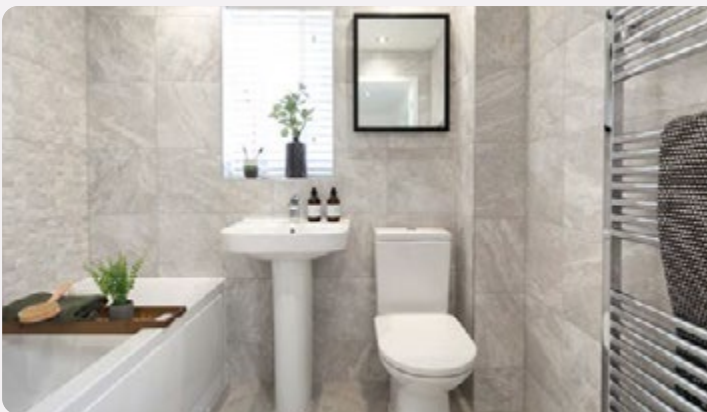
## Utility rooms\*

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including a toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms, which also benefit from a dual Aqualisa rainfall/waterfall shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall and floor tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## General

Flooring included throughout all homes, Karndean and carpets. Wardrobes to bedrooms 1 and 2 and Silestone worktops in 4 bedroom homes. Garden to include turf and patio. Chrome sockets and switches throughout. Chrome downlights to kitchen and wet room. All homes have EV charger and PV panels.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. \* = Where applicable.

# Specification of our houses

<b>Kitchens</b>	
Laminate or Silestone worktops with matching upstand**	✓
Ascona stainless steel 1.5 bowl inset sink** or Zeta 150U stainless steel 1.5 undermount sink**	✓
Fitted kitchen with choice of door fronts*	✓
Zeno chrome monobloc mixer tap, pressure reducing valve, tap brace and mounted sink* or Franke Ascona chrome monobloc mixer tap, pressure reducing valve and mounted workshop*	✓
Stainless steel double eye-level electric oven**	✓
4 or 5 ring gas hob	✓
Fully integrated dishwasher, fridge/freezer and washing machine <sup>†</sup>	✓
Glass splashback above hob	✓
<b>Bathrooms, en suites, utility and cloakrooms</b>	
Chrome mixer taps and fittings	✓
Choice of tiling from selected range*	✓
Aqualisa - chrome TWBAR2.21 thermostatic shower over bath	✓
Stelrad slimline chrome towel rail to bathroom, en suites and utility rooms	✓
Modern white sanitaryware	✓
<b>Bedroom furniture</b>	
Goodings fitted mirrored wardrobe to bedroom 1 and bedroom 2** Optional upgrade available to 2 and 3 bedroom homes	✓
<b>Central heating/hot water system</b>	
Fully programmable dual zone gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
<b>Electrical features</b>	
Power points in line with NHBC requirements	✓
TV socket to living room and every bedroom	✓

⌚ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

^ = Some are located in utility room – house type dependent \*\* = House type specific

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# Specification of our houses

Electrical features cont.	
Master telephone socket to living room	✓
CAT 5e data cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
EV charging point to each home	✓
Stainless steel undercupboard and plinth lighting and chrome downlights in kitchen	✓
Downlights in chrome finish to wet rooms, including the cloakroom, bathroom, en-suite and utility	✓
Finishing touches	
White light finish to walls and ceilings	✓
White paint to woodwork	✓
Vicama white doors	✓
Vicama white double doors with glass panel**	✓
Kardean flooring to all wet areas, kitchen, kitchen/dining area and utility	✓
Carpet to remaining rooms, excluding the hallway area	✓
Full-height tiling to walls above bath and shower*	✓
External features	
White letters on slate back door numerals	✓
Light with PIR sensor fitted to front of property	✓
Outside tap to rear garden	✓
Bell push wired doorbell	✓
Security and safety	
Mains operated smoke and carbon monoxide detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed and shrubbed, plus turf to rear garden†	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**FIND OUT MORE**

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# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ [View the site plan](#)



# The Clayton

2 BEDROOM HOME, TOTAL 907.51 sq. ft. / 84.31m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Living/Dining Area

8.0m × 5.63m max. 26'3" × 18'6" max.



## FIRST FLOOR

### Bedroom 1

4.1m × 3.08m max. 13'4" × 10'1" max.

### Bedroom 2

3.2m × 3.5m 11'9" × 10'9"



[View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 55663 / September 2025.



# The Friar

2 BEDROOM HOME, TOTAL 922.51 sq. ft. / 85.70m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

5.6m × 2.5m      18'6" × 8'5"

**Living Room**

3.7m × 3.2m      12'5" × 10'6"

**Study**

3.2m × 1.7m      10'6" × 5'10"



## FIRST FLOOR

**Bedroom 1 max.**

4.0m × 3.9m      13'3" × 12'10"

**Bedroom 2 max.**

4.0m × 3.9m      13'3" × 13'0"



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# The Salvat

3 BEDROOM HOME, TOTAL 1,067.84 sq. ft. / 99.21m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining area

5.3m × 2.8m      17'3" × 9'1"

### Living Room

5.3m × 4.3m      17'3" × 14'1"



## FIRST FLOOR

### Bedroom 1 max.

3.3m × 3.0m      10'8" × 9'8"

### Bedroom 2

4.2m × 2.9m      13'7" × 9'5"

### Bedroom 3

3.3m × 2.3m      10'8" × 7'10"



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# The Oak

3 BEDROOM HOME, TOTAL 1,135.57 sq. ft. / 105.50m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.6m × 3.3m      18'3" × 11'0"

### Living Room

5.6m × 3.7m      18'3" × 12'1"



## FIRST FLOOR

### Bedroom 1

3.4m × 3.4m      11'5" × 11'2"

### Bedroom 2 max.

3.7m × 2.7m      12'4" × 9'1"

### Bedroom 3

3.7m × 2.7m      12'4" × 9'1"



[View our current availability](#)

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# The Lewis

3 BEDROOM HOME, TOTAL 961.62 sq. ft. / 89.34m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.1m × 3.0m      17'0" × 10'1"

### Living Room

5.1m × 3.3m      17'0" × 11'1"



## FIRST FLOOR

### Bedroom 1

3.4m × 3.3m      11'1" × 10'11"

### Bedroom 2

3.1m × 2.7m      10'3" × 8'11"

### Bedroom 3

3.1m × 2.3m      10'3" × 7'10"



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# The Keymer

3 BEDROOM HOME, TOTAL 1,064.39 sq. ft. / 98.88m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Living/Dining Area**

6.8m × 5.1m      22'7" × 17'5"

**Study**

2.7m × 1.9m      9'1" × 6'4"



## FIRST FLOOR

**Bedroom 2 max.**

3.1m × 2.8m      10'1" × 9'1"

**Bedroom 3**

4.06m × 2.8m      13'4" × 9'4"



## SECOND FLOOR

**Bedroom 1 max.**

3.9m × 2.7m      12'7" × 9'0"



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# The Ockenden

3 BEDROOM HOME, TOTAL 1,185.49 sq. ft. / 110.14m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area** max.

5.6m × 4.1m      18'6" × 13'8"

**Living Room**

4.1m × 3.8m      13'8" × 12'6"



## FIRST FLOOR

**Bedroom 2**

4.1m × 3.2m      13'8" × 10'6"

**Bedroom 3**

4.1m × 2.7m      13'8" × 9'1"



## SECOND FLOOR

**Bedroom 1** max.

3.9m × 3.0m      13'2" × 10'1"



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# The Featherstone

3 BEDROOM HOME, TOTAL 1,232.32 sq. ft. / 114.49m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.9m × 3.6m      16'0" × 9'8"

### Living Room

3.8m × 4.8m      12'4" × 15'7"



## FIRST FLOOR

### Bedroom 1

4.9m × 3.0m      16'0" × 9'8"

### Bedroom 2

4.9m × 2.9m      16'0" × 9'5"

### Bedroom 3

4.1m × 3.1m      13'4" × 10'1"



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# The Jill

3 BEDROOM HOME, TOTAL 1,298.14 sq. ft. / 120.60m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Room

4.4m × 4.2m      14'6" × 14'1"

### Living Room

5.1m × 3.2m      17'0" × 10'7"

### Study

3.6m × 2.8m      12'1" × 9'4"



## FIRST FLOOR

### Bedroom 1 max.

4.4m × 4.2m      14'6" × 14'1"

### Bedroom 2 max.

4.03m × 3.2m      13'3" × 10'8"

### Bedroom 3 max.

3.4m × 2.8m      11'2" × 9'3"



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# The Duncton

3 BEDROOM HOME, TOTAL 1,002.19 sq. ft. / 93.11m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

5.5m x 3.4m      18'2" x 11'3"

**Living Room**

5.5m x 3.2m      18'2" x 10'6"



## FIRST FLOOR

**Bedroom 1 max.**

3.9m x 3.6m      12'11" x 11'11"

**Bedroom 2 max.**

3.2m x 3.0m      10'7" x 9'10"

**Bedroom 3**

3.4m x 2.2m      11'3" x 7'3"



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# The Plomer

4 BEDROOM HOME, 1,237.32 sq. ft. / 114.95m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

6.1m × 5.0m      20'2" × 16'8"

**Living Room**

3.9m × 3.8m      12'11" × 12'8"



## FIRST FLOOR

**Bedroom 2**

3.8m × 3.1m      12'8" × 10'5"

**Bedroom 3**

3.3m × 2.8m      11'0" × 9'5"

**Bedroom 4**

3.5m × 2.1m      11'8" × 7'0"



## SECOND FLOOR

**Bedroom 1 max.**

3.7m × 3.7m      12'5" × 12'2"



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# The Wood

4 BEDROOM HOME, TOTAL 1,488.07 sq. ft. / 138.25m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area**  
6.09m × 3.0m      20'0" × 9'11"

**Living Room**  
5.1m × 3.6m      17'0" × 11'10"

**Study**  
2.9m × 2.4m      9'6" × 7'11"

## FIRST FLOOR

**Bedroom 1 max.**  
4.5m × 3.6m      15'0" × 12'1"

**Bedroom 2 max.**  
4.06m × 3.08m      13'4" × 10'2"

**Nursery**  
3.08m × 1.9m      10'2" × 6'4"

## SECOND FLOOR

**Bedroom 3 max.**  
3.6m × 3.2m      12'1" × 10'7"

**Bedroom 4 max.**  
3.2m × 3.08m      10'7" × 10'2"

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 55663 / September 2025.



# The Adastra

4 BEDROOM HOME, TOTAL 1,527.52 sq. ft. / 141.91m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

7.5m × 3.8m      24'9" × 12'8"

### Living Room

5.6m × 3.7m      18'7" × 12'2"

### Study

3.7m × 1.8m      12'2" × 5'11"



## FIRST FLOOR

### Bedroom 1 max.

3.7m × 3.2m      12'2" × 10'10"

### Bedroom 2 max.

3.7m × 3.05m      12'3" × 10'0"

### Bedroom 3 max.

3.7m × 3.07m      12'3" × 10'1"

### Bedroom 4 max.

3.8m × 2.8m      12'9" × 9'4"



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# The Albion

4 BEDROOM HOME, TOTAL 1,555.53 sq. ft. / 144.51m<sup>2</sup>



## GROUND FLOOR

### Kitchen max.

5.1m × 4.3m      16'11" × 14'2"

### Dining Area

3.6m × 3.2m      12'0" × 10'9"

### Living Room

4.9m × 3.8m      16'3" × 12'7"

### Study

2.0m × 2.0m      6'7" × 6'10"



## FIRST FLOOR

### Bedroom 1 max.

5.03m × 3.8m      16'6" × 12'7"

### Bedroom 2 max.

4.3m × 3.1m      14'1" × 10'5"

### Bedroom 3

3.7m × 3.2m      12'3" × 10'8"

### Bedroom 4

3.1m × 2.8m      10'5" × 9'6"



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# The Lloyd

4 BEDROOM HOME, TOTAL 1,828.59 sq. ft. / 169.88m<sup>2</sup>



## GROUND FLOOR

**Kitchen max.**  
3.2m × 3.7m      10'7" × 12'2"

**Dining Area**  
4.4m × 2.9m      14'4" × 12'2"

**Living Room**  
5.5m × 4.5m      18'4" × 14'10"

**Family Room**  
3.2m × 3.4m      11'5" × 10'8"



## FIRST FLOOR

**Bedroom 1 max.**  
5.6m × 4.5m      18'6" × 14'10"

**Bedroom 2 max.**  
3.6m × 3.2m      10'6" × 11'10"

**Bedroom 3 max.**  
3.7m × 3.6m      12'3" × 11'10"

**Bedroom 4**  
3.6m × 2.2m      11'10" × 7'5"



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# The Pearce

4 BEDROOM HOME, TOTAL 1,793.64 sq. ft. / 166.63m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area/Family Room

9.4m × 3.7m      30'8" × 12'1"

### Living Room max.

5.5m × 4.5m      18'4" × 14'8"



## FIRST FLOOR

### Bedroom 1 max.

4.5m × 3.6m      14'10" × 11'10"

### Bedroom 2

3.6m × 3.2m      11'10" × 10'6"

### Bedroom 3

3.7m × 3.6m      12'3" × 11'10"

### Bedroom 4

3.6m × 2.2m      11'10" × 7'5"



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# The Beacon

4 BEDROOM HOME, TOTAL 1,934.42 sq. ft. / 179.71m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.5m × 5.2m      21'6" × 17'3"

### Living Room

5.1m × 4.7m      17'0" × 15'7"

### Study max.

3.5m × 2.6m      11'6" × 8'8"



## FIRST FLOOR

### Bedroom 1 max.

5.2m × 4.7m      17'1" × 15'7"

### Bedroom 2

3.8m × 3.6m      12'8" × 12'0"

### Bedroom 3

4.8m × 2.7m      15'9" × 9'2"

### Bedroom 4

3.5m × 3.4m      11'6" × 11'2"



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# The Jack

4 BEDROOM HOME, TOTAL 1,893.48 sq. ft. / 175.91m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

6.3m × 4.3m      20'6" × 14'1"

**Living Room**

4.8m × 3.6m      15'7" × 11'8"

**Study**

3.0m × 1.7m      9'8" × 5'5"



## FIRST FLOOR

**Bedroom 1 max.**

7.5m × 4.0m      24'6" × 14'7"

**Bedroom 2 max.**

4.8m × 3.3m      15'7" × 10'8"

**Bedroom 3 max.**

3.7m × 3.1m      12'1" × 10'1"

**Bedroom 4 max.**

3.3m × 2.6m      10'8" × 8'5"



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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



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