

# Abingworth Meadows

THAKEHAM

Space to Explore, Space to Grow, Space to Live



## A new sense of space

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Wrapped up in the glorious West Sussex countryside, surrounded by public footpaths and bridleways, and nestled within 15 acres of open space and landscaped grounds, sits Abingworth Meadows - a flourishing new community in the village of Thakeham.

There is an exceptional feeling of space upon arrival at Abingworth Meadows, with expansive green areas including the quintessential cricket green, the playing fields and the thoughtfully crafted pond. Every home enjoys a private rear garden and almost immediate access to open countryside, where you can explore on foot, cycle muddy trails or hack for miles.

Abingworth Meadows is a truly unique development of homes benefiting from a high specification and a superb location.





## A village for everyone

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Abingworth Meadows is more than a collection of new homes, it plays host to a number of new village amenities, presenting the perfect opportunity to support local businesses and be part of a new community.

At the heart of Abingworth Meadows is the village hall providing space for fitness, wellbeing, social events and sports activities for all ages, including pilates, table tennis, Zumba and bridge, to name just a few.

Well established and flourishing outdoor sports clubs include cricket and football and are home to West Chiltington & Thakeham Cricket Club, Thakeham Village Football Club and Ashington Cougars Football Club.

Complementing the village hall is the Meadow Store and café, offering everyday essentials and fresh local produce including the famous apple doughnuts from the award-winning Jengers Bakery in Billingshurst, tomatoes from Nutbourne, pies and quiches from Midhurst, and meat from Storrington.

The new independent Meadow Hall Veterinary Practice is also based at Abingworth Meadows, providing care and treatment for pets.

Abingworth Meadows is also home to Thakeham Pre-School, an outdoor play area, a pretty village pond, and direct access to a network of footpaths and bridleways that criss-cross the beautiful West Sussex countryside.



## Captivating Surroundings

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All of the homes at Abingworth Meadows benefit from a truly unique setting, with some offering stunning countryside views, others superbly appointed around the charming cricket green, and some overlooking the Abingworth Meadows pond. Whichever you decide to call home, you'll never be too far from peace and quiet.



“The houses are so well spaced out and surrounded by countryside, it's such a great setting. We've seen many show homes over the years and here at Abingworth Meadows the quality of finish and the specification is absolutely spot on.”

Resident of Abingworth Meadows



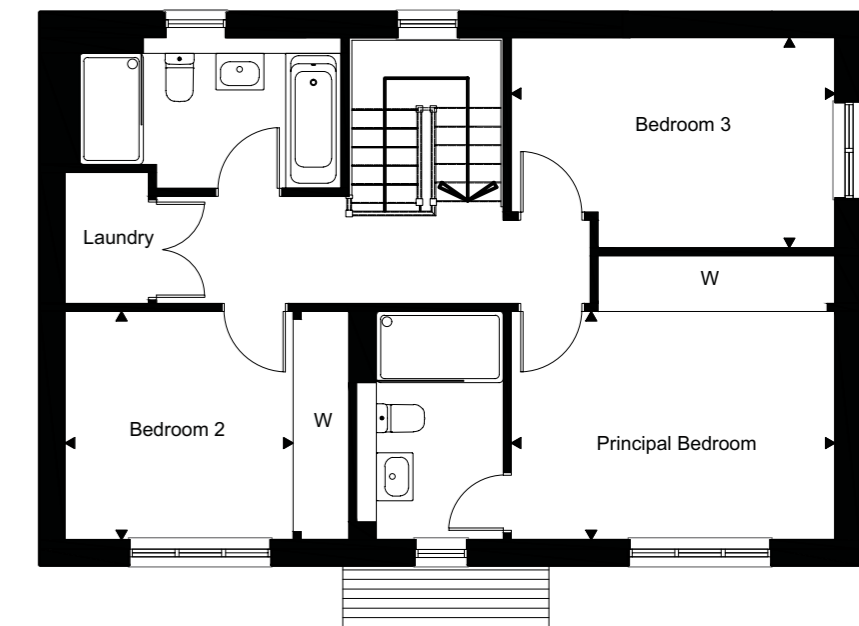
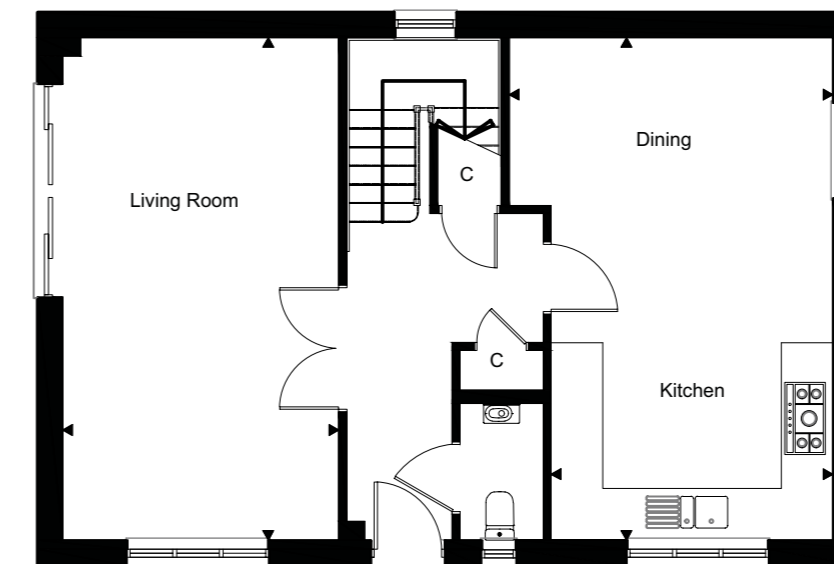
NB. Landscaping is indicative only, please ask the sales advisor for details  
Computer generated image siteplan within an aerial image of the area

\*Home Reach properties a shared ownership scheme by Heylo Housing. Now Sold  
\*\*Forthcoming development



# THE OXLIP

Homes 60 and 86



### Ground Floor

Living Room	3475mm x 6331mm	11'4" x 20'9"
Kitchen/Dining	4075mm* x 6331mm	13'3"* x 20'9"

### First Floor

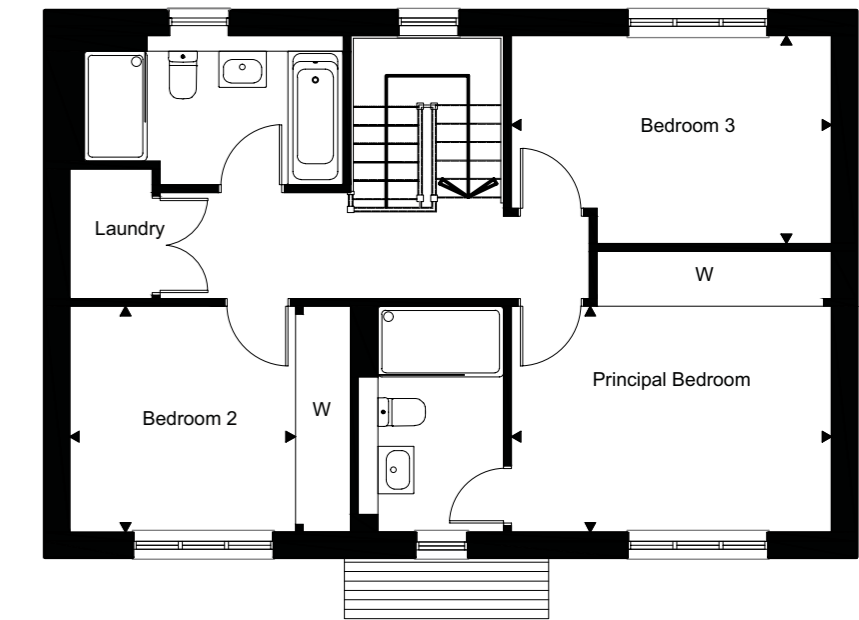
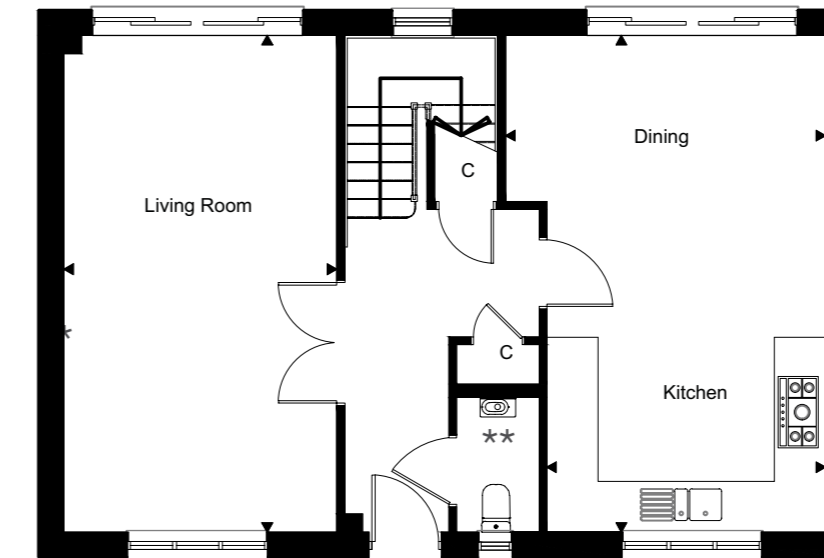
Principal Bedroom	4080mm x 2879mm	13'4" x 9'5"
Bedroom 2	2876mm x 2879mm	9'5" x 9'5"
Bedroom 3	4080mm x 2652mm	13'4" x 8'8"

Please note that home 60 is handed. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



# THE OXLIP

Homes, 61, 81 - 83, 90, 96 - 98 & 107



## Ground Floor

Living Room	3475mm x 6331mm	11'4" x 20'9"
Kitchen/Dining	4075mm* x 6331mm	13'3"* x 20'9"

## First Floor

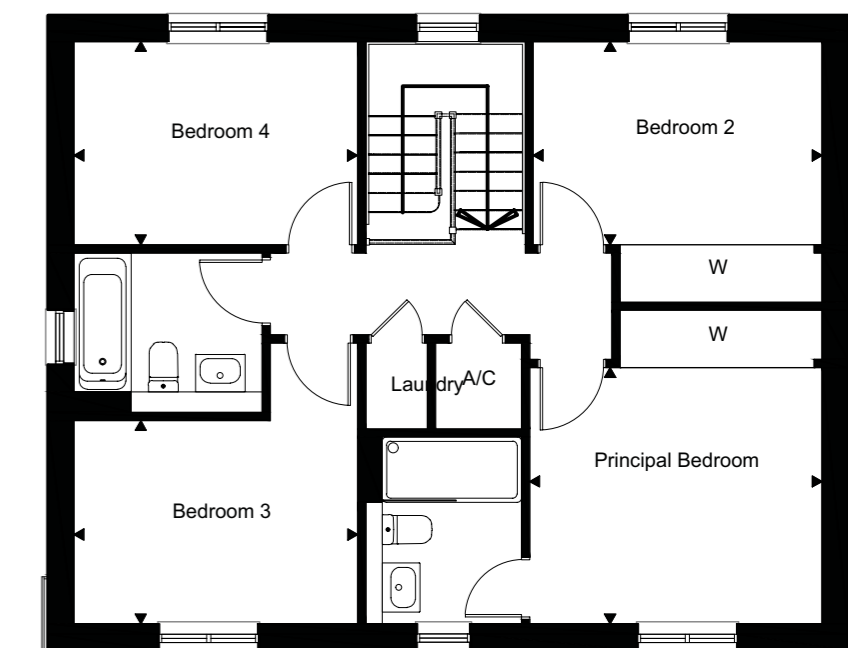
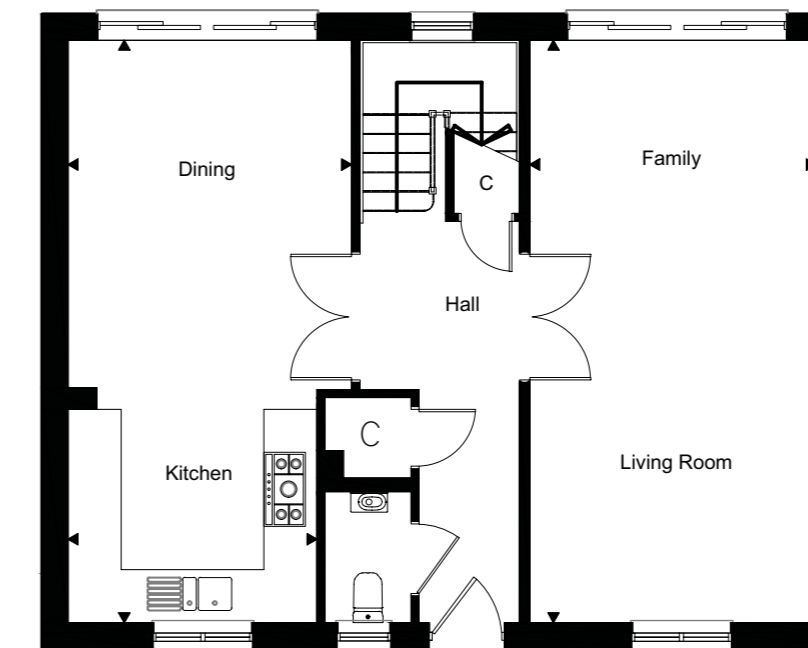
Principal Bedroom	4080mm x 2879mm	13'4" x 9'5"
Bedroom 2	2876mm x 2879mm	9'5" x 9'5"
Bedroom 3	4080mm x 2652mm	13'4" x 8'8"

Please note that homes 61, 81, 82, 90 & 107 are handed and homes 81 & 82 have a garage. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



# THE WOODSAGE

Homes 62, 63, 80, 89, 91, 105, 106, 108 & 109



## Ground Floor

Living/Family Room	3500mm x 7118mm	11'5" x 23'4"
Kitchen/Dining	3643mm* x 7118mm	11'9"* x 23'4"

## First Floor

Principal Bedroom	3575mm x 3133mm	11'8" x 10'3"
Bedroom 2	3530mm x 2485mm	11'7" x 8'1"
Bedroom 3	3468mm x 2484mm	11'4" x 8'1"
Bedroom 4	3468mm x 2484mm	11'4" x 8'1"

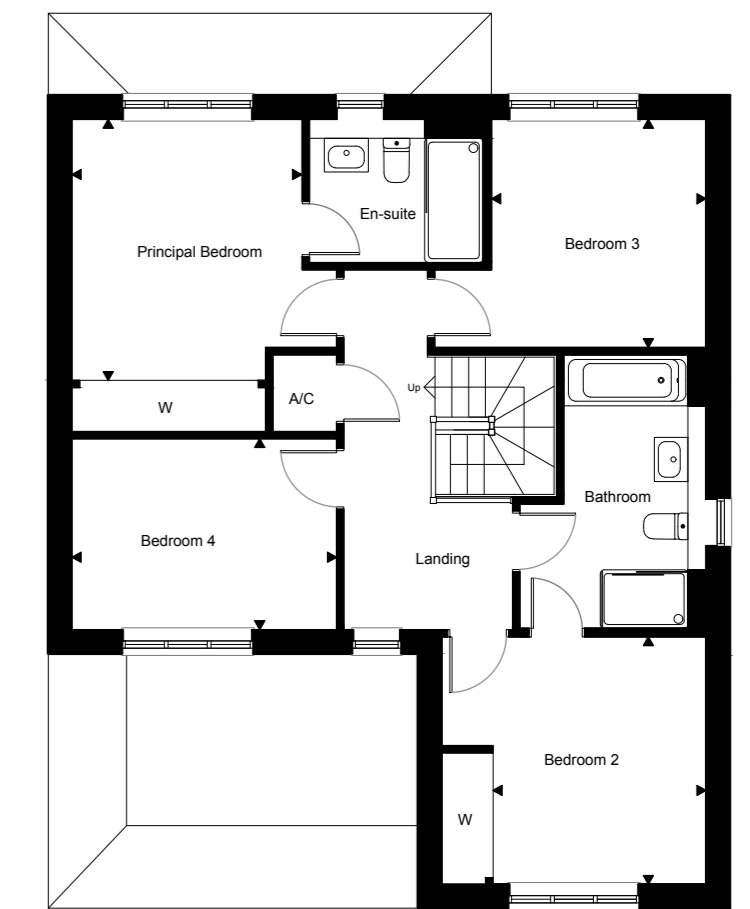
Please note that homes 91, 105, 106, 108 & 109 have a garage. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.





# THE MULBERRY

Homes 46, 48, 49, 55 & 57



### Ground Floor

Living Room	3611mm x 5156mm	11'10" x 16'11"
Kitchen	3263mm x 3073mm	10'8" x 10'1"
Dining/Family	5411mm x 4198mm	17'9" x 13'9"

### First Floor

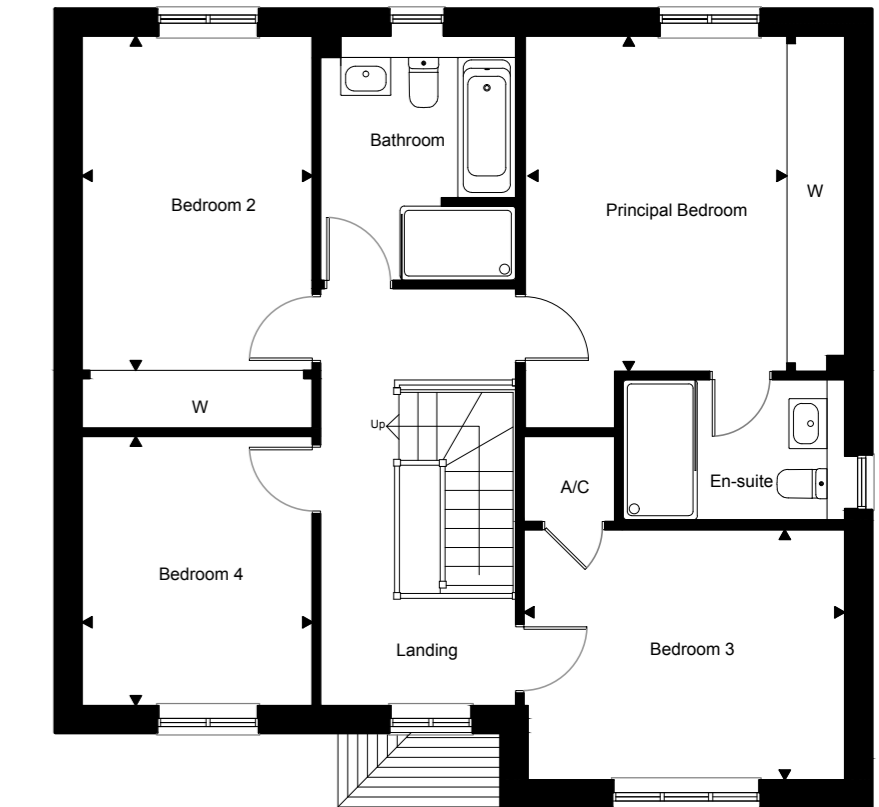
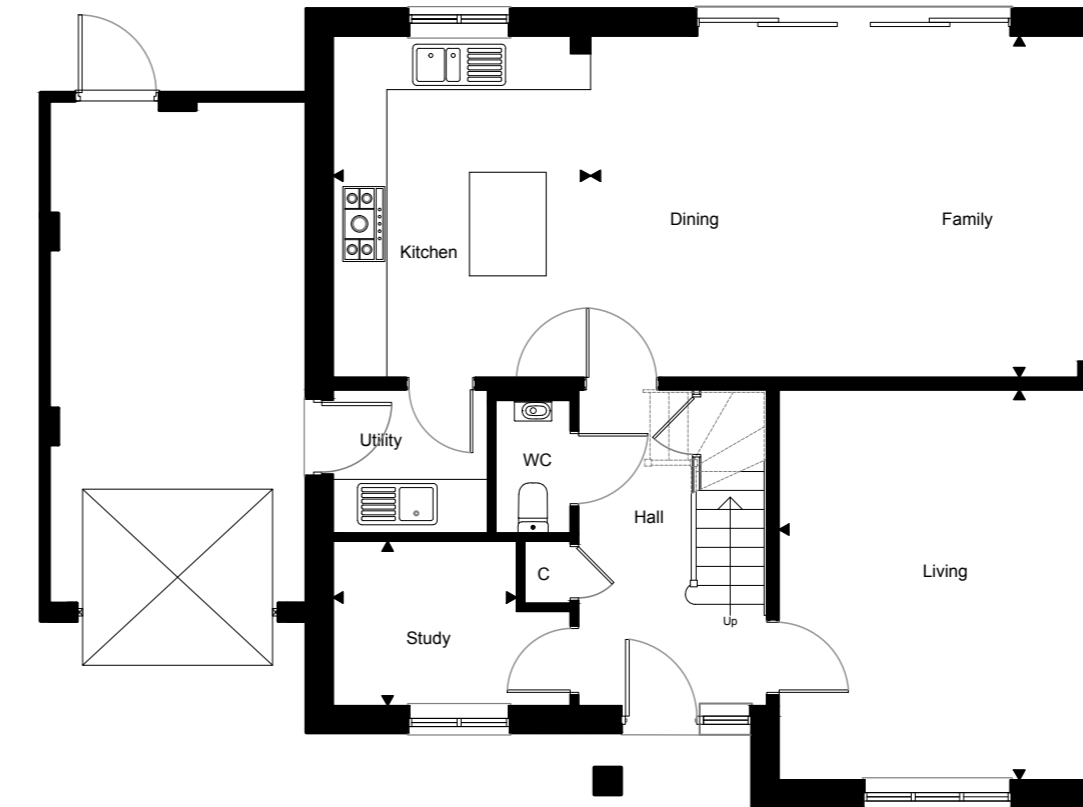
Principal Bedroom	3148mm x 3574mm	10'3" x 11'8"
Bedroom 2	2912mm x 3388mm	9'6" x 11'1"
Bedroom 3	2932mm x 3124mm	9'7" x 10'3"
Bedroom 4	3617mm x 2612mm	11'10" x 8'6"

Please note that homes 48 & 49 are handed. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



# THE WILLOW

Homes 47, 54, 56, 58 & 59



## Ground Floor

Living Room	3836mm x 4726mm	12'7" x 15'6"
Kitchen	3116mm x 4135mm	10'2" x 13'6"
Dining/Family	6120mm x 4135mm	20'0" x 13'6"
Study	2220mm x 1990mm	7'3" x 6'6"

## First Floor

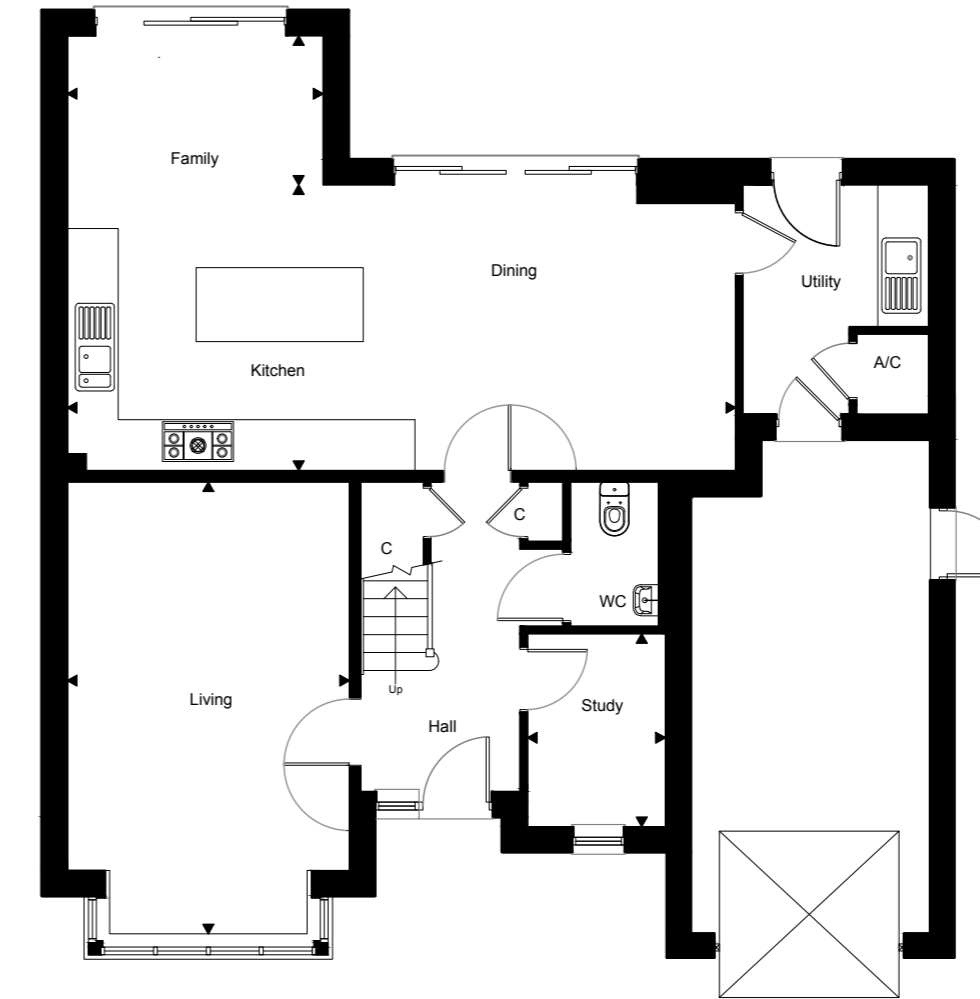
Principal Bedroom	3136mm x 4062mm	10'3" x 13'4"
Bedroom 2	2786mm x 4050mm	9'1" x 13'3"
Bedroom 3	3886mm x 3032mm	12'9" x 9'11"
Bedroom 4	2786mm x 3261mm	10'8" x 9'1"

Please note that homes 47, 58 & 59 are handed with no attached garage. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



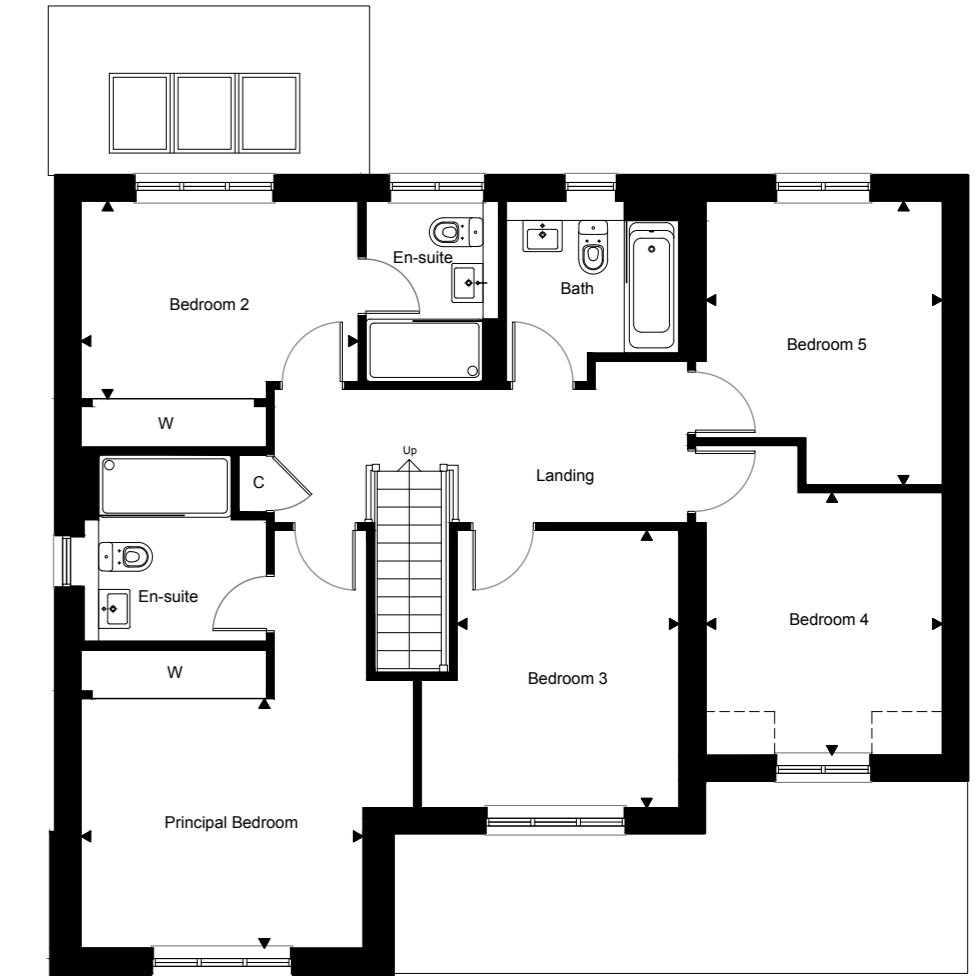
# THE WISTERIA

Homes 50 - 53



### Ground Floor

Living Room	3610mm x 5790mm	11'8" x 18'9"
Kitchen/Breakfast/Dining	8560mm x 3655mm	28'0" x 11'9"
Family	3270mm x 1910mm	10'7" x 6'2"
Study	1763mm x 2470mm	5'9" x 8'1"



### First Floor

Principal Bedroom	3610mm x 3195mm	11'8" x 10'4"
Bedroom 2	3550mm x 2530mm	11'6" x 8'3"
Bedroom 3	2840mm x 3550mm	9'3" x 11'7"
Bedroom 4	3025mm x 3360mm	9'11" x 11'0"
Bedroom 5	3025mm x 3635mm	9'11" x 11'11"

Please note that homes 52 & 53 are handed. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



## Attention to detail makes a real difference

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Each and every home at Abingworth Meadows displays a specification that is second to none.

Light and space are maximised and interior layouts designed to suit your lifestyle, offering the perfect balance of luxury, style and comfort.

The surprisingly wide hallway sets the tone with its porcelain floor tiles and soft grey walls, creating a warm welcoming feeling.

At the heart of the home lies the contemporary designer kitchen featuring soft-close cabinetry combined with seamless integrated 'Smeg' appliances and sleek composite stone worktops.

Within the stunning fully tiled bathrooms you'll find crisp white Roca suites and vanity units with generous drawers complemented beautifully by the chrome Hansgrohe fittings. Whilst the oversized feature mirrors add a touch of luxury, the PIR night light provides a simple but practical addition.



Internal photography of the Abingworth Meadows Show Home



### Kitchen

- A contemporary kitchen with a comprehensive range of bespoke floor and wall cupboards, incorporating soft close doors and drawers together with feature lighting. The Mulberry, The Willow & The Wisteria feature "Shaker-style" cupboards whilst The Betony, The Oxlip and The Woodsage feature Silver Grey cupboards with sleek stainless steel handles.
- The homes feature composite stone worktops with a matching upstand and splashback provided to the area behind the hob.
- Fitted appliances comprise a five burner gas hob (The Betony features a four burner), built in single multifunction pyrolytic oven and separate combination microwave oven with a stainless steel extractor hood by 'Smeg'.
- Integrated appliances include a fridge/freezer and dishwasher by 'Smeg'.
- Stainless steel undermounted sink with a contemporary chrome mixer tap both by 'Franke'.
- Chrome finish light switches and sockets are provided to the kitchen area.

### Utility Room & Laundry Area

- A free standing 'Smeg' washing machine and separate tumble dryer are provided to the laundry area of The Woodsage and The Oxlip and to the utility room of The Willow, The Mulberry and The Wisteria. The Betony features an integrated washer/dryer to the kitchen.

### Decoration & Internal Finish

- Each home features a matt painted finish in 'soft' grey and crisp white to all walls and ceilings.
- Contemporary white architraves and skirting boards are provided with a satinwood painted finish.
- All internal doors are finished in white satinwood featuring contemporary chrome furniture, with a glazed door from the hall to the living room and the kitchen/family/dining room.

- A pre-finished front door with Secure by Design multi-point locking system and chrome furniture.
- A combination of porcelain floor tiles by 'Minoli' and carpets are provided throughout all of the homes – please ask our Sales Advisor for the exact specification of each home.
- Stylish fitted wardrobes with sliding mirrored doors are provided to the Principal bedroom and bedroom 2 of all of the homes.

### Bathroom, En-suite & Cloakroom

- The homes are equipped with contemporary 'Roca' sanitaryware in white with stylish chrome fittings by 'Hansgrohe'.
- The en-suite features a 'Hansgrohe' thermostatic 'Raindance' shower, low profile tray and a 'Roman' clear glass screen or door.
- Bathrooms without a separate shower enclosure feature a 'Hansgrohe' thermostatic 'Raindance' shower over the bath together with a 'Roman' clear glass screen.
- Vanity units by 'Roca' are provided to the bathroom, en-suite and cloakroom.
- A chrome finish shaver socket is fitted to the bathroom and en-suite.
- A heated towel rail with a chrome finish is provided to the bathroom and en-suite.
- The bathroom and en-suite are fully tiled with porcelain tiles by 'Minoli'.
- A feature mirror with a centrally located heated demister is provided to the Principal en-suite.
- A feature tiled wall with half height mirror is provided to the cloakroom.

### Electrical Installation & Home Entertainment

- Each home benefits from a combination of white down lighters and pendant light fittings.
- PIR feature 'night light' with a low level LED light is fitted to the bathroom and en-suite.
- A mains operated smoke detector with battery backup is fitted.
- A spur is included for a future wireless alarm system.
- The Betony, The Oxlip and The Woodsage are wired for 'Sky'\* with a mid height and low level TV point providing HDMI connection capability to the living room. Additional mid height TV point, CAT 5 and double power points are provided to kitchen/dining room and all bedrooms.
- The Mulberry, The Willow and The Wisteria are wired for 'Sky'\* with a mid height and low level TV point providing HDMI connection capability to the living room. Additional mid height double power points are provided to the Kitchen/family room and all bedrooms.
- Lighting and power is provided to the garage.
- 'BT Fibre-optic'\* broadband with a dedicated Fibre connection is provided to each home.
- BT points are provided to the living room, Principal bedroom and study where applicable. A dedicated space for a wireless router is provided in the under stairs cupboard.
- A spur is included for optional electric garage door (if applicable).
- Dedicated car charging points to the garage or lockable external points to the homes without garages.

### Energy Efficiency, Heating & Insulation

- All homes have a gas fired central heating system with thermostatically controlled radiators to all rooms except for The Mulberry, The Willow & The Wisteria which benefit from underfloor heating to the ground floor.
- Mains pressure hot water system with electronic programmer.
- PVCu double glazed windows are provided throughout, with PVCu patio doors opening to the gardens of all of the homes.
- Insulation is installed to Premier Guarantee standards within all the homes.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.
- A smart meter for the electricity supply is fitted to each property

### External Finishes

- An external tap is provided to all of the homes.
- The rear gardens are turfed and ready for use.
- Brushed steel contemporary (PIR) lighting is provided to the front and rear of each property.

Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year warranty certificate upon structural completion of the property.

\*Connection, installation and subscriptions are the responsibility of the Homeowner. Internet speeds may vary and are the responsibility of the provider.





Abingworth Meadows

# The Oakford Homes Approach To Home Building

Award-winning Oakford Homes work closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in and will be able to recommend us with confidence.



Oakford Homes Head Office, Buckinghamshire



Centurion Fields, Mid Lavant



Wisteria House, Gerrards Cross



## Connections

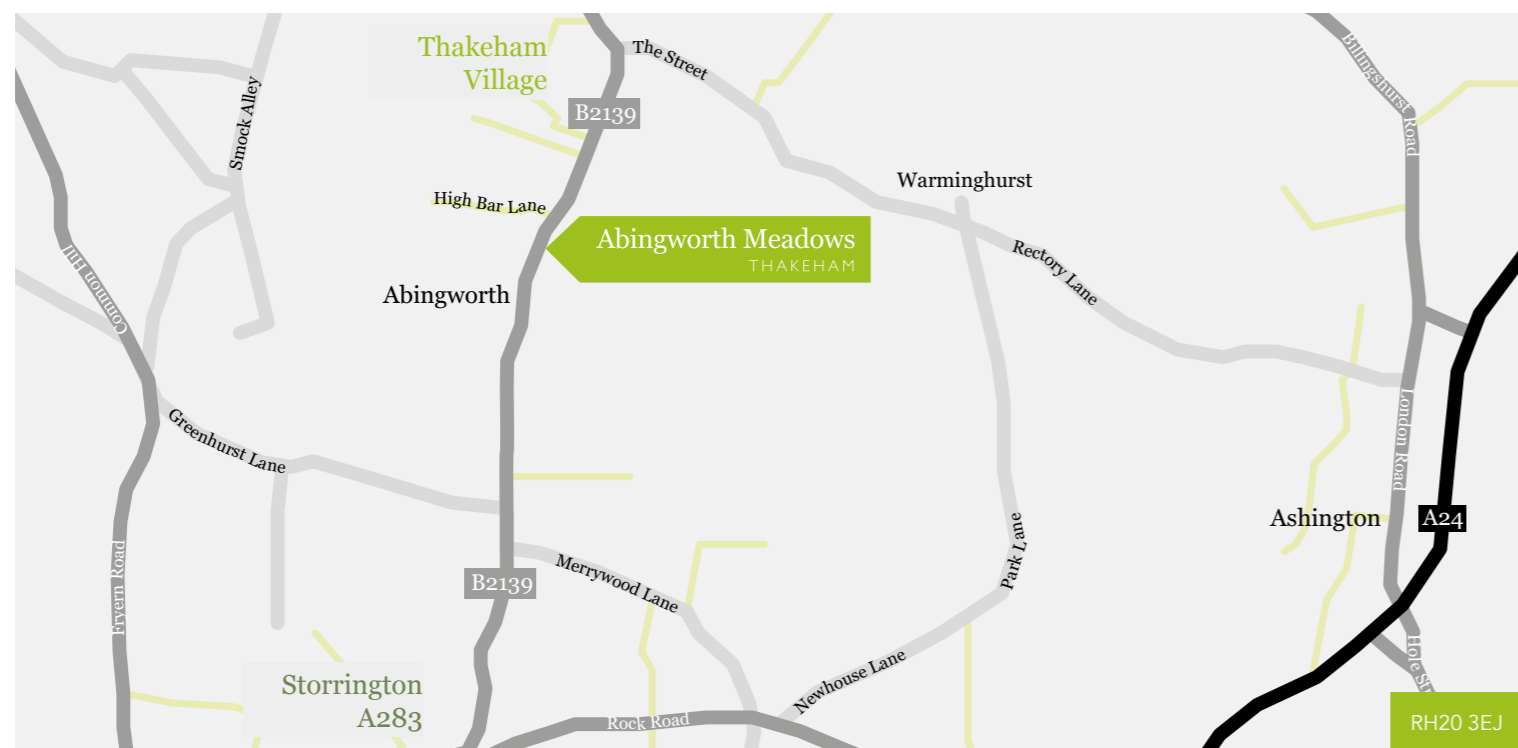
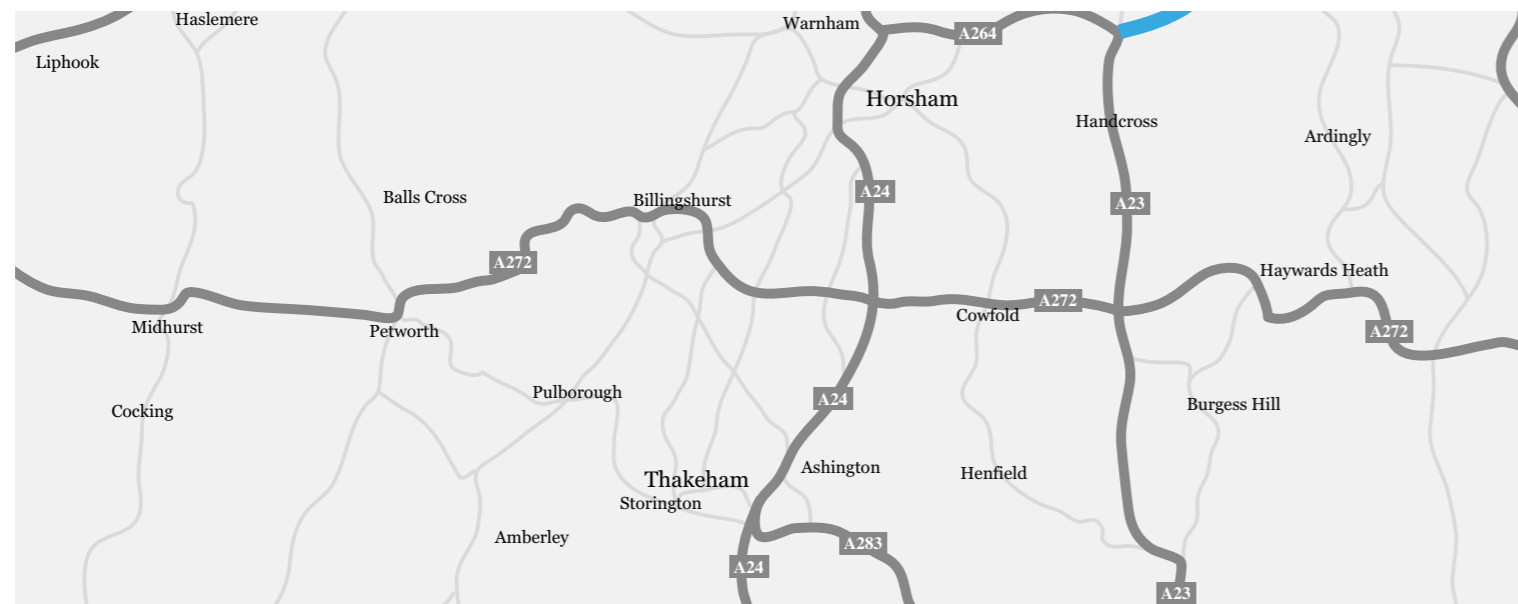
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Although Abingworth Meadows has a rural feel, it still maintains excellent travel links. The nearest station is just 4 miles from Abingworth Meadows in Pulborough. It has direct trains to London Victoria in just over an hour, meaning residents can access the capital with ease. Almost as close is Billingshurst station, 5 miles distant, which also has trains into London in just over an hour.

In terms of road links, Abingworth is close to the A24 that runs south to the coastal road network, and also north to the M25. International travel is equally stress free as Gatwick airport is just 18 miles away.



Abingworth Meadows, Storrington  
Road, Thakeham RH20 3EJ



Abingworth Meadows  
THAKEHAM



Your new lifestyle awaits

Please note: The information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. We would like to point out that the floor plans and kitchen layouts are for guidance only. Photography included depicts the surrounding area, previous Oakford Homes developments and library images. Computer Generated Images are not to scale and any trees and landscaping are indicative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice. Oakford Homes gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing, in relation to any particular or proposed house development of the Company, and any of the Specified Matters from time to time prescribed by any Order made under the Property Misdescriptions Act 1991.





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