# WOODLANDS PARK

LUXURIOUS CONTEMPORARY COUNTRY LIVING JUST A SHORT HOP FROM TOWN

A development of just four luxury modern homes by QUANTUM

GL&CC Land & New Homes

## WOODLANDS PARK

WOODLANDS PARK, Sedgwick Lane, Horsham built by QUANTUM HOMES is situated on a quiet, Sussex country lane, enjoying a stunning rural location, whilst benefitting from being close to Horsham town centre with all its amenities and convenient commuting. This development comprises four unique properties of exceptional quality and proportions, designed, equipped and finished to exacting standards, taking full advantage of natural light and picturesque setting.

## QUANTUM

At the heart of Quantum Homes is the understanding of what planners need for their communities and the environment in which to deliver not only the appropriate high quality housing, but ensuring there is a cohesive integration of any development within the community. QUANTUM partners share many years of industry knowledge and expertise and a vision of providing high specification residential property in sought after locations. They have a focussed approach believing in quality and precision.

Woodlands Park  is a fine example of their approach. This development will offer a rare opportunity to acquire a one off, superbly designed home, with plots varying from 3,943 -4,579 sq ft, offering contemporary, spacious and outstanding accommodation.

## HORSHAM

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or ‘Eat Street’ as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Tristan’s. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside.  Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station, (1.5 miles away, 5 mins by car) has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Gatwick by car is less than half an hour away.

photos courtesy of bp Media Design & Horsham District Council

# SPECIFICATIONS

KITCHENS: All units are fitted with high specification bespoke handle less kitchens with Sile Stone worktops, integrated Bosch appliances throughout including; Fridge / Freezer / washing dryer / Coffee machine / Two ovens plus combi oven with microwave / dishwasher / Induction hob.

BATHROOMS: Walk in wet room showers, freestanding contemporary baths, heated mirrors, free standing contemporary design 'wave' vanity basin.

FLOORING: Porcelain floor tiling to entrance hall, kitchen and utility areas, Light natural Oak flooring throughout remainder of ground floor. Bedrooms and landing will be carpeted.

HEATING: Airsource heat pump supplying underfloor heating to each floor throughout each unit and providing instant hot water.

WARDROBES: Fitted wardrobes to master en-suite dressing areas and all other bedrooms throughout development with built in dressing areas. Additional wardrobes optional throughout other bedrooms.

STAIRCASES: Stunning bespoke hand finished contemporary staircases with glass balustrades.

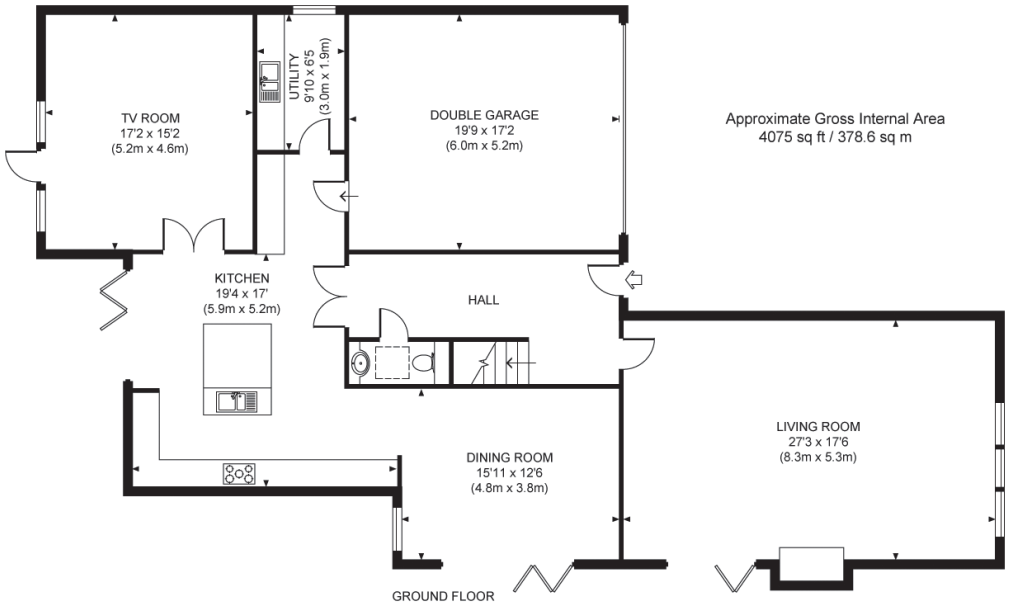
OUTSIDE: Hard landscaped entertaining terrace with power supply leading to lawned area.

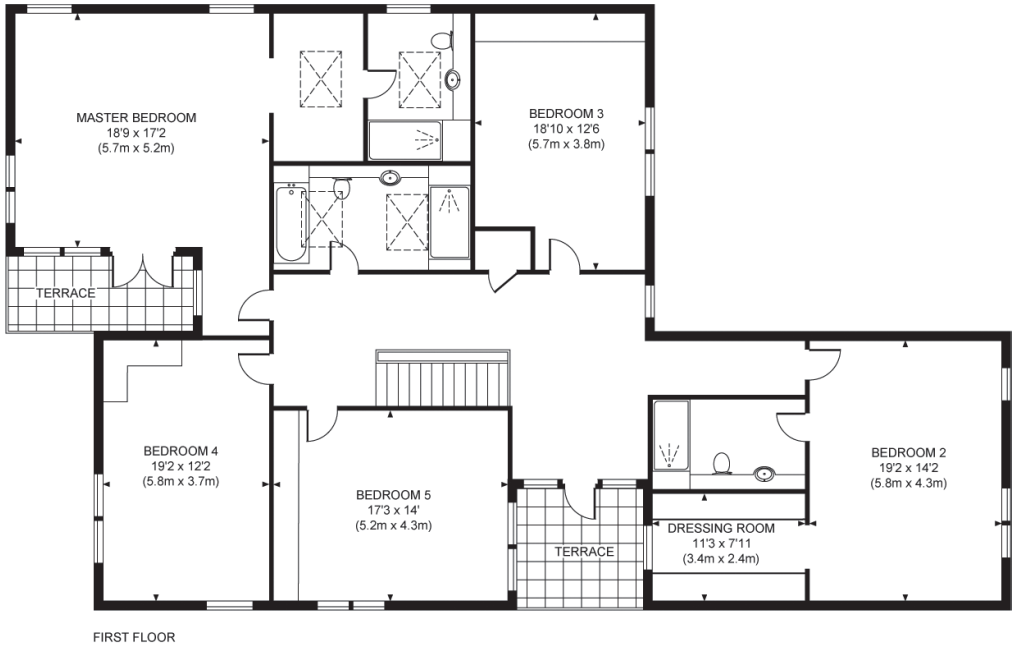
IN ADDITION:

- Vicaima bespoke internal door sets throughout
- All units pre-wired for electric blinds throughout
- Contemporary inset Log burner stove in all lounges
- Powder coated Aluminium windows throughout
- Pre-wired for home entertainment system in principal areas throughout
- Heated under floor integral garages with power floated concrete flooring
- Sky TV ready
- Rako programmable lighting system to principle rooms
- Gated main entrance with automated garage doors with home-link

# PLOT 1: THE WILLOWS

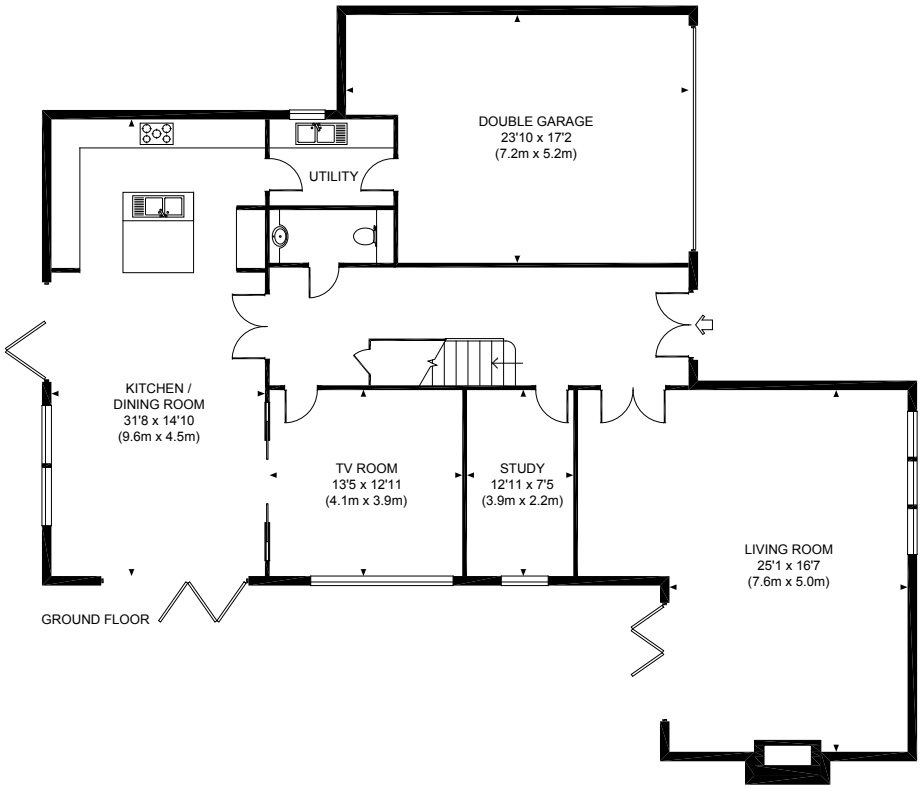
A 5 bedroomed, detached, modern home of exceptional proportions and design, measuring 4075 sq ft in total, overlooking picturesque meadowland. Welcoming reception hall with wide staircase and cloakroom, door leading off to living room with central feature wood burning stove, bi-folding doors to gardens and additional, floor to ceiling window, enjoying the garden aspect. Large family kitchen in matt white and contrasting Kashmir matt Island with Gri –Expo Silestone worktops. Dining area with bi-folds to garden. From the kitchen there is utility area also in matt-white with secondary fridge and wine cooler available on request, space for washing machine/ dryer and sink. Double doors lead in to a separate TV/family room with terrace door to garden. Internal door to double garage which will benefit from underfloor heating. A main feature of the property are the balconies leading from the master bedroom and another from the landing, providing outdoor living at first floor level to enjoy views and tranquillity. The spacious master bedroom leads into a dressing area offering generous wardrobe space, leading in to a large shower room. Bedroom 2 also has an en-suite shower room and separate dressing room. 3 further large double bedrooms. Family bathroom with separate double shower.

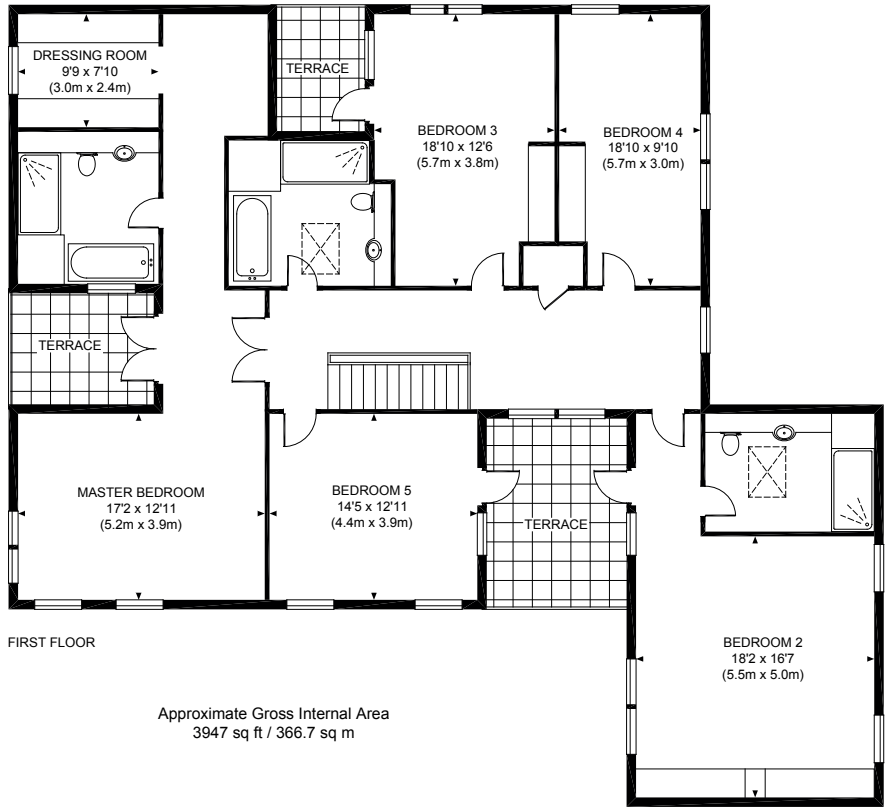


# PLOT 2: MEADOW VIEW

Meadow View offers a contemporary home of exacting standards, measuring 3947 sq ft in total. The accommodation comprises a stunning reception hall with wide staircase, double doors leading off to living room with feature wood burning stove, bi-folding doors to gardens and additional, floor to ceiling window enjoying the garden aspect and meadow views. Large family kitchen/dining room in Kashmir matt with contrasting island. The multi-functional dining/family area has two sets of bi-folds to garden. From the kitchen there is a utility room also with matt white cupboards, space for washing machine/dryer and sink and door through to double garage, which benefits from underfloor heating. Separate TV/family room and study. A main feature of the property are the balconies leading from the master bedroom, bedroom 3 and another from the landing, with direct access also from bedroom 2 and 5, offering far reaching views over the meadowland . The striking 650sq ft spacious master bedroom suite includes a stunning bathroom with separate double shower and generous dressing area and its own balcony, making it an exceptional space. Bedroom 2 with an en-suite shower room and separate dressing room. 3 further large double bedrooms. Family bathroom with separate double shower.

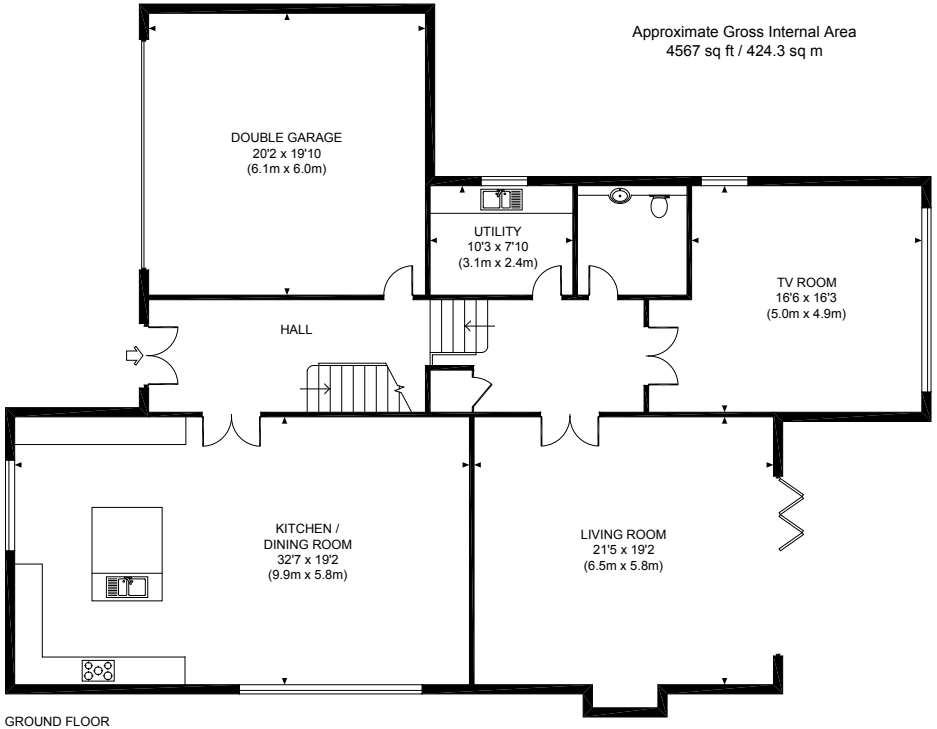



Approximate Gross Internal Area
3947 sq ft / 366.7 sq m

# PLOT 3: THE GABLES

A unique home of measuring 4587 sq ft in total. An unusual and striking split level reception hall with wide staircase, double terrace doors to the outside. An outstanding Living room, featuring a vaulted ceiling and feature wood burning stove and bi-folding doors to gardens. Large family kitchen/dining room with matt white contrasting Kashmir matt island. Dining/family area with floor to ceiling window to enjoy garden aspect. Double doors to TV/family room with feature floor to ceiling window. Utility with matt white cupboards, space for washing machine/ dryer and sink. Cloakroom. Door to double garage. A main feature of the property are the balconies, one of which leads directly from the master bedroom, another from bedroom 3, providing outdoor living at first floor level to enjoy views and countryside tranquillity. The exceptionally spacious master bedroom also has a large bathroom with separate double shower and dressing room. Bedroom 2 and 4 have an en-suite shower room. There are 2 further double bedrooms. Family bathroom with separate double shower.

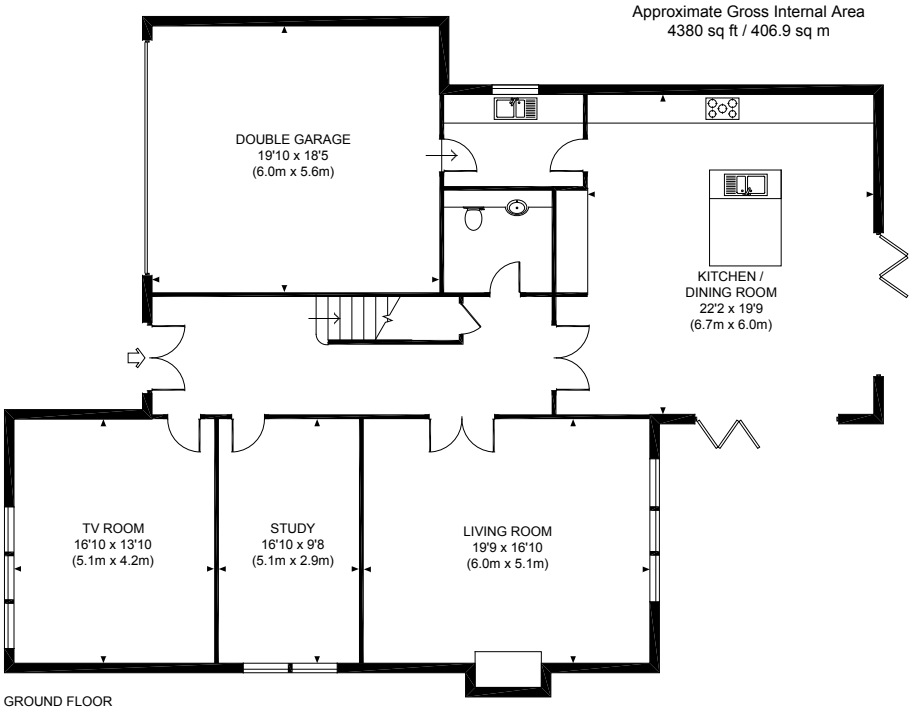



GROUND FLOOR

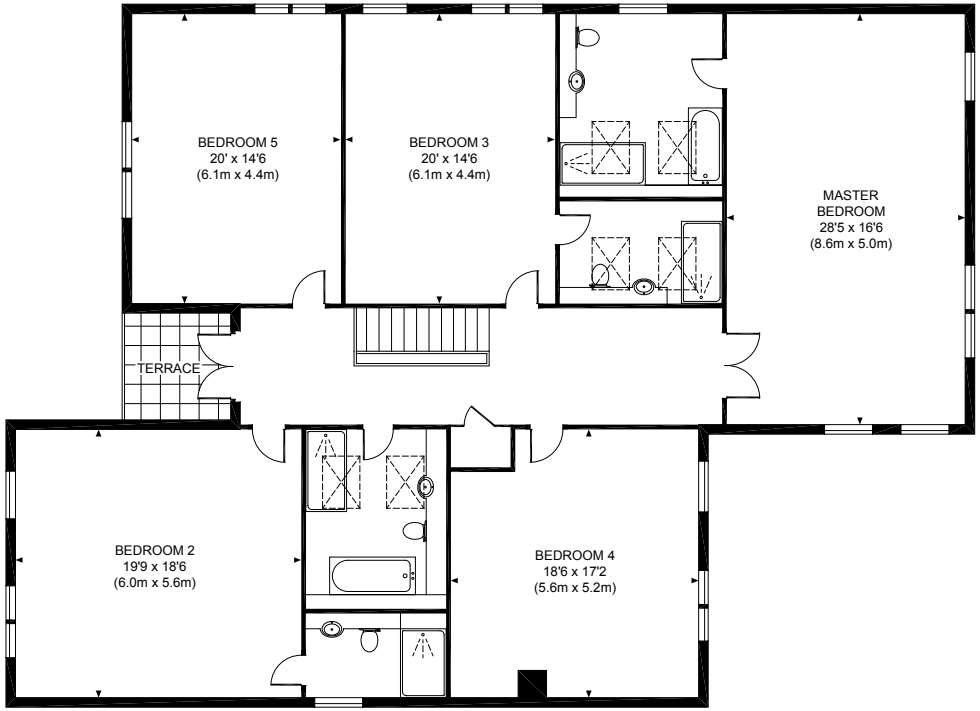
FIRST FLOOR

# PLOT 4: OAKLANDS

Oaklands is a substantial 5 bedroomed, detached, modern home, measuring 4380 sq ft in total. Stunning reception hall with wide staircase and cloakroom, double doors leading off to Living Room of with feature wood burning stove, floor to ceiling window, enjoying the garden aspect and views. Large family kitchen/ diner in Kashmir Matt with contrasting island. Two sets of bi-folds doors enjoying different aspects and access to the garden, From the kitchen there is utility room also in matt white, space for washing machine/dryer, sink and doors to double garage. Separate TV/family room and study. The spacious master bedroom benefits from two banks of wardrobes and a large en-suite bathroom with separate shower. Bedroom 2 also has an en-suite shower room. There are 3 further double bedrooms. Family bathroom with separate double shower. A main feature of the property is the balcony leading from the landing, providing outdoor living at first floor level to enjoy views and tranquillity




GROUND FLOOR




FIRST FLOOR

## DIRECTIONS

From our Horsham office in the Carfax continue to the traffic lights on A281, turn right and at the next set of traffic lights, turn left on to the A281 and continue for 1.2 miles and turn right in to Sedgwick Lane. The development will be found on the right hand side after a short distance.

## TRAVEL

Commuting from Horsham is easy with up to 10 trains per hour to London, with travelling times of around an hour. Gatwick is easily accessible by road or rail in under half an hour and there are excellent road links to the M23/M25. Woodlands Park is just a short drive to the mainline rail station (under 10 minutes). The countryside of the Sussex Weald, the North and the South Downs and the south coast are all a short distance away.

## SCHOOLS

There are a wide choice of exceptional schools within the area, both private and state. The properties fall in the Heron Way Primary School, Forest Secondary School for boys and Millais girls school catchments, which are all very well regarded and sought after. Alternatively, Handcross Preparatory School, Hurstpierpoint College, Christ's Hospital and Westbourne House are in easy reach of Woodlands Park.

For more information and for all sales enquiries, contact GL & Co

01403 248222

www.guyleonard.co.uk

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