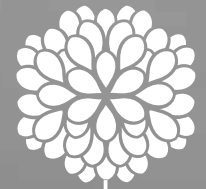


SURROUNDED BY PICTURESQUE WEST SUSSEX FARMLAND,  
AN EXCLUSIVE DEVELOPMENT OF TWELVE INDIVIDUALLY  
STYLED NEW HOMES FROM CRAYFERN HOMES.



# MEADOWSIDE

SLINFOLD WEST SUSSEX RH13 0RT

RURAL SECLUSION,  
CONTEMPORARY COMFORT,  
TWELVE NEW HOMES  
OF EXCEPTIONAL  
CHARACTER

WELCOME HOME TO MEADOWSIDE



EXCELLENCE AS STANDARD  
AWARD WINNING DEVELOPERS | CRAYFERNHOMES.CO.UK



SUNLEY

## WELCOME HOME TO MEADOWSIDE

Tucked away down a country lane in the heart of the Sussex countryside, Meadowside is an oasis of contemporary style in a beautiful and unspoilt location, lending each of the twelve individually designed homes a genuinely unique natural outlook.

The development offers a range of beautiful, detached spacious properties to suit all lifestyles, from two and three bedroom bungalows

to four bedroom family homes. Designed and built by Crayfern Homes, Meadowside is meticulously detailed with brick, knapped flint and chalk render finishes and features like Portland Stone window heads to specific plots. All homes hark back to the rich architectural heritage that defines the picture postcard villages of West Sussex. Echoes of Georgian and Victorian style blend with clean, modern lines, creating a profound sense of place

– from the moment you arrive, you instinctively feel at home.

All twelve properties benefit from landscaped gardens that maximise the natural beauty of this delightfully secluded location. A lush, green outlook to enjoy from the cosseted comfort of these sumptuously styled dwellings. Contemporary living in complete harmony with rural seclusion...

The development offers a range of beautiful, spacious properties to suit all lifestyles, from two and three bedroom bungalows to four bedroom detached family homes.



Plots 7 – 10 affordable homes.





Just seven miles from Meadowside lies the South Downs National Park. 628 square miles of chalk hills, heavily wooded sandstone and clay vales and hills. A haven for outdoor pursuits, it is an area of truly spectacular scenery.



## LOSE YOURSELF IN THE QUINTESSENTIALLY ENGLISH CHARMS OF WEST SUSSEX

The village of Slinfold lies some four miles west of Horsham, amidst a patchwork landscape of arable and livestock farming. The source of the western River Adur, Slinfold's origins date back to the Saxon settlements of the fifth and sixth centuries, when the region was characterised by wood pastures and the heavy tree covered landscapes of the Weald.

The village's first house - at Dedisham, a mile north east of the village centre - originates from 1271. St Peter's Church, built in 1861,

stands on the site of the village's original medieval parish church and, around it, Slinfold has gradually developed over the ages.

Today, the village is a beguiling mix of Georgian and Victorian properties with scatterings of 20th century and more recent development. With its local stores, village pub and cricket ground, Slinfold is the epitome of the quintessential English village - quiet, unspoilt and imbued with a welcoming sense of community. The village has a pre-school and primary school, with excellent

private and state secondary education options at nearby Horsham.

The surrounding countryside is criss-crossed by streams, pathways and leafy lanes. Passing the end of Spring Lane, the Downs Link Bridleway follows the trackbed of the old railway line that once served the region. This 36 mile bridleway links the North Downs Way at St Martha's Hill in Surrey with the South Downs Way near Steyning, offering peaceful walks through timeless landscapes of unspoilt natural beauty.

Slinfold is the epitome of the quintessential English village - quiet, unspoilt and imbued with a welcoming sense of community.



7  
miles to  
The South Downs

28  
miles to  
Chichester City

20  
miles to  
Gatwick Airport

28  
miles to  
Goodwood Estate

4.5  
miles to  
Horsham

17  
miles to  
Guildford

## MORE TO EXPLORE AND DISCOVER...

Some seven miles from Slinfold, the South Downs is England's newest National Park. 628 square miles of chalk hills, heavily wooded sandstone, and clay vales and hills, the South Downs stretches from Winchester in the west to the white cliffs of the Seven Sisters and Beachy Head near Eastbourne. A haven for hiking, mountain biking and outdoor pursuits, it is an area of truly spectacular scenery. As a county, West Sussex offers a roll call of some of England's prettiest towns and villages, from the quaint galleries and antique shops of Petworth and the attractive town of Billingshurst, to the historic charms, further afield, of Arundel and the cathedral city of Chichester.

Just ten minutes' walk from Meadows, along Spring Lane and the Downs Link bridleway, Slinfold Golf and Country Club offers leisure and relaxation in an exclusive setting. Built in 1994, the 18 hole "thinking person's course" with its lush, manicured fairways, provides a tactical and technical challenge in beautiful surroundings. Likewise, the state-of-the-art gym and spa retreat enjoy a tranquil, leafy setting in which to restore mind, body and soul.

Horsham, the closest town of any size, lies four miles from Slinfold. Well served by national supermarket chains and host of independent shops, cafes and

restaurants, Horsham is also the closest railway station, with regular connections to London Waterloo and a journey time under 75 minutes. For travel further afield, Gatwick Airport is less than 20 miles from Slinfold, offering flights throughout the UK, Europe and beyond.

At Crayfern Homes, we select our development locations with great care. It's something of a fine art to identify sites that combine connectivity and convenience with a peaceful, relaxed quality of life. As a location, Slinfold embodies everything we look for - and more.



© The image above of Goodwood, has been kindly supplied by The Goodwood Estate.



The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature.



## PLOT ONE

Gross internal - 109m<sup>2</sup> (1172sqft) (excluding garage)

Kitchen / Dining Room - 6.22m x 4.23m (20'4" x 13'8")

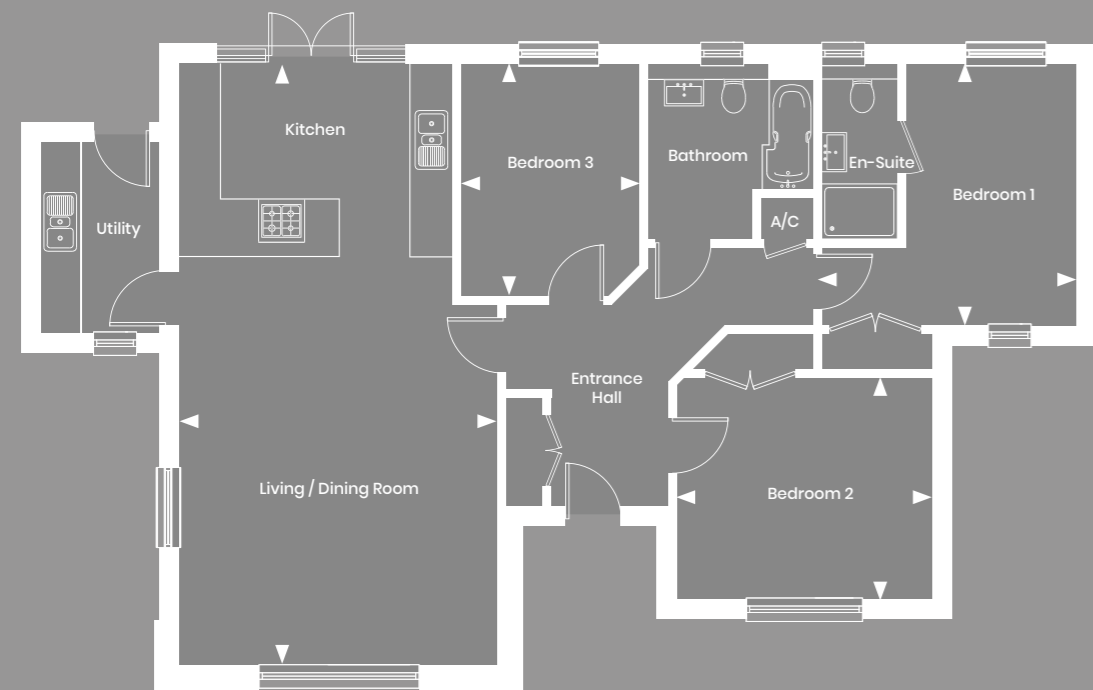
Living Room - 6.22m (max) x 4.56m (20'4" (max) x 14'9")

Bedroom 1 - 4.46m x 4.30m (14'6" x 14'1")

Bedroom 2 - 3.52m (max) x 3.24m (11'5" (max) x 10'6")

Garage - 6.0m x 5.89m (19'6" x 19'3")

All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.



## PLOT TWO

Gross internal - 113m<sup>2</sup> (1216sqft) (excluding garage)

Kitchen / Living / Dining Room - 9.33m x 4.94m (30'6" x 16'2")

Bedroom 1 - 4.05m x 3.95m (max) (13'2" x 12'9" (max))

Bedroom 2 - 3.93m x 3.45m (12'8" x 11'3")

Bedroom 3 - 3.59m x 2.80m (11'7" x 9'1")

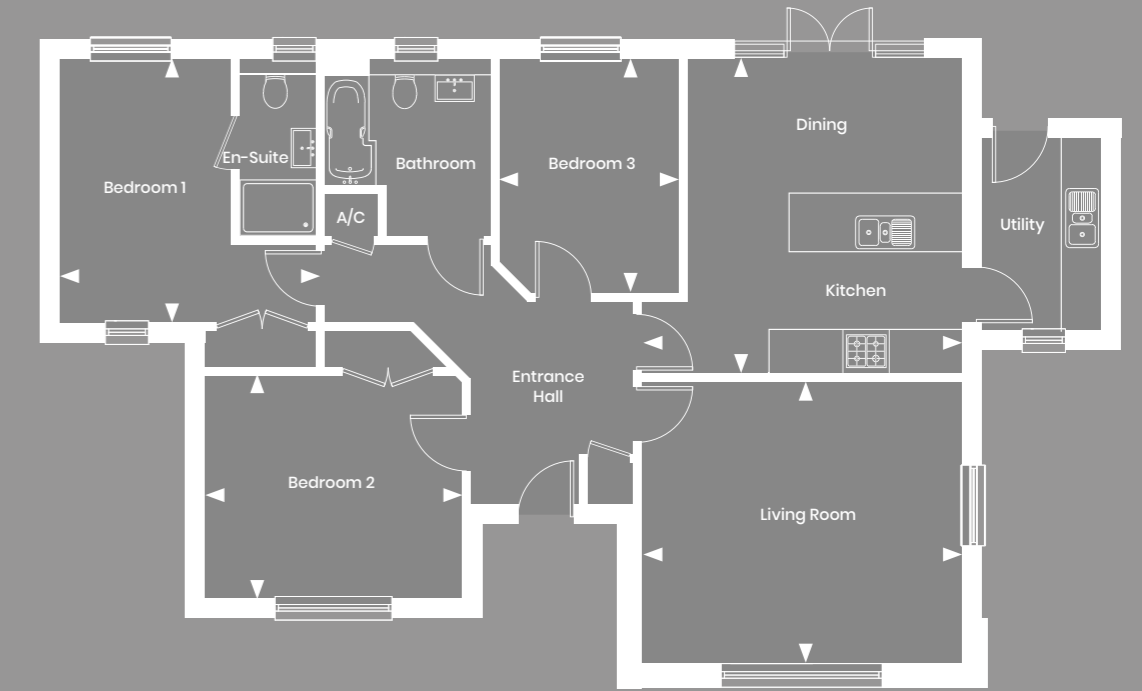
Garage - 6.0m x 5.89m (19'6" x 19'3")







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## PLOT THREE

Gross internal - 113m<sup>2</sup> (1216sqft) (excluding garage)

Kitchen / Dining - 4.95m (max) x 4.89m (16'2" (max) x 16'0")

Living Room - 4.94m x 4.37m (16'2" x 14'3")

Bedroom 1 - 4.05m x 3.95m (max) (13'2" x 12'9" (max))

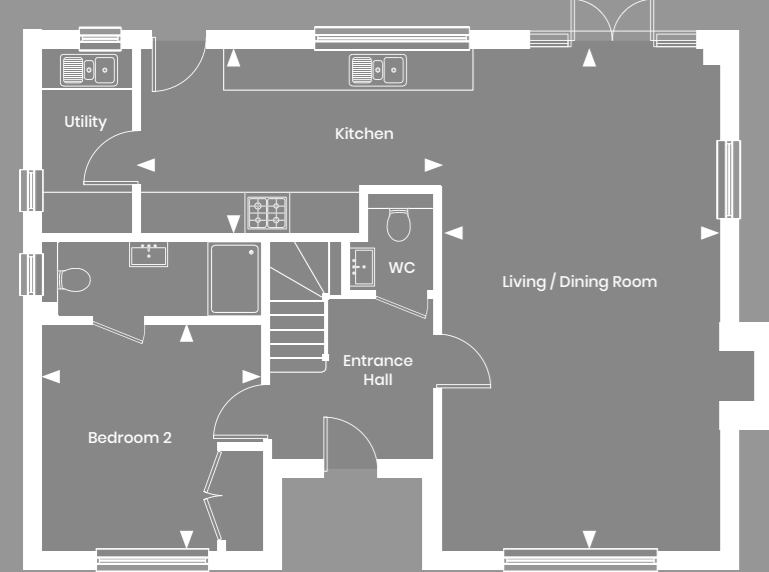
Bedroom 2 - 3.93m x 3.45m (12'8" x 11'3")

Bedroom 3 - 3.59m x 2.80m (11'7" x 9'1")

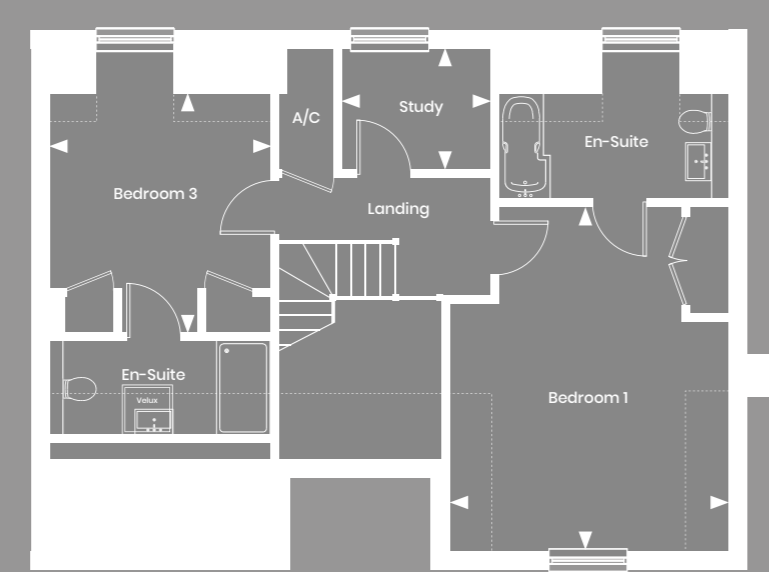
Garage - 6.0m x 5.89m (19'6" x 19'3")

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Ground Floor



First Floor



## PLOT FOUR

Gross internal - 156m<sup>2</sup> (1682sqft) (excluding garage)

### Ground Floor

Kitchen - 4.85m x 2.96m (15'9" x 9'7")  
 Living / Dining Room - 8.02m x 4.43m (26'3" x 14'5")  
 Bedroom 2 - 3.61m x 3.52m (max) (11'8" x 11'5"(max))  
 Garage - 6.0m x 5.89m (19'6" x 19'3")

### First Floor

Bedroom 1 - 5.49m (max) x 4.42m (skilling)  
 (18'0" (max) x 14'5" (skilling))  
 Bedroom 2 - 4.56m (max) x 3.52m (skilling)  
 (14'9" (max) x 11'5" (skilling))  
 Study - 2.41m x 1.93m (skilling) (7'9" x 6'3" (skilling))

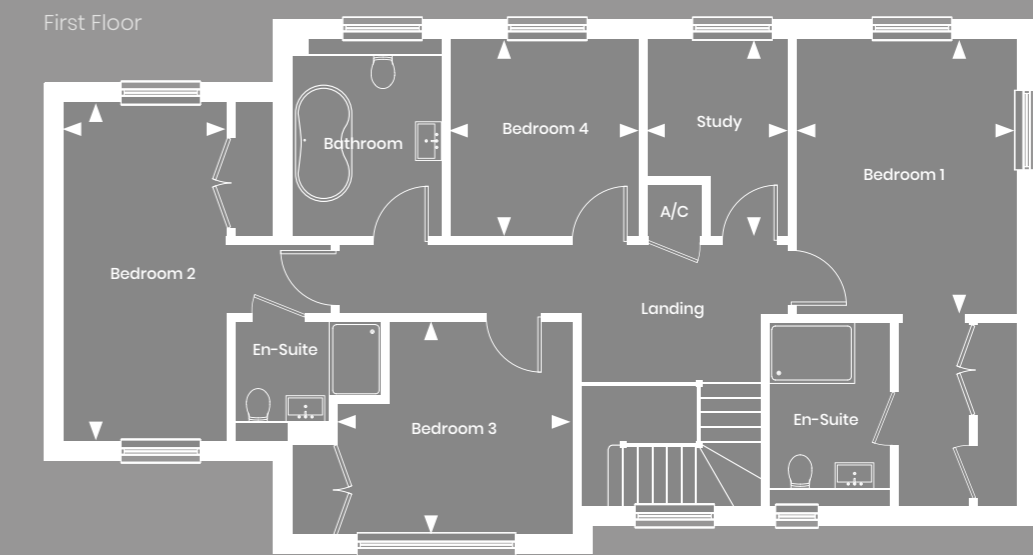
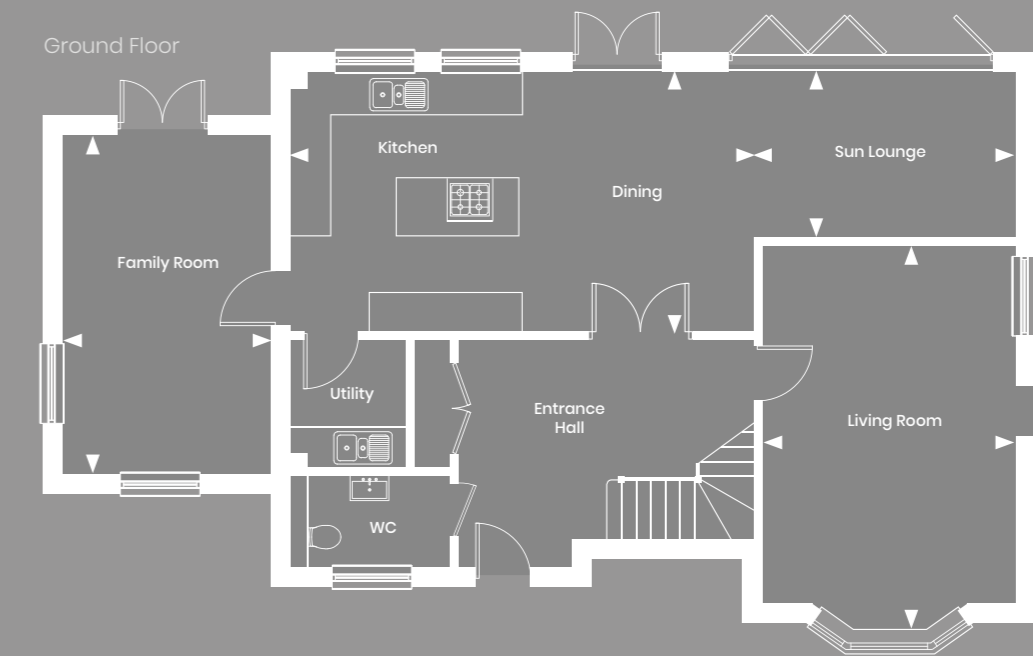


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## PLOT FIVE

Gross internal - 211m<sup>2</sup> (2271sqft)  
(excluding garage)

Ground Floor  
 Kitchen / Dining - 7.28m x 4.07m (23'8" x 13'3")  
 Sun Lounge - 4.07m x 2.59m (13'3" x 8'5")  
 Living Room - 6.04m (into bay) x 3.94m (19'8" (into bay) x 12'9")  
 Family Room - 5.28m x 3.27m (17'3" x 10'7")  
 Garage - 6.0m x 5.89m (19'6" x 19'3")

First Floor  
 Bedroom 1 - 4.30m x 3.47m (14'1" x 11'3")  
 Bedroom 2 - 5.28m x 2.56m (17'3" x 8'4")  
 Bedroom 3 - 3.68m x 3.37m (12'0" x 11'0")  
 Bedroom 4 - 3.12m x 3.02m (10'2" x 9'9")  
 Study - 3.12m x 2.27m (10'2" x 7'4")

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## PLOT SIX

Gross internal - 165m<sup>2</sup> (1778sqft) (excluding garage)

Ground Floor	First Floor
Kitchen - 4.70m x 4.01m (15'4" x 13'1")	Bedroom 1 - 4.83m x 3.54m (max) (15'8" x 11'6" (max))
Living Room - 6.18m x 4.43m (max) (20'2" x 14'5" (max))	Bedroom 2 - 4.18m (max) x 3.42m (max) (13'7" (max) x 11'2" (max))
Dining Room - 4.98m x 4.57m (max) (16'3" x 14'9" (max))	Bedroom 3 - 4.77m (max) x 3.09m (15'6" (max) x 10'1")
Garage - 6.0m x 5.89m (19'6" x 19'3")	Bedroom 4 - 3.43m (max) x 3.12m (max) (11'2" (max) x 10'2" (max))



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## PLOT ELEVEN

Gross internal - 179m<sup>2</sup> (1928sqft) (excluding garage)

Ground floor  
 Kitchen - 4.27m x 4.26m (14'0" x 14'0")  
 Dining Room - 6.83m (max) x 4.20m (22'4" (max) x 13'7")  
 Living Room - 5.84m x 3.92m (19'1" x 12'8")  
 Study - 3.71m x 2.01m (12'1" x 6'5")  
 Garage - 6.0m x 5.89m (19'6" x 19'3")

First floor  
 Bedroom 1 - 4.74m (max) x 4.27m (15'5" (max) x 14'0")  
 Bedroom 2 - 4.60m (max) x 3.76m (15'0" (max) x 12'3")  
 Bedroom 3 - 3.75m x 2.97m (12'3" x 9'7")  
 Bedroom 4 - 4.62m (max) x 2.98m (max) (15'1" (max) x 9'7" (max))

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## LOT TWELVE

Gross internal - 179m<sup>2</sup> (1928sqft) (excluding garage)

Ground Floor  
 Kitchen - 4.29m x 4.27m (14'0" x 14'0")  
 Dining Room - 6.83m (max) x 4.20m (22'4" (max) x 13'7")  
 Living Room - 5.84m x 3.92m (19'1" x 12'8")  
 Study - 3.71m x 2.01m (12'1" x 6'5")  
 Garage - 6.0m x 5.89m (19'6" x 19'3")

First Floor  
 Bedroom 1 - 4.74m (max) x 4.25m (15'5" (max) x 14'0")  
 Bedroom 2 - 4.60m (max) x 3.76m (15'0" (max) x 12'3")  
 Bedroom 3 - 3.75m x 2.97m (12'3" x 9'7")  
 Bedroom 4 - 4.62m (max) x 2.98m (max) (15'1" (max) x 9'7" (max))



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The images above are from previous Craferm Homes developments.

## HOMES THAT ARE SPECIFIED ABOVE AND BEYOND - THAT'S THE CRAYFERN DIFFERENCE

Whilst each of the twelve homes at Meadowside has been individually designed to a unique blueprint, they are united by their superlative specification.

Equipped with integrated appliances, your contemporary kitchen sets new benchmarks in luxury, functionality and design. As with all ground floor rooms, it also benefits from underfloor heating, freeing your walls from radiators and allowing you to configure your living space to suit your furnishings

and lifestyle. All bathrooms and en-suites are finished to equally exacting standards, with the opulence of Porcelanosa wall and floor tiling. Interiors have been thoughtfully designed to maximise space and light, giving bright, expansively proportioned and truly flexible accommodation throughout.

With every home we build, we set out to surpass expectations with external and internal specifications that truly set us apart – experience the difference at Meadowside.

### SPECIFICATION

#### Externals

- uPVC double glazed windows with white internal finish.
- Rear patio with outside tap (cold).
- Fence boundaries, selected plots with boundary walls.
- Block paved driveways.

#### Internals

- Contemporary white 'Mendes' doors with chrome door handles.
- Fitted wardrobes to Bedroom 1 and Bedroom 2.
- Porcelanosa floor tiling to Entrance Hall, Kitchen, Cloakroom, Bathroom and En-Suite.

#### Bathrooms and En-Suites

- Roca white contemporary sanitaryware.
- Bristan taps.
- LED down lights.
- Roca, vanity unit with storage below and mirror above to Bathroom and En-Suite (where applicable).
- Porcelanosa floor tiles.
- Porcelanosa splashback tiling to Cloakroom.
- Porcelanosa half height tiling to Bathroom and En-suite (full height in wet areas).

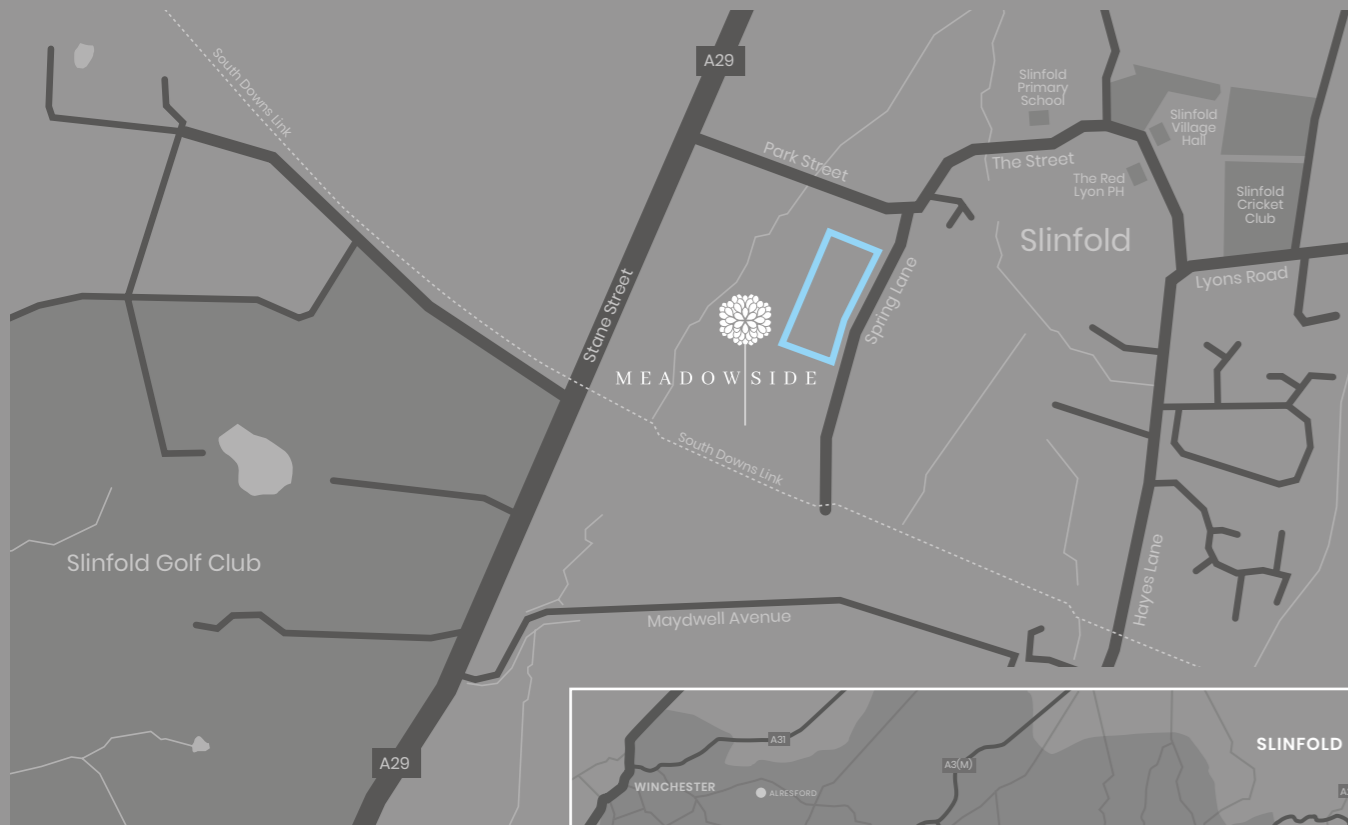
#### Kitchen

- Contemporary designed kitchens.
- 20mm quartz work surfaces.
- Integrated appliances to include Zanussi 50/50 fridge freezer, AEG induction hob, extractor fan above, integrated dishwasher, AEG single oven and single oven/microwave.
- LED under wall unit lighting.
- Plumbing and space for washing machine.
- Porcelanosa floor tiles.

#### Heating, Lighting and Electrical

- Air Sourced heat pump which operates heating and hot water.
- Underfloor heating to Ground Floor and radiators to First Floor (and Second Floor if applicable).
- Insulated to latest building regulation standards to create an energy efficient home.
- LED downlights to Cloakroom, Kitchen Area, Entrance Hall, Bathroom and En-Suite. External lights to front and rear gardens.
- Power and light points to Garages. TV points to Living Room, Kitchen (selected plots) and all Bedrooms.
- USB / power sockets to Kitchen and Bedrooms 1 & 2. CAT6 sockets to Living Room and smallest Bedroom.

A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the sales agent for details.



Satelite navigation ref: RH13 0RT



### A little bit about us...

We have worked hard for our successes and are equally proud of the fact that the Company still has a real family feel. The ethos of a 'small enough to care, large enough to compete with the best' is at the heart of the Crayfern Difference.

The Crayfern Difference is in our meticulous approach, it's in our attention to detail, and it's in our innovative use of land, materials and building methodologies. Today, whether we are designing a couple of standalone, bespoke executive homes or developing a low-density urban scheme, the Crayfern Difference remains constant - excellence as standard, which is why we have earned and have held the accolade of an A1 NHBC rating for some years.

Crayfern Homes now forms part of the Vanderbilt Homes Group and is pleased to partnership with the Sunley Group who secured Detailed Planning Permission for the Meadowside development.



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 crayfernhomes.co.uk



Crayfern Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Crayfern Homes reserves the right to change any specification of the homes at any time during the course of construction without notice.





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