

HAMMOND'S PLACE

AMBLEHURST GREEN



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An outstanding collection of 50 luxury new homes in the village of Billingshurst, West Sussex.
Choose from 2, 3 & 4 bedroom terraced, semi-detached, link-detached and detached new homes.

Billingshurst is a thriving village on the edge of the stunning South Downs, less than 20 miles from the beaches on the South Coast and 8 miles West of Horsham. Positioned on the old London to Chichester Road (Stane Street), it also lies on the London mainline railway line and the route of the Weald and Arun Canal.

MEDIEVAL ENGLAND

The oldest building in the village is probably St Mary's Parish Church, dating from the 12th Century and located on the highest point of the village. There are many notable buildings which give Billingshurst an old-fashioned charm, such as the Kings Arms pub and Ye Olde Six Bells, which has a picturesque overhanging jetty, typical of late medieval England. The High Street also contains an interesting 18th Century Unitarian Chapel, which has been home over the years to a local library and school.

EDUCATION & LEISURE

There are many good education options today in the area, including Billingshurst Primary School and the well-regarded Weald Community School and Sixth Form college. There are further outstanding options, both State and Independent, in Horsham and the surrounding areas.

The Weald School also provides the village with a leisure centre, swimming pool and gym. Jubilee Fields has football and cricket pitches, a skate park and exercise trail. There are also plenty of local clubs and societies including a Horticultural Society, Rotary Club, Choral Society, WI, Chamber of Commerce and Dramatic Society, plus various sports clubs including Billingshurst Tennis Club just across from the station.

PROCESSION OF SHOPS

There is a real community spirit in Billingshurst, demonstrated by various annual festivals and events. These include the Billifest Family Fun Day and Christmas Fayre, when the High Street is closed to traffic and the Christmas stalls plus entertainment take over. The Billingshurst Show and Carnival Procession in June often features a dog show, falconry displays, fairground rides and even lawnmower racing!

The village has an impressive range of local independent shops and facilities that include Sainsbury's Local and Tesco Express. You can get pretty much everything you need here, although there are further options at Cranleigh (10 miles) and Horsham (8 miles) - where you'll find the larger supermarkets, Waitrose and John Lewis at Home. There are also several weekly local markets, providing a range of fresh and locally grown produce. For something more cultural, there are several theatres, museums and galleries in Horsham, mostly centred around The Capitol Arts Centre, home to the nearest cinema.

EASY ACCESS

Billingshurst benefits from excellent transport connections, with a mainline station less than half a mile away, for trains to Horsham in 10 minutes and then a further hour direct into London Victoria. If you're travelling by road, the A24 is just 6 miles away, linking quickly to the A23/M23 meaning that Brighton, the M25 and London are all within reach. This also brings Gatwick airport within easy reach (20 miles) should you wish to travel further afield.



St Mary's Parish Church



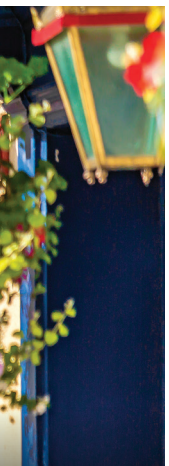
Billingshurst Post Office



The Six Bells Public House



Billingshurst High Street





Please note: The information within this brochure is for guidance only. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Any floor plans shown are not to scale and dimensions should not be relied upon for flooring or furniture.



HAMMOND'S PLACE

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 **The Nutbourne**
Plots: 7, 8, 31-36, 38, 46 & 47
2 Bedroom Semi-Detached or Terraced


 **The Maplehurst**
Plots: 9-11, 18-22, 37, 39-45 & 48-50
3 Bedroom Semi-Detached, Link-Detached or Detached

 **The Amblehurst**
Plot: 30
3 Bedroom Detached

 **The Upperton**
Plots: 28 & 29
4 Bedroom Detached

 **The Foxglove**
Plots: 23 & 26
4 Bedroom Detached

 **The Wisborough**
Plots: 24, 25 & 27
4 Bedroom Detached

 Plots: 1-6 ~ Affordable Rental

 Plots: 12-17 ~ Shared Ownership

SOU Shared ownership unallocated parking

VP Visitors Parking

Carport

 1.8m close boarded fencing

 1.2m cleft rail fencing

 1.8m brick wall - non retaining



Please note: Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.

THE NUTBOURNE

Plots: 7, 8, 31-36, 38, 46 & 47

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THE NUTBOURNE

2 Bedroom Semi-Detached or Terraced House
803 sq ft

For positioning of garages, carports and parking spaces please refer to site layout.

Plot 7

Layout handed
Variation - Roof pitch,
position of vents

Plot 8

Terraced.
Attached to plots 7 & 9
Variation - Roof pitch,
position of vents and
meter boxes, no window
in dining room or
bathroom

Plot 31

CGI as shown
Layout handed

Plot 32

As shown

Plot 33

Layout handed
Variation - Brick not
Hardiplank, roof colour

Plot 34

Variation - Brick not
Hardiplank, roof colour

Plot 35

Layout handed
Variation - Brick colour

Plot 36

Variation - Brick colour

Plot 38

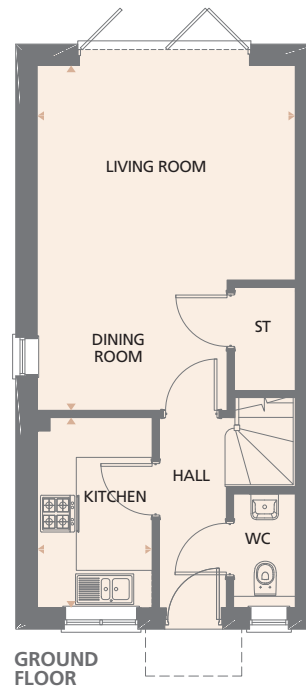
Attached to plot 37 (3-bed)
Layout handed
Variation - Brick not
Hardiplank, roof colour,
no window in dining room

Plot 46

Variation - Roof colour
and tile hanging, no
window in dining room

Plot 47

Layout handed
Variation - Roof colour
and tile hanging, no
window in dining room

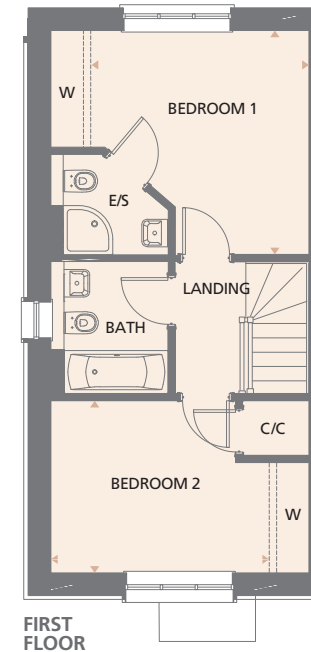


GROUND FLOOR

GROUND FLOOR

Living / Dining Room
5624mm x 4211mm (18'5" x 13'10")

Kitchen
3110mm x 1888mm (10'2" x 6'2")



FIRST FLOOR

FIRST FLOOR

Bedroom 1
3660mm x 3561mm (12'0" x 11'8")

Bedroom 2
3561mm x 2806mm (11'8" x 9'2")

Please Note: Illustrations are of typical elevations and may vary (ie. colour). Please refer to the site layout for positioning of houses/garages/ carports/parking spaces. All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.

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THE MAPLEHURST

Plots: 9-11, 18-22, 37, 39-45 & 48-50



THE MAPLEHURST

3 Bedroom Semi-Detached, Link-Detached or Detached House
995 sq ft

For positioning of garages, carports and parking spaces please refer to site layout.

Plot 9

Attached to plot 8 (2-bed)
Variation - Brick colour,
roof colour & pitch

Plot 10

CGI as shown
Layout handed
Variation - Single window
in dining room

Plot 11

CGI and floorplan as shown

Plot 18

Variation - Brick colour,
tile colour, Hardiplank, single
window in dining room

Plot 19

Layout handed
Variation - Brick colour,
tile colour, Hardiplank, single
window in dining room

Plot 20

Variation - Brick colour, single
window in dining room

Plot 21

Layout handed
Variation - Brick colour, single
window in dining room

Plot 22

Detached
Layout handed
Variation - Brick colour,
roof colour, Hardiplank,
no window in dining room

Plot 37

Attached to plot 38 (2-bed)
Variation - Brick colour,
roof pitch, no window
in dining room

Plot 39

Detached
Variation - Tile hanging,
no window in dining room

Plot 40

CGI as shown
Variation - No window in
dining room

Plot 41

CGI as shown
Layout handed
Variation - No window in
dining room

Plot 42

Link-Detached
Layout handed
Variation - Brick colour,
roof colour, Hardiplank,
porch canopy

Plot 43

Link-Detached
Variation - Brick colour,
roof colour, Hardiplank,
porch canopy

Plot 44

Variation - Brick quoins in
matching brick, roof colour
& pitch, chimney, porch
canopy, no window in
dining room

Plot 45

Layout handed
Variation - Brick quoins in
matching brick, roof colour
& pitch, chimney, porch
canopy, no window in dining
room

Plot 48

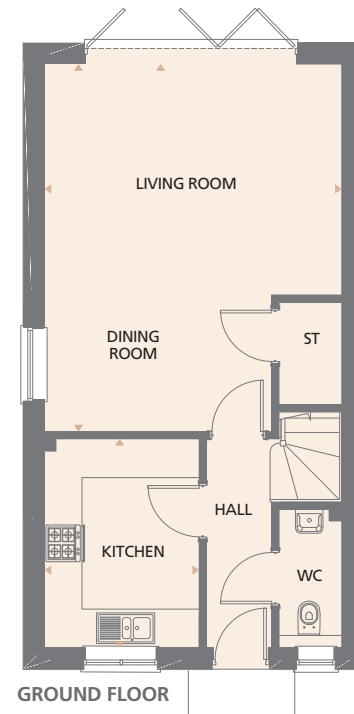
Detached
Layout handed
Variation - Roof colour &
pitch, tile hanging, dining
room window re-positioned

Plot 49

Link-Detached
Variation - Tile hanging,
roof pitch, no window in
dining room

Plot 50

Link-Detached
Layout handed
Variation - Tile hanging, roof
pitch, no window in dining
room

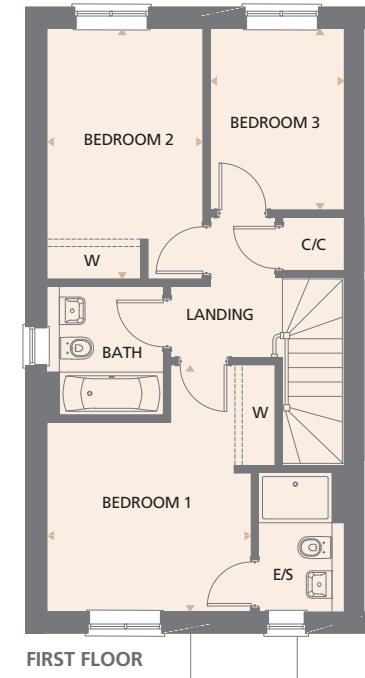


GROUND FLOOR

GROUND FLOOR

Living / Dining Room
6000mm x 4854mm (19'8" x 15'11")

Kitchen
3410mm x 2522mm (11'2" x 8'3")



FIRST FLOOR

FIRST FLOOR

Bedroom 1
4040mm x 3325mm (13'3" x 10'11")

Bedroom 2
4090mm x 2545mm (13'5" x 8'4")

Bedroom 3
2959mm x 2190mm (9'8" x 7'2")

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THE AMBLEHURST

Plot: 30

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THE AMBLEHURST

3 Bedroom Detached House
1216 sq ft

For positioning of garage and parking space
please refer to site layout.

Plot 30

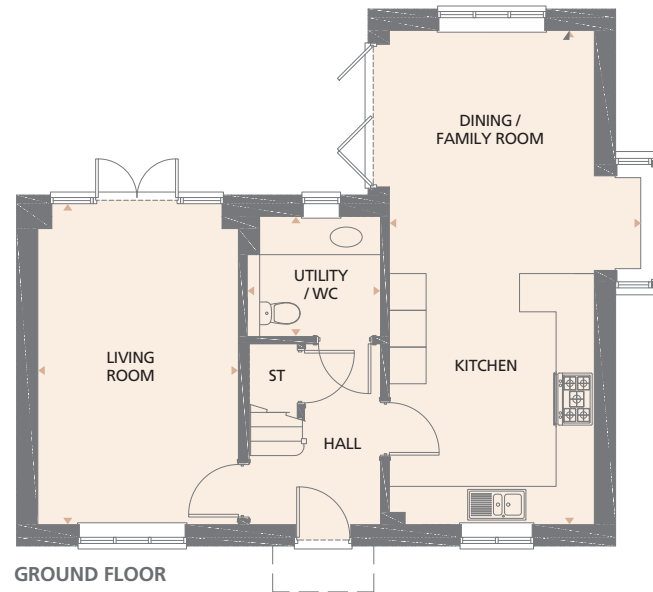
As shown

GROUND FLOOR

Kitchen / Dining / Family Room
8071mm x 4134mm (26'6" x 13'7")

Utility / WC
2176mm x 1963mm (7'2" x 6'5")

Living Room
5034mm x 3274mm (16'6" x 10'9")

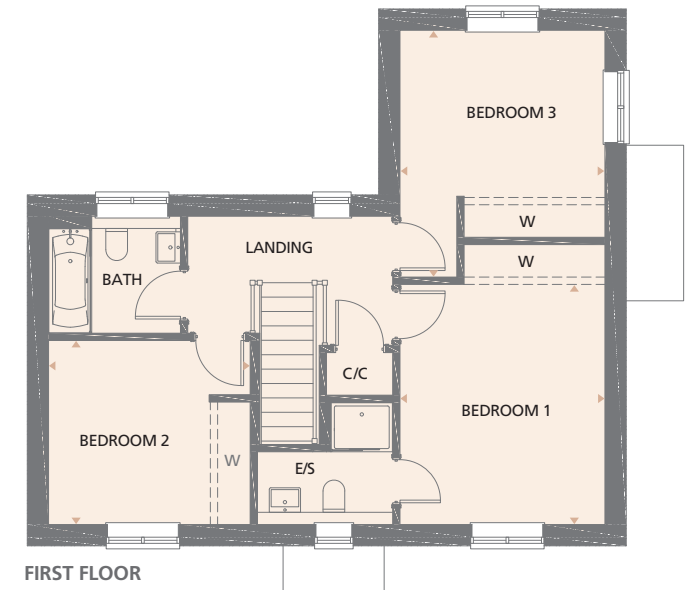


FIRST FLOOR

Bedroom 1
3921mm x 3347mm (12'10" x 11'0")

Bedroom 2
3292mm x 3005mm (10'10" x 9'10")

Bedroom 3
4031mm x 3347mm (13'3" x 11'0")



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THE UPPERTON

Plots: 28 & 29

HAMMOND'S PLACE
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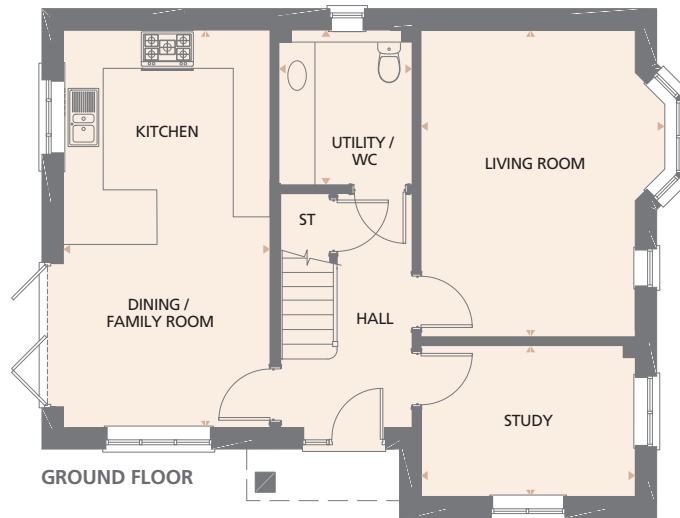
THE UPPERTON

4 Bedroom Detached House
1397 sq ft

For positioning of garages, carports and parking spaces please refer to site layout.

Plot 28
Layout handed

Plot 29
As shown



GROUND FLOOR

Kitchen / Dining / Family Room
6491mm x 3374mm (21'3" x 11'1")

Utility / WC
2526mm x 2176mm (8'3" x 7'2")

Living Room
5006mm x 4008mm (16'5" x 13'2")

Study
3500mm x 2466mm (11'6" x 8'1")



FIRST FLOOR

Bedroom 1
3392mm x 3059mm (11'1" x 10'0")

Bedroom 2
3500mm x 2988mm (11'6" x 9'10")

Bedroom 3
3392mm x 2663mm (11'1" x 8'9")

Bedroom 4
3233mm x 2480mm (10'7" x 8'2")

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THE FOXGLOVE

Plots: 23 & 26



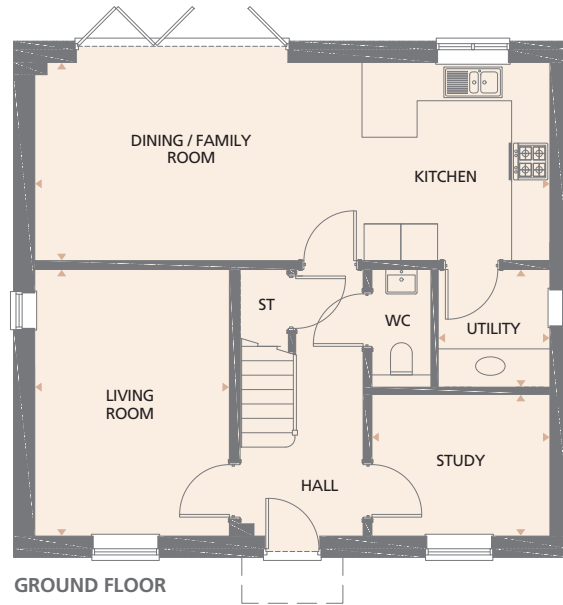
THE FOXGLOVE

4 Bedroom Detached House
1399 sq ft

For positioning of garages, carports and parking spaces please refer to site layout.

Plot 23
As shown

Plot 26
Layout handed



GROUND FLOOR

GROUND FLOOR

Kitchen / Dining / Family Room
8409mm x 3236mm (27'7" x 10'7")

Utility
1922mm x 1824mm (6'4" x 6'0")

Living Room
4354mm x 3176mm (14'3" x 10'5")

Study
2906mm x 2313mm (9'6" x 7'7")



FIRST FLOOR

FIRST FLOOR

Bedroom 1
4113mm x 3969mm (13'6" x 13'0")

Bedroom 2
4363mm x 3194mm (14'4" x 10'6")

Bedroom 3
3502mm x 2800mm (11'6" x 9'2")

Bedroom 4
3461mm x 2133mm (11'4" x 7'0")

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THE WISBOROUGH

Plots: 24, 25 & 27



THE WISBOROUGH

4 Bedroom Detached House
1537 sq ft

For positioning of garages, carports and parking spaces
please refer to site layout.

Plot 24

As shown

Plot 25

Layout handed

Variation - Roof colour, tile hanging

Plot 27

Variation - Brick colour, roof colour, tile hanging



GROUND FLOOR

Kitchen / Dining / Family Room
7954mm x 3396mm (26'1" x 11'2")

Utility
2229mm x 1701mm (7'4" x 5'7")

Living Room
4539mm x 3736mm (14'11" x 12'3")

Study
2813mm x 2580mm (9'3" x 8'5")



FIRST FLOOR

Bedroom 1
4020mm x 3654mm (13'2" x 12'0")

Bedroom 2
3414mm x 3166mm (11'2" x 10'5")

Bedroom 3
3506mm x 2831mm (11'6" x 9'3")

Bedroom 4
3414mm x 2640mm (11'2" x 8'8")

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THE HOMES AT HAMMOND'S PLACE

LUXURY KITCHENS

- Individually designed kitchens with choice of doors and worktop (subject to stage of construction)
- Stainless steel integrated oven and microwave
- Stainless steel gas hob, extractor hood and light
- Integrated fridge/freezer, dishwasher and washer/dryer
- 1½ bowl stainless steel sink and mixer tap
- Ceramic floor tiling

DOORS & INTERNAL JOINERY

- Wood effect internal doors
- Contemporary chrome fittings
- Deep moulded skirting and architrave

QUALITY BATHROOMS

- Contemporary bathroom suites
- Thermostatically controlled showers
- All bathrooms part-tiled with shower areas fully tiled
- Ceramic floor tiling to cloakroom

ELECTRICAL & LIGHTING

- Downlighters to kitchen, bathroom and ensuite
- Shaver point and extractor fan in bathroom / ensuite

- Under kitchen unit lighting
- Light in garage and loft (if applicable)
- Double socket in garage (if applicable)
- Garage – Pre-wired ready for installation of electric vehicle charging point or 1 parking space – ducted ready for installation of electric vehicle charging point

HEATING & WATER SERVICE

- Gas fired central heating
- Radiators with individual thermostatic controls (except hall and bedroom 1)
- Room thermostat to hall and bedroom 1

COMMUNICATIONS

- FIRS - Fibre to the Home with integrated TV reception system, supplying Sky Q point in living room (family room or study if applicable)
- Telephone points to living room and bedrooms
- TV aerial points to living room and bedrooms

EXTERNAL

- Garage, carport and parking space located as shown on site plan
- Outside tap and electric socket
- Landscaped and turfed front garden
- Shed provided where there is no garage

FINISHING TOUCHES

- Covings to all rooms (except separate kitchen / utility)
- Smooth ceilings throughout
- Built-in wardrobe with hanging rail and shelf (where shown on drawings)

SECURITY & PEACE OF MIND

- Cover under NHBC Buildmark Warranty
- Mains fed smoke detector with battery back-up fitted to hall
- Security locking to all external doors
- Windows fitted with security locks except for escape windows
- Management Company

ENHANCED SPECIFICATION FOR OUR 4 BEDROOM FAMILY HOMES

- Silestone worktops with upstand to kitchen and utility (if applicable)
- Washing machine and tumble dryer in utility (if applicable)
- Internal doors with detail
- Brushed chrome finished switches and sockets

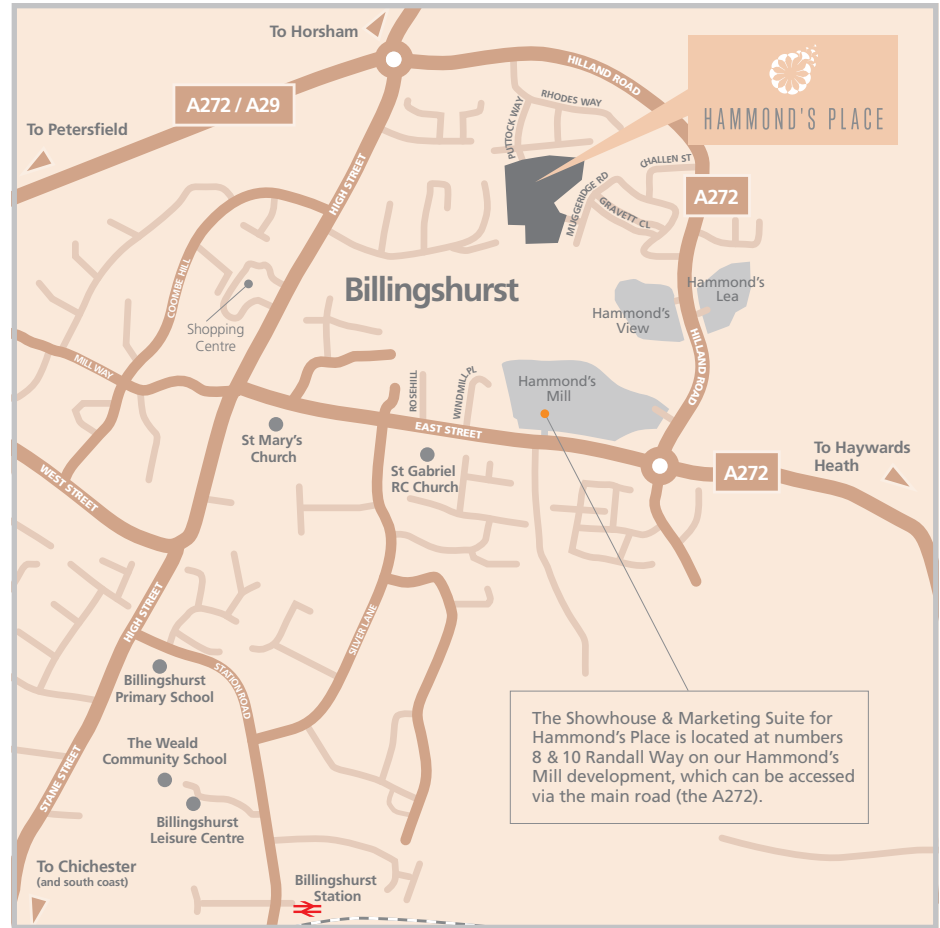
Please Note: Specification details listed above are indicative only. Devine Homes reserves the right to alter/substitute items, due to supply issues, from the specification at any time. Interior images shown are typical Devine Homes interiors only.



SPECIFICATION



HAMMOND'S PLACE
AMBLEHURST GREEN



Sat Nav: RH14 9DA

HOW TO FIND US

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Raising Standards. Protecting Homeowners

