



ELIVIA
— HOMES —

Elevated living by —
— DESIGN

CHESTNUT GRANGE - FELBRIDGE

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An exceptional collection of new homes set in a beautifully landscaped countryside setting on the borders of Surrey and West Sussex. Surrounded by protected woodland and Green Belt land, these exclusive homes are located just two miles from East Grinstead's main line station and five miles from the M23 so, whether you choose a two, three or four-bedroom home, you'll discover a perfect blend of commutability and village life at Chestnut Grange.



CHESTNUT GRANGE, THE PLACE TO FIND YOUR NEW HOME.



Hidden from view behind Crawley Down Road and the magnificent Evelyn Chestnuts, which line the road, Chestnut Grange presents a balanced setting for an eye-catching collection of two, three and four-bedroom homes.

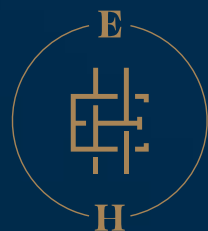
Each new home has been carefully crafted using a palette of materials to complement the natural feel of the development. Clay roof tiles and tile hangings, warm red multistock brickwork and the striking clean lines of white weatherboarding combine to create highly attractive street scenes.

Internally, these homes are equally impressive with light-filled, open-plan living spaces, contemporary kitchens and elegant bathrooms and en suites*. Each home is provided driveway/garaging or allocated parking, the latter includes the addition of a garden cycle store**. Houses at Chestnut Grange each enjoy a paved terrace and private garden.

Whether you're looking for your first home, a spacious house for your family or a stylish, energy-efficient later living home, the choice of apartments, terraced, semi-detached and detached homes, are all finished to Elivia Homes' exacting standards.



Above: Computer generated artist's impression, indicative only. This streetscene from right to left presents number 14 to 17 & 35, 54 & 53.
*Most homes have en suites. See floor plans for details. **Private garden and cycle store not included with apartments.



These new homes may be stylish and luxurious, with a wealth of kerb appeal, but one of the joys of living at Chestnut Grange is being able to experience the pleasure of having nature and wildlife habitats on the doorstep.

Mature trees, including the ancient woodland on the southern boundary, have been retained and new Beech, Oak and Chestnut trees have been planted.

New and existing native hedgerow, underplanted with meadow flowers, provides a wildlife corridor on the fringes of the development.

A gravel footpath makes it easy to focus your attention on the Tussock and wet wildflower meadow areas created within the abundant green space. Younger residents have a designated play area to keep them entertained, whilst the bench seating will be appreciated by anyone picnicking with family and friends, relaxing in the sun, or socialising with neighbours in this 'park' inspired setting.

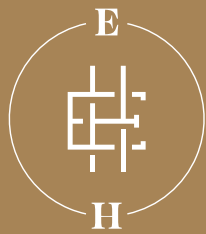
Above: Computer generated artist's impression, indicative only. This streetscene from right to left presents number 21 to 27.

- 2-bedroom apartments
70.1 Sq m / 755 Sq ft
- 2-bedroom apartments
75.1 Sq m / 808 Sq ft
- 2-bedroom terrace and semi-detached houses
71 Sq m / 764 Sq ft
- 3-bedroom detached house
92 Sq m / 990 Sq ft
- 3-bedroom semi-detached houses
93 Sq m / 1,000 Sq ft
- 3-bedroom semi-detached houses
96.5 Sq m / 1,038 Sq ft
- 3-bedroom detached houses
111 Sq m / 1,195 Sq ft
- 4-bedroom detached houses
142.2 Sq m / 1,530 Sq ft
- 4-bedroom detached house
143.5 Sq m / 1,545 Sq ft
- Undercroft Parking
- Home Entrance

CHESTNUT GRANGE - FELBRIDGE



Site plan is not to scale. Elivia Homes reserve the right to change specification during the course of construction.



HEATING, ELECTRICAL & LIGHTING

- Underfloor heating to the ground floors
- Energy efficient gas-fired heating with mains pressure hot water system and central programmer
- Wall mounted radiators
- LED down lights in the kitchen, bathroom, utility, en suites and cloakroom
- Pendant lighting in all other rooms
- External, weatherproof power socket
- Facility for future wireless alarm system
- Carbon monoxide detector
- Mains fed smoke detector alarm with battery back up fitted to hall and landing
- Mains fed heat detector alarm

FINISHING DETAILS

- Painted five-panel internal doors with chrome finish door furniture
- Closed-tread, white-painted, staircase with hard-wood hand rail
- Painted, three stepped architrave and skirting boards

PARKING, STORAGE & SECURITY

- Single / double garages or covered parking where applicable
- Additional private driveway parking or allocated spaces where applicable
- Double power sockets and strip lighting to those homes with garages

EXTERNAL

- Landscaped frontage to all homes
- Lawned rear garden with close board fencing
- Wall mounted external water tap

KITCHEN

- Shaker style kitchens incorporating Quartz worktops and splash backs
- Electric, double, stainless steel oven
- 4-burner gas hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer*
- Stainless steel 1½ bowl sink with chrome mixer tap

BATHROOM, EN SUITES AND CLOAKROOM

- Modern styled bathrooms and en suites with chrome fixings and white sanitary ware
- Semi pedestal basins with chrome mixer taps
- Close coupled WC with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles in selected areas, edges trimmed in flat chrome
- Shaver socket
- Karndean flooring

MEDIA & CONNECTIVITY

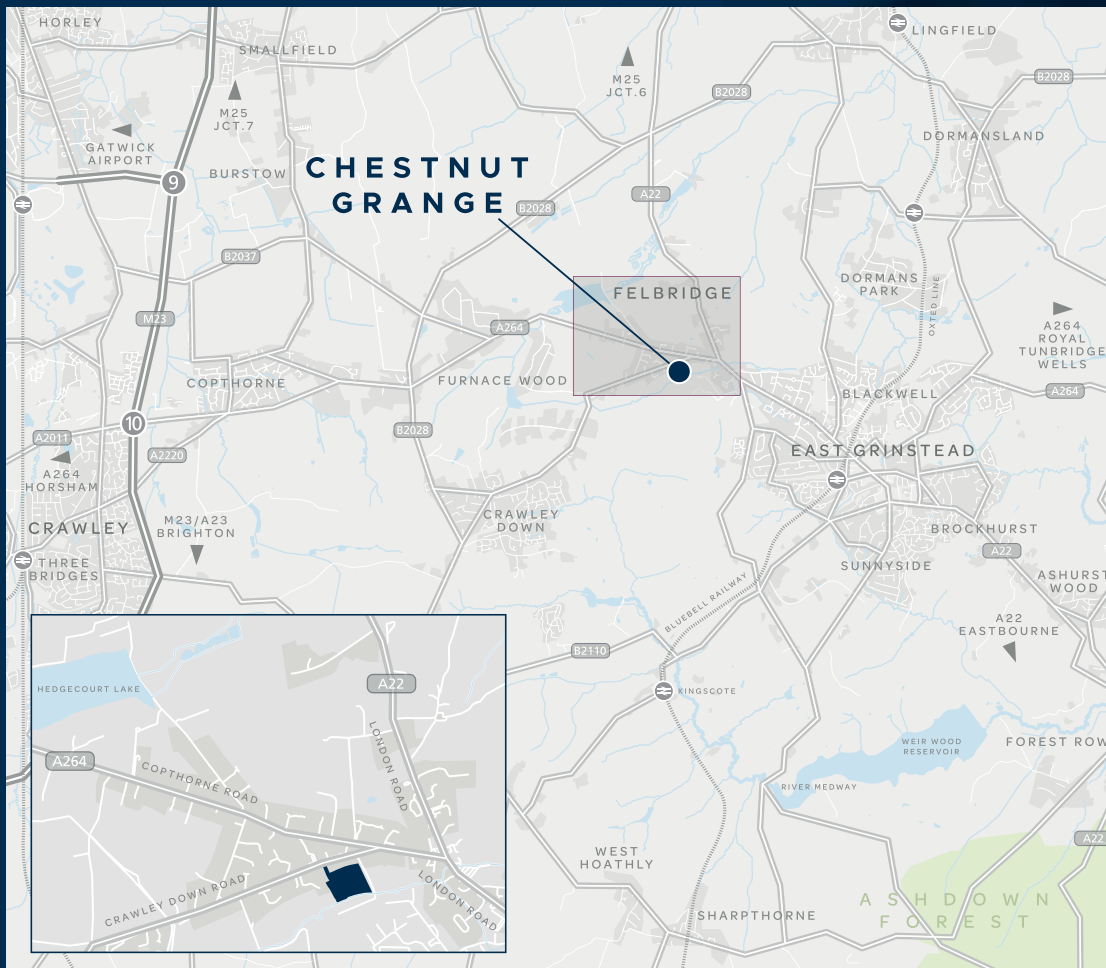
- Living rooms pre-wired for Sky Q
- TV points in all bedrooms
- Telephone points in living room, hallway and master bedroom
- Power socket USB charger point in the kitchen, living room and master bedroom
- Fibre BT connection to the property (homeowner to arrange connection with the fibre provider)

* Not included where there is a utility room.



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CHESTNUT GRANGE, OFF CRAWLEY DOWN ROAD, FELBRIDGE, SURREY RH19 2NT



Map not to scale.

01342 895871

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ELIVIA HOMES CENTRAL, APOLLO HOUSE, MERCURY PARK, WYCOMBE LANE, WOOBURN GREEN, BUCKS, HP10 0HH

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No.12 & 13 AT CHESTNUT GRANGE

Two bedroom apartments, each with allocated parking, one of which is undercroft.

The apartments feature an open-plan kitchen / living / dining area, whilst the master bedroom has an en suite shower room.



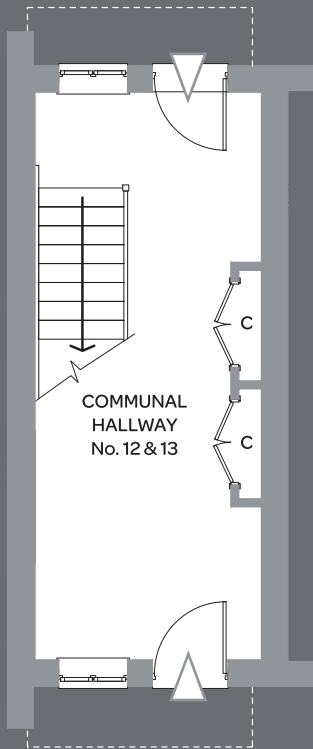
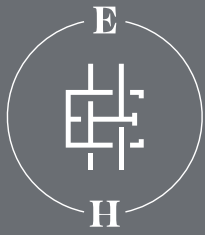
 Homes represented by above image



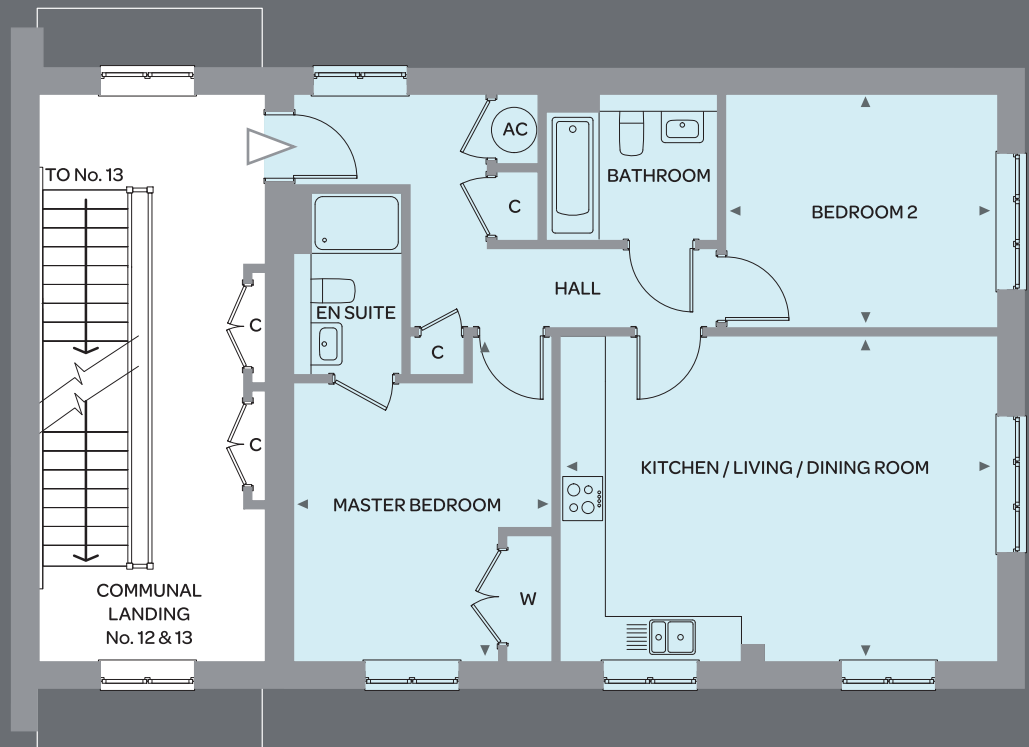
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APPROX. INTERNAL AREA: 70.1 SQ M / 755 SQ FT

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GROUND FLOOR



FIRST FLOOR

Plans represent No.12 on the first floor.
No.13 is a similar second floor apartment.

Kitchen / Living / Dining Room	5.79m x 4.31m	19'0" x 14'2"
Master Bedroom	4.31m x 3.42m	14'2" x 11'3"
Bedroom 2	3.60m x 3.09m	11'10" x 10'2"

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No.14, 18 & 38 AT CHESTNUT GRANGE

Two bedroom apartments, each with allocated undercroft parking. The apartments feature a private ground floor entrance with separate storage cupboard and an open-plan kitchen / living / dining area on the first floor.



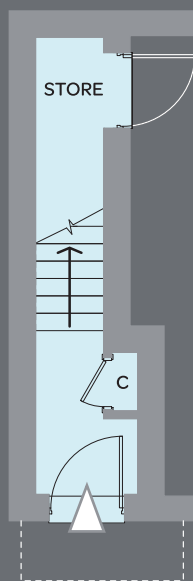
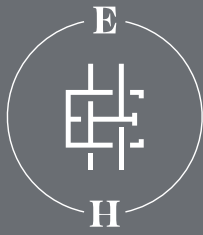
● Home represented by above image ● Similar internal layout



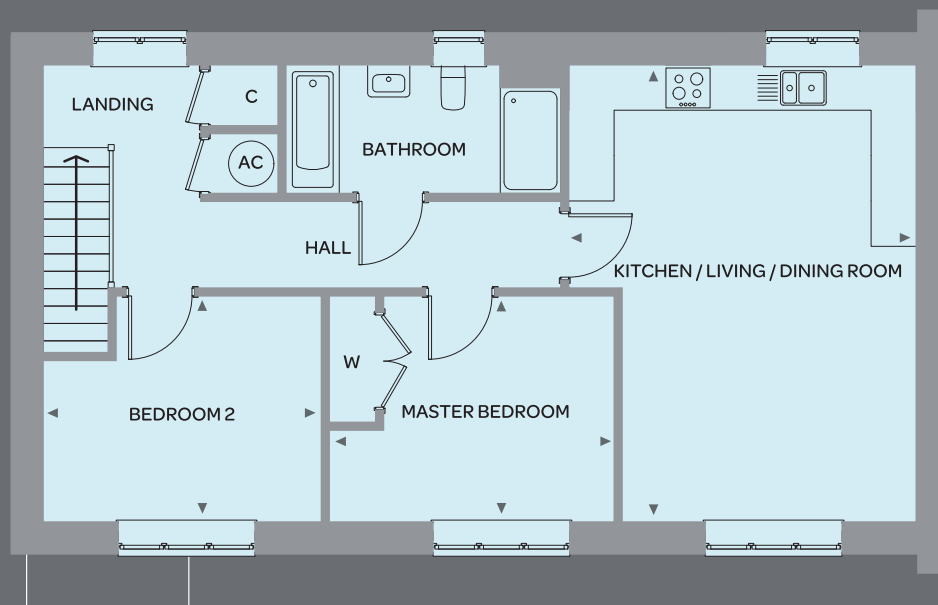
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APPROX. INTERNAL AREA: 75.1 SQ M / 808 SQ FT

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GROUND FLOOR



FIRST FLOOR

Plans represent No.14 & 18.
No.38 has a mirrored layout.

Kitchen / Living / Dining Room	6.04m x 4.59m	19'10" x 15'1"
Master Bedroom	3.77m x 2.99m	12'4" x 9'10"
Bedroom 2	3.68m x 2.99m	12'1" x 9'10"

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External style & roof design varies across the homes listed below.
Please contact the sales team for details.

No.19, 30 TO 33, 35 TO 37 & 45 TO 48 AT CHESTNUT GRANGE

Two bedroom terrace and semi-detached houses, each with allocated parking. Arranged over two storeys, the homes feature an open-plan living / dining room and kitchen, which opens onto a private terrace / garden.



Home represented by above image



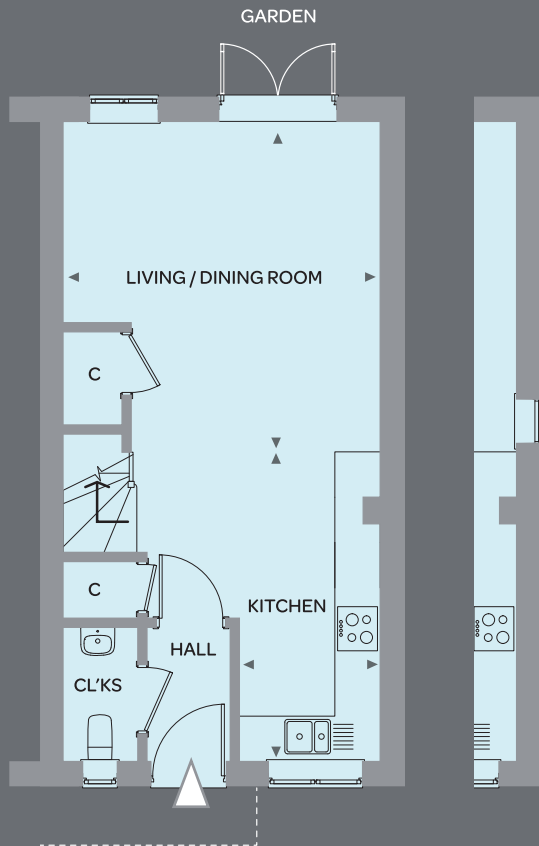
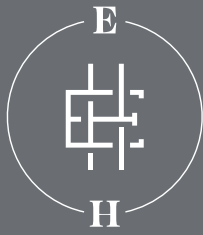
Similar internal layout



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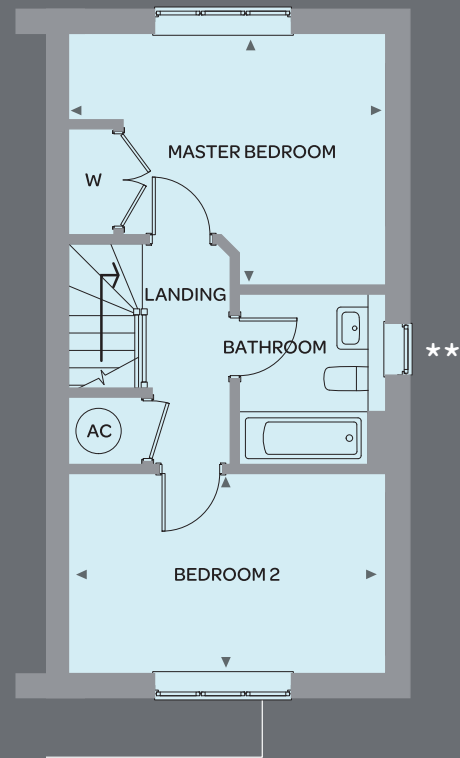
APPROX. INTERNAL AREA: 71 SQ M / 764 SQ FT

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GROUND FLOOR

* No.19 has a window to the side elevation.



FIRST FLOOR

** No.36 & 37 do not have a bathroom window.

Plans represent No.30, 32, 46 & 48.
No.19, 31, 33, 35 to 37, 45 & 47 have a mirrored layout.

Kitchen	4.09m x 1.86m	13'5" x 6'1"
Living / Dining Room	4.37m x 4.19m	14'4" x 13'9"

Master Bedroom	4.19m x 3.33m	13'9" x 11'3"
Bedroom 2	4.19m x 2.64m	13'9" x 8'8"

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External style varies across the homes listed below.
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NO. 22 TO 27, 29, 34, 42, 49 & 52 AT CHESTNUT GRANGE

Three bedroom semi-detached houses,
each with either driveway & garage parking
or allocated parking and cycle store.
Arranged over two storeys, the homes feature a
large kitchen / dining area, which opens onto a
private terrace / garden. The living room features
a bay window, whilst the master bedroom has
an en suite shower room.



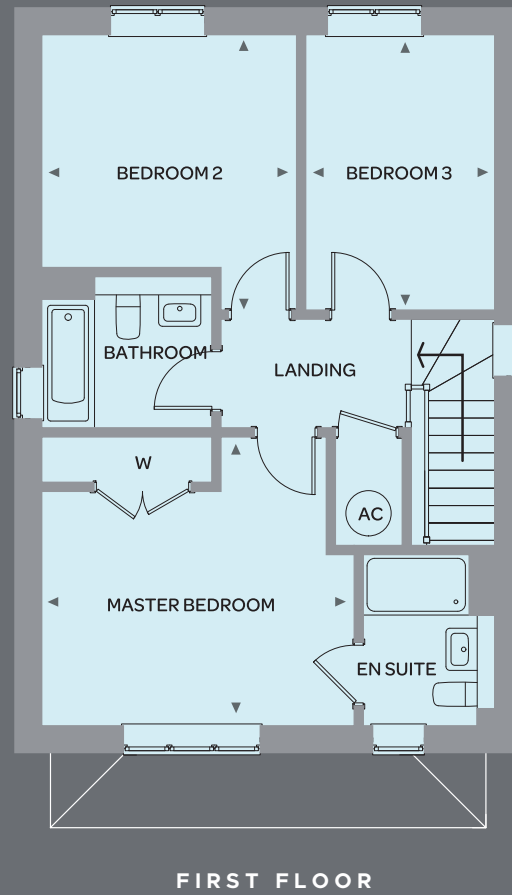
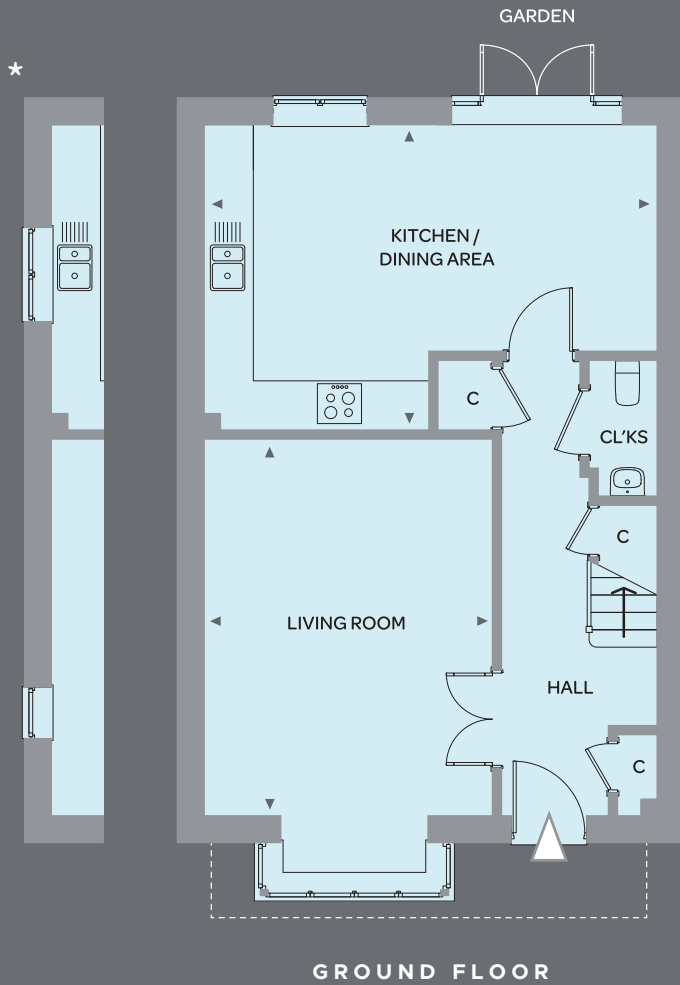
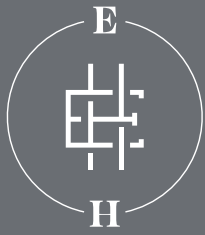
● Home represented by above image ● Similar internal layout



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APPROX. INTERNAL AREA: 111 SQ M / 1,195 SQ FT

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* No.29 & 34 have windows to the side elevation.

Plans represent No.22 to 27, 34, 42, 49 & 52.
No.29 has a mirrored layout.

Kitchen / Dining Area	5.99m x 4.04m	19'8" x 13'3"
Living Room	4.98m x 3.81m	16'4" x 12'6"

Master Bedroom	4.13m x 3.82m	13'7" x 12'7"
Bedroom 2	3.64m x 3.37m	11'11" x 11'1"
Bedroom 3	3.64m x 2.50m	11'11" x 8'2"

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External style varies across the homes listed below.
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No.1, 20, 21, 41, 43 & 44 AT CHESTNUT GRANGE

Four bedroom detached houses,
each with driveway & garage parking.
Arranged over two storeys, the homes feature
a large open-plan family / kitchen / dining area,
which opens onto a private terrace / garden.
Each home includes a utility and study, living room
with dual-aspect, whilst the master bedroom
has an en suite shower room.

APPROX. INTERNAL AREA: 142.2 SQ M / 1,530 SQ FT



Home represented by above image

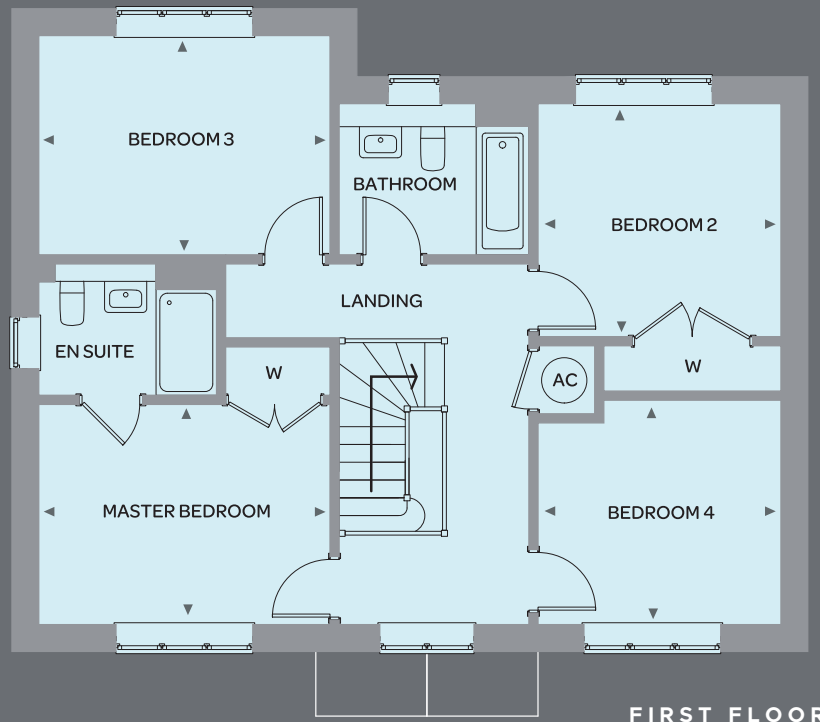
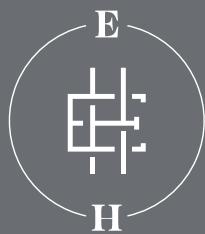


Similar internal layout



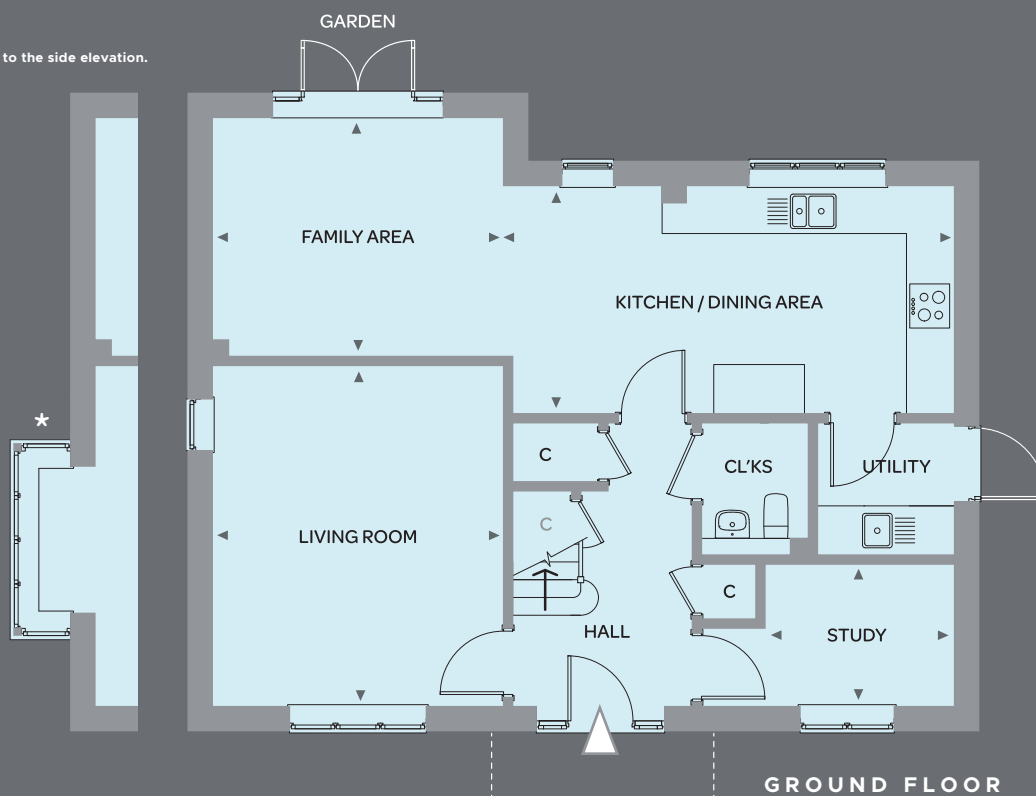
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FIRST FLOOR

* No.1 has a bay window to the side elevation.



GROUND FLOOR

Plans represent No.21 & 41.
No.1, 20, 43 & 44 have a mirrored layout.

Kitchen / Dining Area 5.84m x 3.02m
Family Area 3.85m x 3.16m
Living Room 4.51m x 3.85m
Study 2.51m x 1.88m

19'2" x 9'11"
12'8" x 10'4"
14'10" x 12'8"
14'9" x 11'11"

Master Bedroom 3.85m x 2.91m
Bedroom 2 3.10m x 3.21m
Bedroom 3 3.85m x 2.90m
Bedroom 4 3.53m x 2.97m

12'8" x 9'7"
10'2" x 10'6"
12'8" x 9'6"
11'7" x 9'9"

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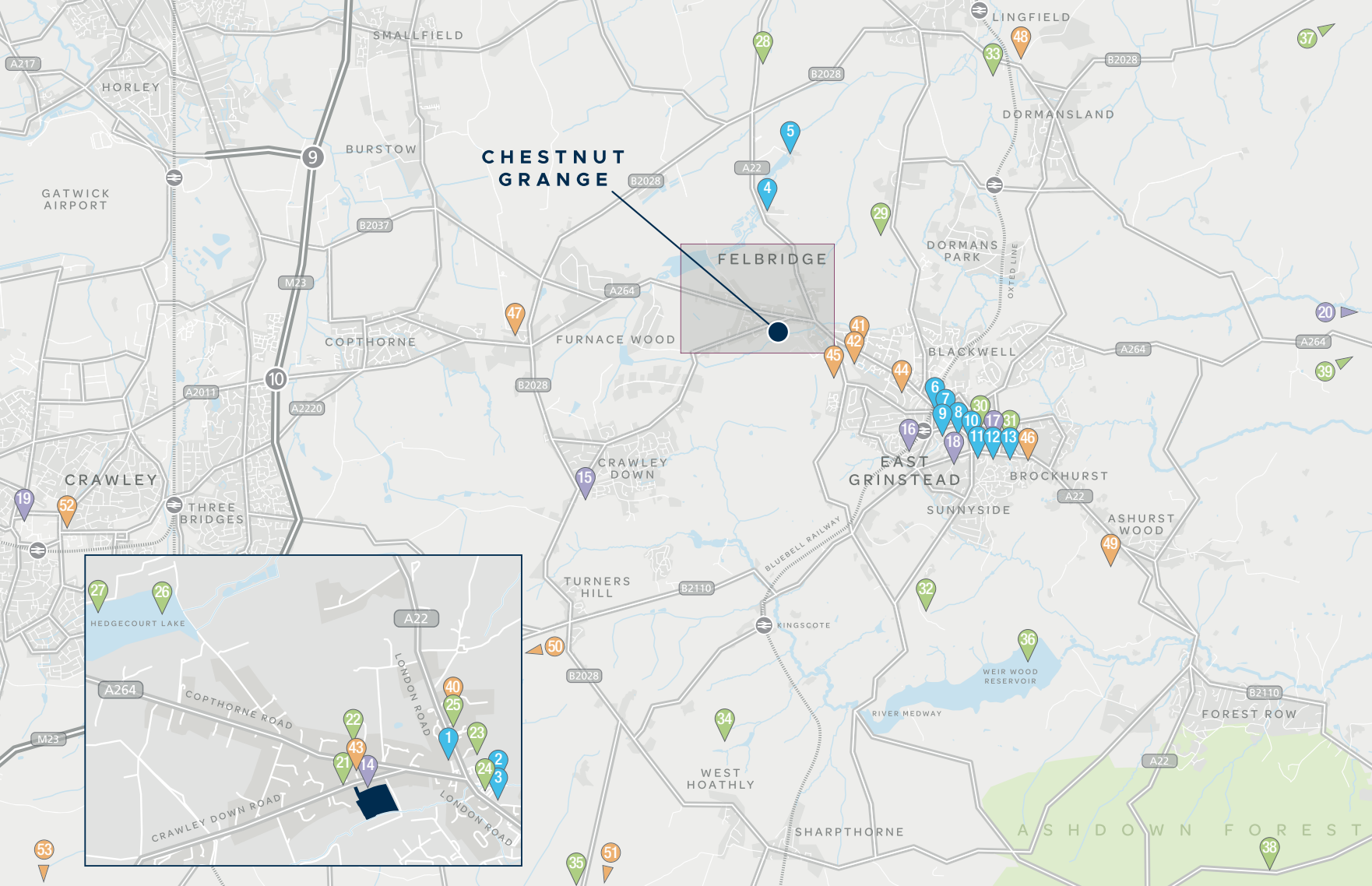
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BEYOND
CHESTNUT
GRANGE

MAKING ALL THE
RIGHT CONNECTIONS

CHESTNUT GRANGE - FELBRIDGE

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FELBRIDGE.
RELAX INTO VILLAGE
LIFE ON THE
SURREY-SUSSEX
BORDERS.

Fringed by open countryside, Felbridge offers a rural lifestyle, a wonderful sense of community and a wealth of local activities. This is a village in the best English tradition, with a local shop, Victorian church and Grade II Listed primary school, founded in 1783 by James Evelyn, whose family planted the avenues of Chestnut trees.

From walking, fishing or sailing at Hedgecourt Lake & Nature Reserve to enjoying a day's racing at Lingfield Park, there's always plenty to do. Living here, you'll have tennis, bowling, football and cricket clubs on hand, along with a village hall providing a host of activities. Nearby Chartham Park Golf & Country Club also has a swimming pool and gym.

After working out, there's nowhere better to relax than the Chakra Spa at the Crowne Plaza - also home to the Qube Bar and Bay Tree Restaurant.

A choice of local pubs serve traditional or Asian-inspired cuisine, with seasonal fare on offer at The Wiremill Lakeside Pub & Inn.

East Grinstead, just two miles away, has even more to offer including a vibrant shopping centre, a cinema, theatre and arts centre. When you're heading further afield, mainline stations at East Grinstead and Three Bridges at Crawley make commuting easy.



SOCIALISING & DINING			LEISURE & INTEREST			EDUCATION		
1	The Star Inn	8 mins -	21	Felbridge Village Hall	1 mins -	<i>Nurseries & Pre-Schools:</i>		
2	The Qube Bar, Crowne Plaza	10 mins -	22	Felbridge Show Ground	8 mins -	40	Humpty Dumpty Pre - Sch.	12 mins -
3	The Bay Tree Restaurant, Crowne Plaza	10 mins -	23	Felbridge & Sunnyside Cricket Club	8 mins -	41	Tiny Tigers	16 mins -
4	Gurkha Rest. at The Woodcock Inn	- 6 mins	24	Chakra Spa	10 mins -	42	Fledglings Day Nursery & Pre - Sch.	16 mins -
5	Wiremill Lakeside Pub & Inn	- 9 mins	25	Church of St John the Divine, Felbridge	11 mins -	<i>Primary Schools:</i>		
6	La Farola Tapas Bar	- 10 mins	26	Hedgecourt Lake & Nature Reserve	- 5 mins	43	Felbridge Primary Sch.	2 mins -
7	Restaurant 186	- 12 mins	27	Crawley Mariners Yacht Club	- 5 mins	44	Halsford Park Primary Sch.	- 8 mins
8	Paglia e Fieno	- 12 mins	28	British Wildlife Centre	- 9 mins	<i>Secondary Schools :</i>		
9	Thai Siam	- 12 mins	29	Chartham Park Golf & Country Club	- 12 mins	45	Imberhorne Sch.	17 mins -
10	London Rd. Bar & Grill	- 14 mins	30	Scott Cinema, East Grinstead	- 14 mins	46	Sackville Sch.	- 14 mins
11	Prezzo Italian Restaurant	- 14 mins	31	Chequer Mead Theatre	- 14 mins	<i>Independent Schools:</i>		
12	The Tasting Rooms Wine Lounge	- 16 mins	32	Standen House National Trust	- 16 mins	47	Copthorne Prep Sch.	- 8 mins
13	Nizam Bar & Restaurant	- 16 mins	33	Lingfield Park Racecourse	- 16 mins	48	Lingfield College	- 16 mins
			34	Gravetye Manor, East Grinstead	- 18 mins	49	Brambletye Sch.	- 18 mins
			35	Wakehurst Place, National Trust	- 18 mins	50	Worth Sch.	- 18 mins
			36	Weir Wood Reservoir & Nature Reserve	- 22 mins	51	Ardingly College	- 22 mins
			37	Hever Castle & Gardens	- 30 mins	<i>Higher Education:</i>		
			38	Ashdown Forest	- 26 mins	52	Crawley College	- 20 mins
			39	Penshurst Place & Gardens	- 40 mins	53	University of Sussex, Brighton	- 45 mins
SHOPPING & RETAIL								
14	The Felbridge Village Store	1 min -						
15	Grange Farm Shop	- 8 mins						
16	Sainsbury's, East Grinstead	- 14 mins						
17	East Grinstead High Street	- 14 mins						
18	Waitrose, East Grinstead	- 16 mins						
19	Crawley High Street	- 20 mins						
20	The Pantiles, Royal Tunbridge Wells	- 45 mins						



MAKE YOUR CONNECTIONS WITH EASE



East Grinstead Station
2 MILES / 14 MINS



Lingfield
7 MINS



East Croydon
39 MINS



Clapham Junction
49 MINS



London Bridge
55 MINS



London Victoria
56 MINS



St Pancras International
70 MINS



Three Bridges Station
6 MILES / 18 MINS



Gatwick Airport
4 MINS



East Croydon
20 MINS



Brighton
28 MINS



Clapham Junction
29 MINS



London Bridge
35 MINS



London Victoria
38 MINS



St Pancras International
50 MINS



Steam engine running on the Bluebell Railway from East Grinstead.



OTHER DESTINATIONS

East Grinstead town centre	2 miles	10 mins
The M23, junction 10	5 miles	12 mins
London Gatwick	8 miles	18 mins
Haywards Heath	12 miles	35 mins
Horsham	17 miles	40 mins
Royal Tunbridge Wells	15 miles	45 mins
Brighton	30 miles	65 mins
Guildford	40 miles	65 mins
London Heathrow (Term. 3)	49 miles	70 mins

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Midway between London and Brighton, Felbridge is perfectly placed for exploring Surrey, Sussex and Kent. The village is set at the junction of the A22 London-Eastbourne route and the A264, which provides easy access to Tunbridge Wells and junction 10 of the M23, which links to the M25.

The mainline railway stations at East Grinstead and Three Bridges in Crawley offer regular services to London Bridge and Victoria station. The Bluebell Railway heritage line runs from East Grinstead and travels 11 miles through picturesque Sussex countryside. For international destinations, London Gatwick airport is less than 10 miles away.