



THE
BUXSHALLS

LINDFIELD RH16

THE SITE

SURROUNDED BY GREENERY & AWASH WITH MODERNITY

Nestled in the West Sussex countryside, just outside of the picturesque village of Lindfield, the Buxshalls Estate has created a truly unique community of residences.

A blend of period restorations and new build properties, there are an array of one-, two-, three-, four- and five-bedroom residences available – ranging from three-storey houses to lateral apartments and bungalows. All of which have had the same unwavering attention-to-detail lavished on them.

THE BUXSHALLS ESTATE, LINDFIELD,
HAYWARDS HEATH RH16 2QY

THE HISTORY

A RICH HISTORY THAT'S BEEN IMMACULATELY REIMAGINED

The Manor House, known as Buxshalls, was built in 1825 in an Italianate style by William Jolland. Restoring it to its former glory, this impressive building is now a collection of superbly finished houses and apartments which offer a perfect blend of period character and modern luxury.

Constructed from stone quarried on-site, a number of the original outbuildings have also been similarly reimagined into elegant abodes. The remainder of the estate then consists of new build homes, which champion the traditional craftsmanship that's showcased elsewhere.

Images courtesy of Lindfield History Project Group









LOCAL AREA

PICTURE PERFECT IN EVERY SENSE

With waterfowl gliding across its tranquil pond, a historic church dating back to 1098 and a beautiful high street, lined with traditional pubs and independent boutiques, Lindfield is the epitome of an English village.

To put this into context, it's won the '*best kept village in Sussex*' award so many times, it was persuaded to stop entering to give others a chance.

For all its quaintness however, it has everything you could ask for.

In fact, in terms of the breadth of amenities, sense of community and lifestyle it offers, it perfectly bridges the gap between village and town. Perhaps that's why the Sunday Times named it as one the best places to live 2023.





RETAIL

- | | |
|------------------------|---------------------------------|
| 1. Doodie Stark | 7. James Kieron |
| 2. Happy Feet Boutique | 8. Flowercraft Lindfield |
| 3. Tufnells | 9. Cottenham's of Lindfield |
| 4. South Downs Cellars | 10. The Penny Black Barber Shop |
| 5. Lindfield Galleries | |
| 6. Kell & Collins | |

FOOD + DRINK

- | | |
|------------------------------|-------------------------------------|
| 11. Somers Vintage Tea Rooms | 17. The Stand Up Inn |
| 12. Paul's Greengrocers | 18. Tamasha Lindfield |
| 13. Cloughs Deli | 19. Limes Thai Kitchen |
| 14. Slake | 20. That's Amore Italian Restaurant |
| 15. Lindfield Coffee Works | 21. Sainsbury's |
| 16. The Witch Inn | 22. Waitrose & Partners |
| | 23. Co-op |

AMENITIES

- | | |
|-------------------------------|---|
| 24. Haywards Heath Golf Club | 30. Lindfield Tennis Club |
| 25. Lindfield Pond | 31. Blackthorns Community Primary Academy |
| 26. All Saints Church | 32. Haywards Heath Train Station |
| 27. Abbotts Pharmacy | 33. Cuckfield Golf Centre |
| 28. Post Office | 34. Lindfield Golf Club |
| 29. Oathall Community College | |

RETAIL

HERE, POPPING TO THE LOCAL SHOPS IS A RETAIL EXPERIENCE



While many high streets are shadows of their former selves, Lindfield high street is positively thriving – proudly flying the flag for the importance of independent retailers in maintaining an area's sense of place.

You'll find a Sainsbury's and Waitrose in nearby Haywards Heath, but you can easily get all your groceries in the village. Between them, Cottenham's Butchers, Truffles Bakers, Paul's Greengrocers, Cloughs Deli and South Downs Cellars can cater to any occasion.

For non-essentials, Hayward Heath's Orchard Centre is packed with well-known brands. For something a bit more unique though, simply pop to the village. Lindfield boasts an array of boutiques offering home interiors, gifts, traditional toys, women's fashion and even Persian rugs.

FOOD + DRINK

A HEALTHY PORTION OF THE VERY BEST OF SUSSEX



As you'd expect, the heart of Lindfield is the village pub. There are plenty to pick from too. The Bent Inn. The Stand Up Inn. The Red Lion. The Witch Inn. Which one is the best is hard to say. So settle in, enjoy a local tittle and decide for yourself.



There are plenty of other options in the surrounding area too, including The Rose and Crown in Cuckfield, which is renowned for its food. If you're in the mood for a something other than a pub, you're also ably catered to.



Close to home you have That's Amore, Limes Thai Kitchen and Tamasha Lindfield, offering tastes of the old country, Thailand and India respectively. Or you could try Slake, Lindfield Coffee Works or Somers Vintage Tea Rooms for the very best in caffeine and scones.



OUTDOOR LIFE

WHERE THE GREAT OUTDOORS IS DISTINCTLY GREATER



Perfectly located at the southern tip of the High Weald Area of Outstanding Natural Beauty, Lindfield is surrounded by rolling countryside and woods. The only thing equally abundant is the number of ways you can enjoy it.

Walkers are spoilt for choice with a host of footpaths linked to the Buxshalls Estate and around the village. Ashdown Forest is a short drive away. As are Wakehurst Gardens, Borde Hill and two of Sussex's finest vineyards, Bolney Wine Estate and Bluebell Vineyard Estate.

Ardingly Reservoir puts an array of watersports at your disposal. There are a number of equestrian centres and stables close by too. The same goes for golf clubs. Alternatively if you prefer to take in the countryside on two wheels, the area's lanes are a cyclist's dream.



EDUCATION

LOOKING AFTER LINDFIELD'S FUTURE GENERATIONS

Popular with families of all ages thanks to the quality of life this corner of Sussex affords, it's no surprise that Lindfield's schools are held in high esteem. It also has a number of well regarded nursery settings for younger ones.

The village itself boasts two state primary schools, Lindfield Primary Academy and Blackthorns, both of which are rated 'Outstanding' by Ofsted, and a state secondary, Oathall Community College, which is rated 'Good'.

Complementing these, there are a number independent options for all ages that are readily accessible. Just 2.5 miles away, Ardingly College is the nearest, but Great Walstead Prep, Hurstpierpoint College, Cumnor House and Worth College all come highly recommended.



TRANSPORT

A MORE CONNECTED APPROACH TO COUNTRY LIVING



While idyllic in its location, you can rest assured that civilisation is easy to avail when the need arises. Your road connectivity puts the M23, M25, a variety of neighbouring towns and the south coast within easy reach. Gatwick is also moments away for trips to more exotic shores.

You're similarly well served by rail. For work or pleasure, Haywards Heath station (2.8 miles*) has regular direct services to London Victoria and London Bridge – taking as little as 43 and 45 minutes respectively.^

RAIL ^

Gatwick – From 11 mins
Brighton – From 14 mins
London Victoria – From 43 mins
London Bridge – From 45 mins
London Blackfriars – From 50 mins
London St Pancras – From 59 mins

TOWNS *

Lindfield – 1.0 mile
Haywards Heath – 3.3 miles
East Grinstead – 9.3 miles
Lewes – 13.3 miles
Crowborough – 14.6 miles
Horsham – 15.1 miles

AIRPORTS *

Gatwick – 13.5 miles
Heathrow – 50.5 miles

MOTORWAYS *

M23 – 9.9 miles
M25 (Junction 7) – 19.8 miles

*[google.com/maps](https://www.google.com/maps), ^[trainline.com](https://www.trainline.com)





All furnishings digitally staged



All furnishings digitally staged



All furnishings digitally staged



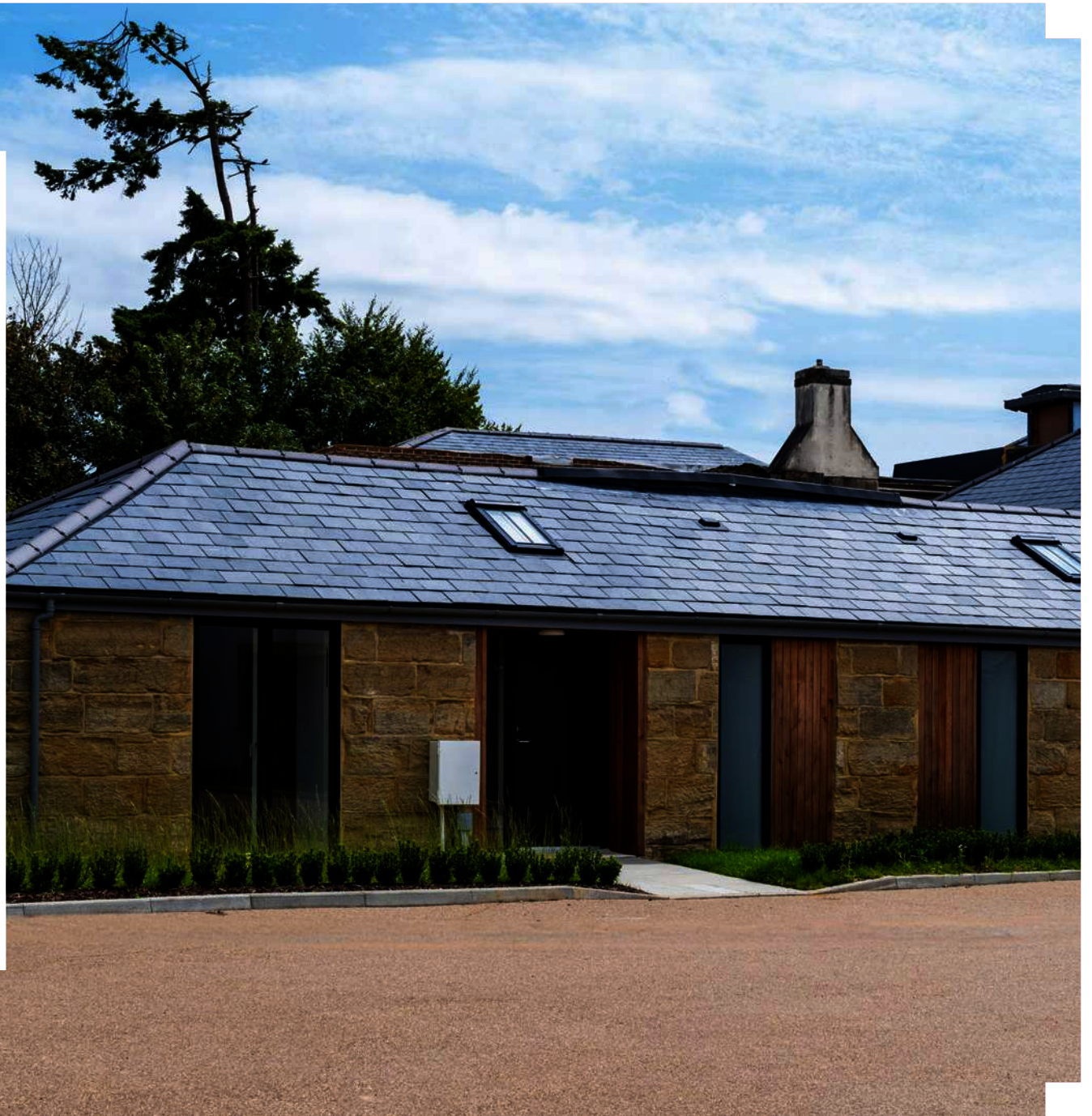
All furnishings digitally staged

FLOORPLANS

THE
COURTYARD
NO. 1-4

Built from stone which was quarried on-site, these homes were formerly stables and a blacksmith's workshop.

Today, they're less equine, but still of a tremendous pedigree. Immaculately finished to offer the best of modern design, their innate character still shines through.





THE COURTYARD

NO. ONE + TWO



NO. 1 DIMENSIONS

KITCHEN / LIVING / DINING	4.2m x 5.2m	13' 9" x 17' 1"
BEDROOM	3.4m x 3.6m	11' 2" x 11' 10"
FLOOR AREA	45sqm	484sqft

NO. 2 DIMENSIONS

KITCHEN / LIVING / DINING	4.2m x 5.2m	13' 9" x 17' 1"
BEDROOM	3.5m x 3.6m	11' 6" x 11' 10"
FLOOR AREA	45sqm	484sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Wardrobe, bathroom and kitchen layouts are indicative and subject to change.



THE COURTYARD

NO. THREE + FOUR



NO. 3 DIMENSIONS

KITCHEN / LIVING / DINING	7.8m x 4.5m	25' 7" x 14' 9"
BEDROOM 1	3.4m x 3.5m	11' 2" x 11' 6"
BEDROOM 2	2.5m x 2.3m	8' 2" x 7' 7"
FLOOR AREA	78sqm	840sqft

NO. 4 DIMENSIONS

KITCHEN / LIVING / DINING	6.0m x 3.5m	19' 8" x 11' 6"
BEDROOM 1	4.0m x 4.4m	13' 1" x 14' 5"
BEDROOM 2	2.3m x 4.4m	7' 7" x 14' 5"
STUDY	2.0m x 3.5m	6' 7" x 11' 6"
FLOOR AREA	68sqm	732sqft

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FLOORPLANS

THE
COURTYARD
NO. 5-10

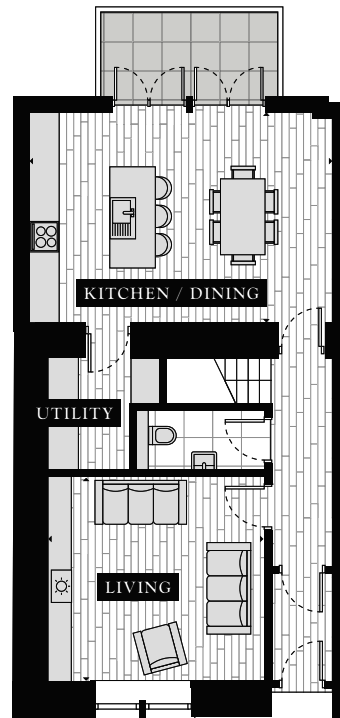
While aesthetically taking inspiration from classic barn conversions, these three-bedroom homes couldn't be more contemporary. Externally their simple styling is punctuated by large windows, bathing them in light. The outside is also welcomed in through two sets of double doors which connect the living areas to the gardens.



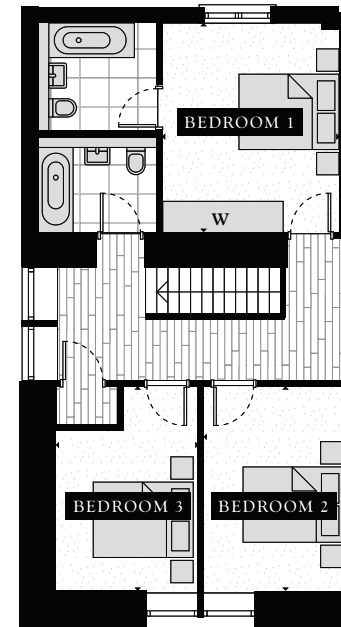


THE COURTYARD

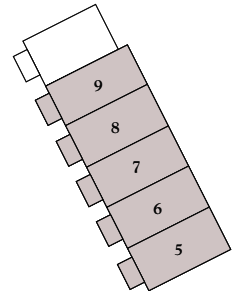
NO. FIVE, SIX, SEVEN, EIGHT + NINE



GROUND FLOOR



FIRST FLOOR



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THE COURTYARD

NO. FIVE, SIX, SEVEN, EIGHT + NINE

NO. 5 DIMENSIONS

KITCHEN / DINING	6.2m x 4.2m	20' 4" x 13' 9"
LIVING	4.2m x 4.4m	13' 9" x 14' 5"
BEDROOM 1	4.2m x 3.5m	13' 9" x 11' 6"
BEDROOM 2	2.7m x 4.1m	8' 10" x 13' 5"
BEDROOM 3	2.8m x 4.1m	9' 2" x 13' 5"
FLOOR AREA	132sqm	1421sqft

NO. 6 DIMENSIONS

KITCHEN / DINING	5.8m x 4.2m	19' 0" x 13' 9"
LIVING	4.3m x 4.3m	14' 1" x 14' 1"
BEDROOM 1	3.5m x 4.2m	11' 6" x 13' 9"
BEDROOM 2	2.8m x 4.2m	9' 2" x 13' 9"
BEDROOM 3	2.8m x 4.2m	9' 2" x 13' 9"
FLOOR AREA	129sqm	1389sqft

NO. 7 DIMENSIONS

KITCHEN / DINING	5.6m x 4.2m	18' 4" x 13' 9"
LIVING	4.3m x 4.3m	14' 1" x 14' 1"
BEDROOM 1	4.2m x 3.1m	13' 9" x 10' 2"
BEDROOM 2	2.8m x 4.2m	9' 2" x 13' 9"
BEDROOM 3	2.8m x 4.2m	9' 2" x 13' 9"
FLOOR AREA	129sqm	1389sqft

NO. 8 DIMENSIONS

KITCHEN / DINING	5.6m x 4.2m	18' 4" x 13' 9"
LIVING	4.2m x 4.3m	13' 9" x 14' 1"
BEDROOM 1	2.9m x 4.2m	9' 6" x 13' 9"
BEDROOM 2	2.8m x 4.2m	9' 2" x 13' 9"
BEDROOM 3	2.7m x 4.2m	8' 10" x 13' 9"
FLOOR AREA	129sqm	1389sqft

NO. 9 DIMENSIONS

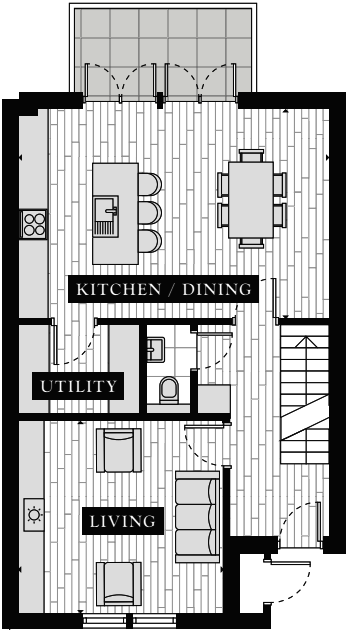
KITCHEN / DINING	5.8m x 4.2m	19' 0" x 13' 9"
LIVING	4.1m x 4.5m	13' 5" x 14' 9"
BEDROOM 1	3.0m x 4.2m	9' 10" x 13' 9"
BEDROOM 2	2.5m x 4.6m	8' 2" x 15' 1"
BEDROOM 3	2.8m x 4.6m	9' 2" x 15' 1"
FLOOR AREA	128sqm	1378sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Wardrobe, bathroom and kitchen layouts are indicative and subject to change.

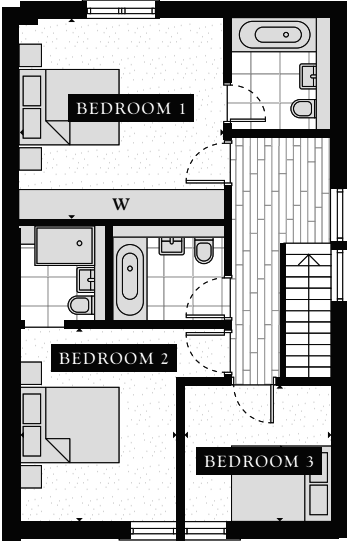


THE COURTYARD

NO. TEN



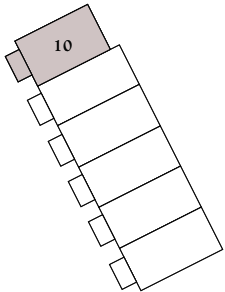
GROUND FLOOR



FIRST FLOOR

DIMENSIONS

KITCHEN / DINING	6.2m x 4.2m	20' 4" x 13' 9"
LIVING	4.1m x 4.0m	13' 5" x 13' 1"
BEDROOM 1	3.4m x 3.8m	11' 2" x 12' 6"
BEDROOM 2	3.2m x 4.1m	10' 6" x 13' 5"
BEDROOM 3	2.9m x 3.1m	9' 6" x 10' 2"
FLOOR AREA	123sqm	1324sqft



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FLOORPLANS

THE COURTYARD NO. 11 & 12

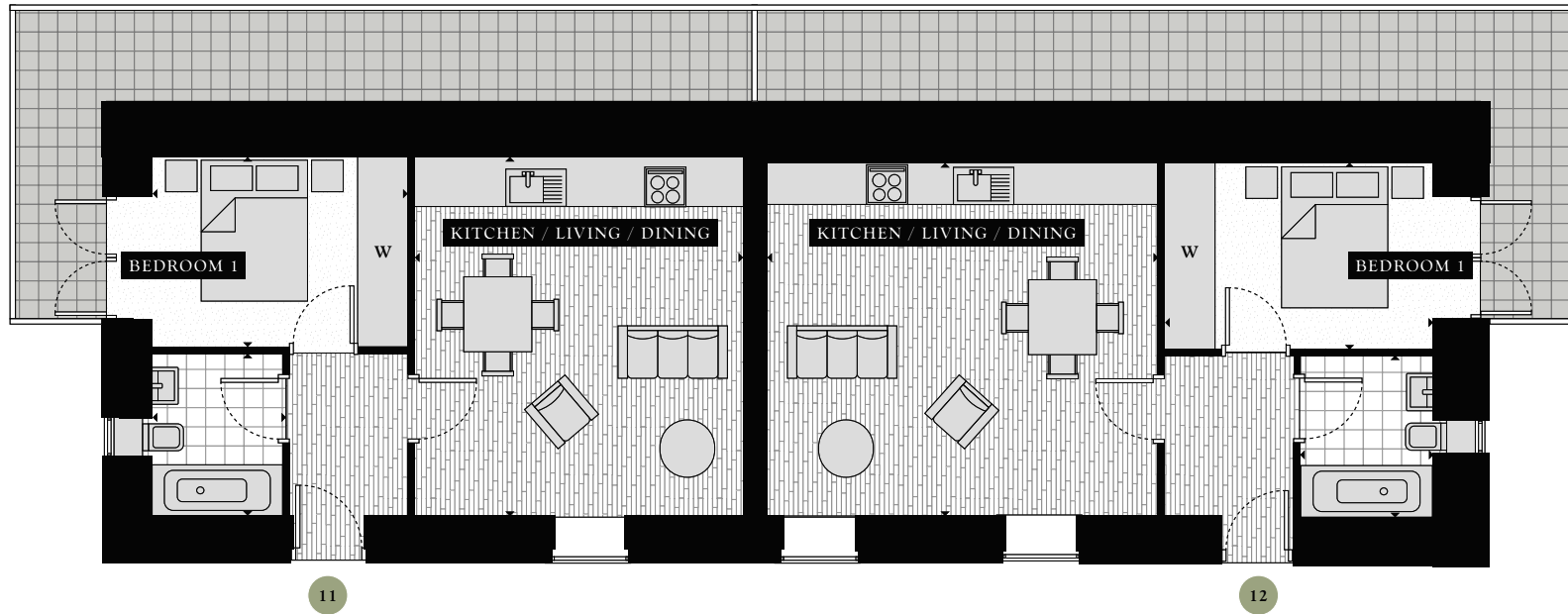
Part of the original house's courtyard, these buildings have a rich history. Their Sussex stone exteriors give provenance to their heritage, however the interiors are thoroughly modern. As well as offering the very best in contemporary design, they each enjoy a private garden.





THE COURTYARD

NO. ELEVEN + TWELVE



NO. 11 DIMENSIONS

KITCHEN / LIVING / DINING	5.2m x 4.7m	17' 1" x 15' 5"
BEDROOM	3.0m x 2.4m	9' 10" x 7' 10"
FLOOR AREA	41sqm	441sqft

NO. 12 DIMENSIONS

KITCHEN / LIVING / DINING	4.4m x 4.8m	14' 5" x 15' 9"
BEDROOM	3.3m x 2.5m	10' 10" x 8' 2"
FLOOR AREA	47sqm	596sqft

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FLOORPLANS

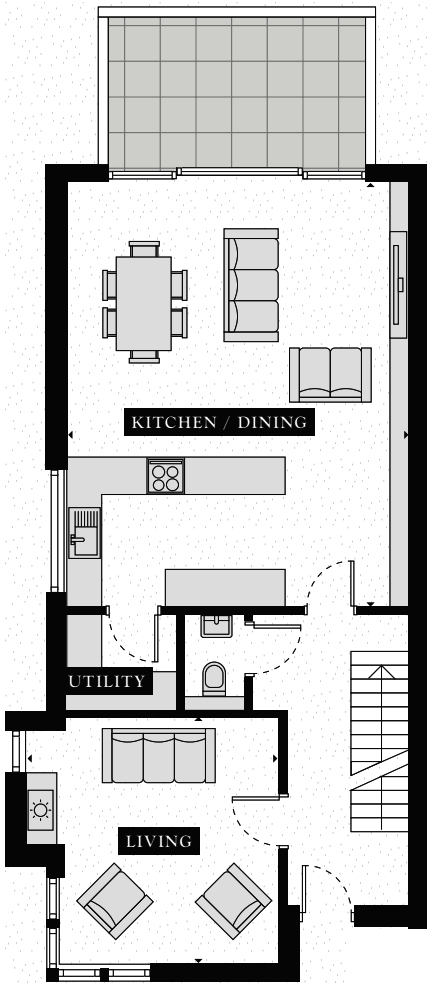
THE COACH
HOUSE

An elegant blend of old and new, the period Coach House has been lovingly restored and expanded to offer a collection of three immaculate homes. While each boasts three bedrooms and a superb level of finish, in terms of layout they are all completely unique.

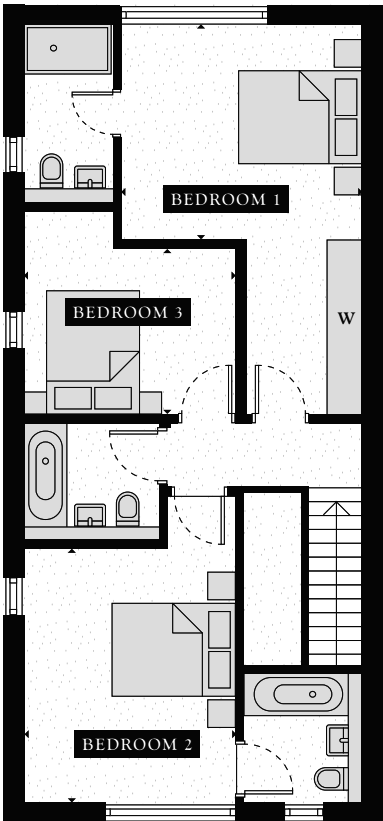


THE COACH HOUSE

NO. ONE



GROUND FLOOR

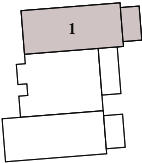


FIRST FLOOR

DIMENSIONS

KITCHEN / DINING	2.7m x 5.7m	8' 10" x 18' 8"
LIVING	5.0m x 6.2m	16' 5" x 20' 4"
BEDROOM 1	5.4m x 6.4m	17' 9" x 21' 0"
BEDROOM 2	3.4m x 3.1m	11' 2" x 10' 2"
BEDROOM 3	3.3m x 3.3m	10' 10" x 10' 10"
FLOOR AREA	140sqm	1507sqft

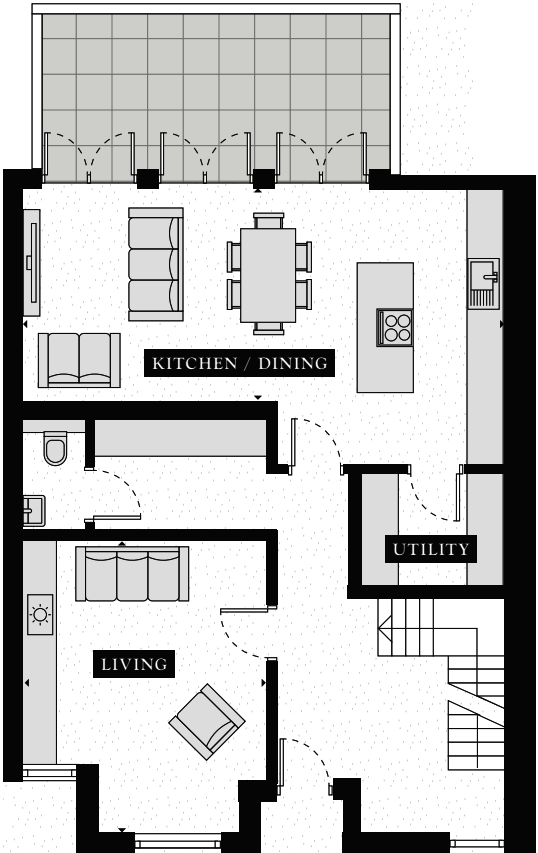
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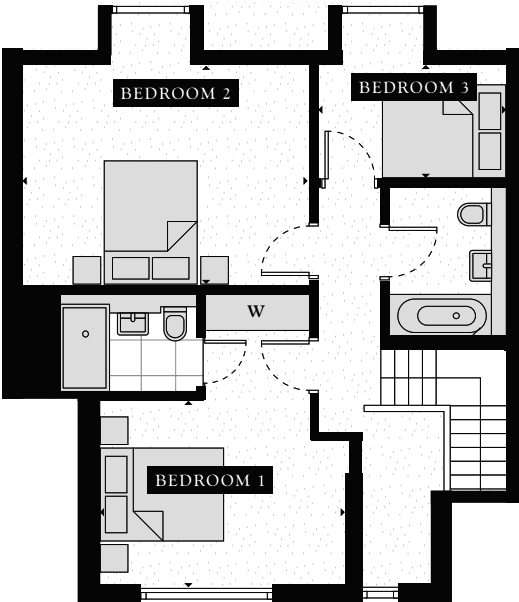


THE COACH HOUSE

NO. TWO



GROUND FLOOR

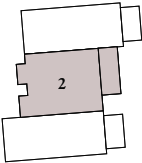


FIRST FLOOR

DIMENSIONS

KITCHEN / LIVING / DINING	7.9m x 3.4m	25' 11" x 11' 2"
STUDY / SNUG	3.9m x 3.7m	12' 10" x 12' 2"
BEDROOM 1	3.9m x 3.3m	11' 10" x 10' 10"
BEDROOM 2	4.6m x 4.0m	15' 1" x 13' 2"
BEDROOM 3	3.2m x 2.7m	10' 6" x 8' 10"
FLOOR AREA	139sqm	1496sqft

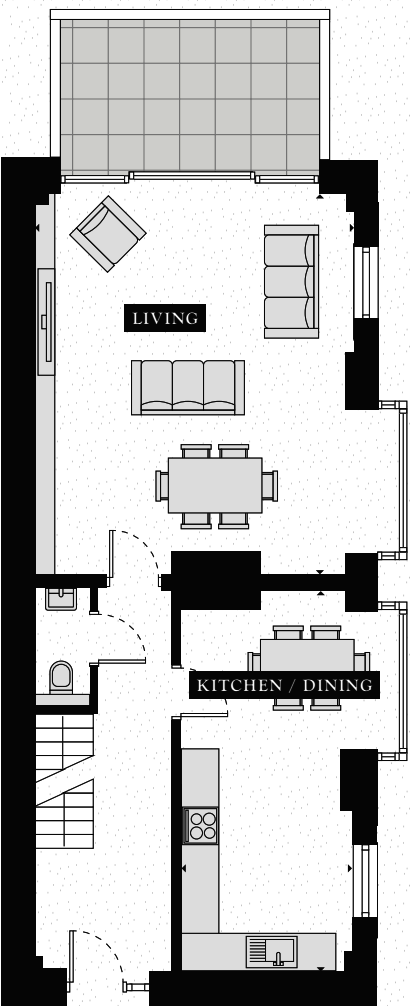
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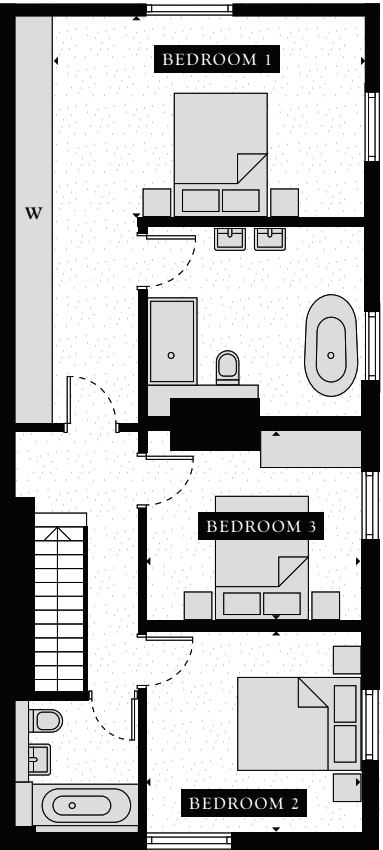


THE COACH HOUSE

NO. THREE



GROUND FLOOR

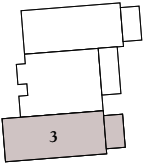


FIRST FLOOR

DIMENSIONS

KITCHEN / LIVING / DINING	5.6m x 6.4m	18' 5" x 20' 12"
STUDY / SNUG	3.6m x 4.4m	11' 10" x 14' 5"
BEDROOM 1	3.8m x 3.6m	12' 6" x 11' 10"
BEDROOM 2	3.5m x 3.9m	11' 6" x 12' 10"
BEDROOM 3	3.5m x 2.7m	11' 6" x 8' 10"
FLOOR AREA	138sqm	1485sqft

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FLOORPLANS

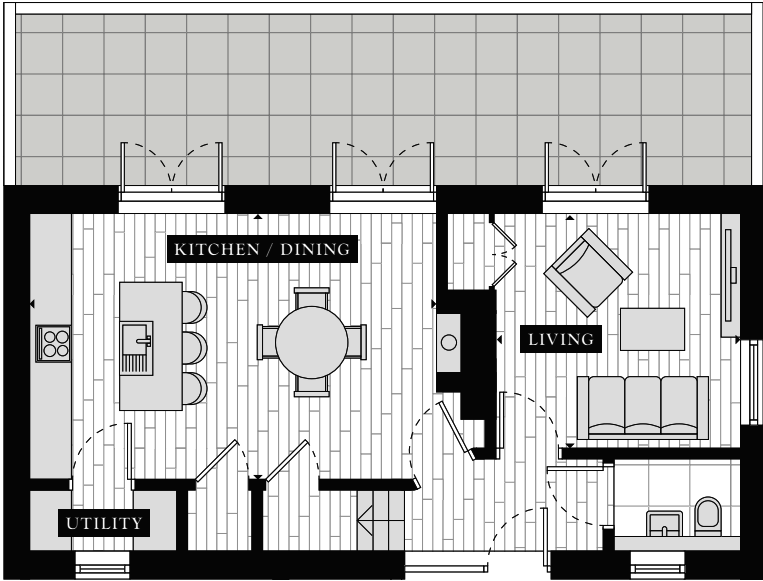
GARDEN
COTTAGE

This detached timber-clad cottage resides at the rear of the development. As well as three bedrooms, two of which are double, the living areas enjoy three sets doors which open out directly onto the cottage's generous garden.

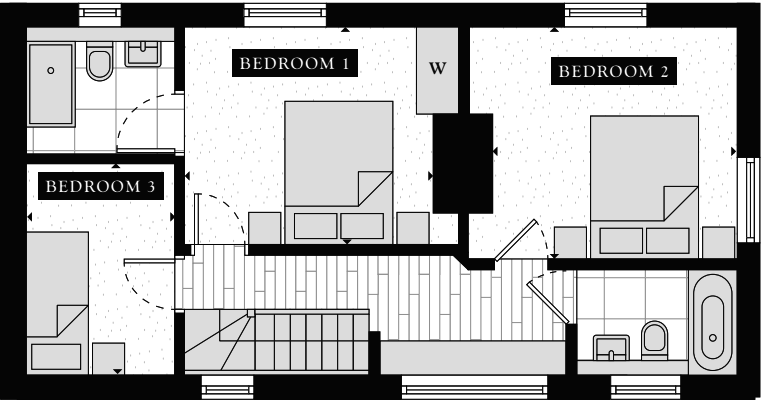




GARDEN COTTAGE



GROUND FLOOR



FIRST FLOOR

DIMENSIONS

KITCHEN / DINING	5.7m x 3.5m	18' 8" x 11' 6"
LIVING	3.4m x 3.4m	11' 2" x 11' 2"
BEDROOM 1	2.7m x 3.5m	8' 10" x 11' 6"
BEDROOM 2	3.3m x 2.9m	10' 10" x 9' 6"
BEDROOM 3	2.8m x 2.0m	9' 2" x 6' 7"
FLOOR AREA	97sqm	1044sqft

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FLOORPLANS

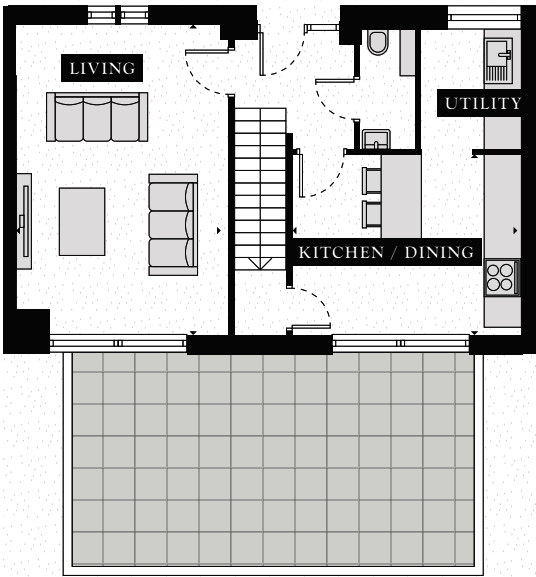
CEDAR
PLACE

A small terrace of just four residences, these two- and three-bedroom houses boast ensuite principal bedrooms and a host of features, including contemporary bay windows to ensure they're light-filled throughout the day.

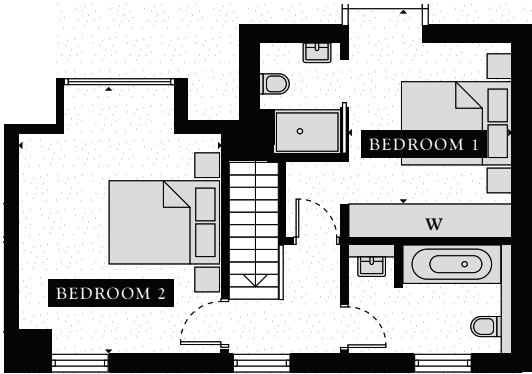


CEDAR PLACE

NO. ONE, TWO + THREE



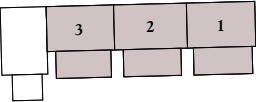
GROUND FLOOR



FIRST FLOOR

DIMENSIONS

KITCHEN / DINING	4.1m x 3.2m	13' 5" x 10' 6"
LIVING	3.7m x 5.6m	12' 2" x 18' 4"
BEDROOM 1	4.2m x 3.8m	13' 9" x 12' 6"
BEDROOM 2	3.7m x 4.8m	12' 2" x 15' 9"
FLOOR AREA NO. 1 & 2	93sqm	1001sqft
FLOOR AREA NO. 3	92sqm	990sqft

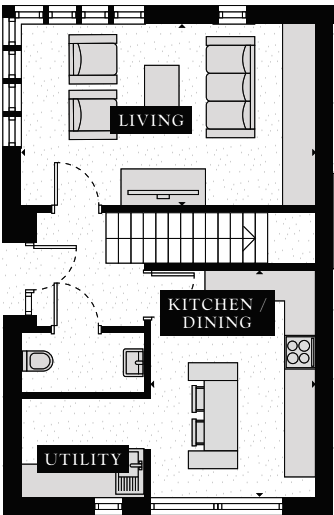


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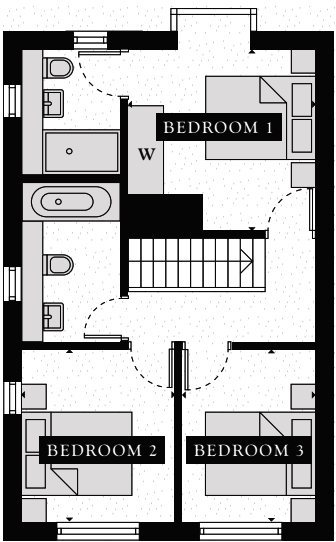


CEDAR PLACE

NO. FOUR



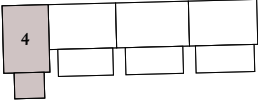
GROUND FLOOR



FIRST FLOOR

DIMENSIONS

KITCHEN / DINING	3.0m x 4.0m	9' 10" x 13' 1"
LIVING	5.3m x 3.3m	17' 5" x 10' 10"
BEDROOM 1	3.4m x 3.3m	11' 2" x 10' 10"
BEDROOM 2	2.7m x 3.2m	8' 10" x 10' 6"
BEDROOM 3	2.7m x 3.2m	8' 10" x 10' 6"
FLOOR AREA	86sqm	926sqft



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FLOORPLANS

THE
ORCHARD

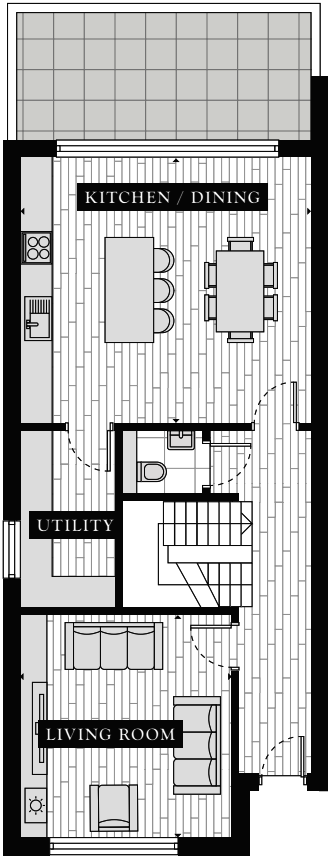
With views of the rolling Buxshalls Estate landscape, these four- and five-bedroom houses represent the largest homes within the development. Set over three storeys, they each boast large kitchen dining rooms, with adjoining utility rooms and generously sized principal bedroom suites.



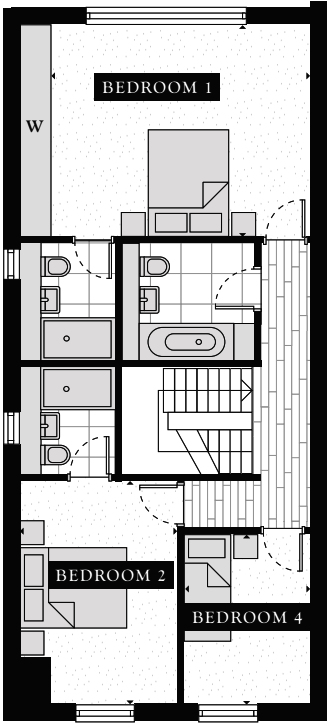


THE ORCHARD

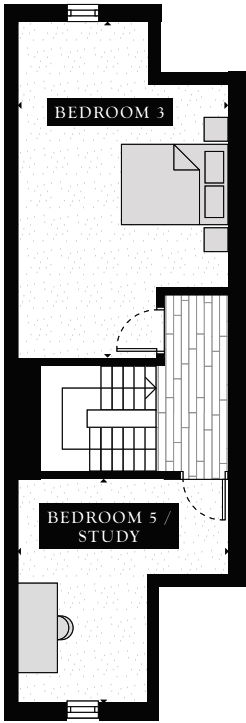
NO. ONE



GROUND FLOOR



FIRST FLOOR

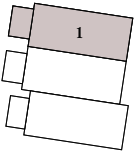


SECOND FLOOR

DIMENSIONS

KITCHEN / DINING	5.5m x 5.1m	18' 1" x 16' 9"
LIVING	4.0m x 4.2m	13' 1" x 13' 10"
BEDROOM 1	5.4m x 4.5m	17' 9" x 14' 9"
BEDROOM 2	3.2m x 4.2m	10' 6" x 13' 9"
BEDROOM 3	2.6m x 3.3m	8' 6" x 10' 10"
BEDROOM 4	4.1m x 4.4m	13' 5" x 14' 5"
BEDROOM 5 / STUDY	4.1m x 4.2m	13' 5" x 13' 10"
FLOOR AREA	183sqm	1970sqft

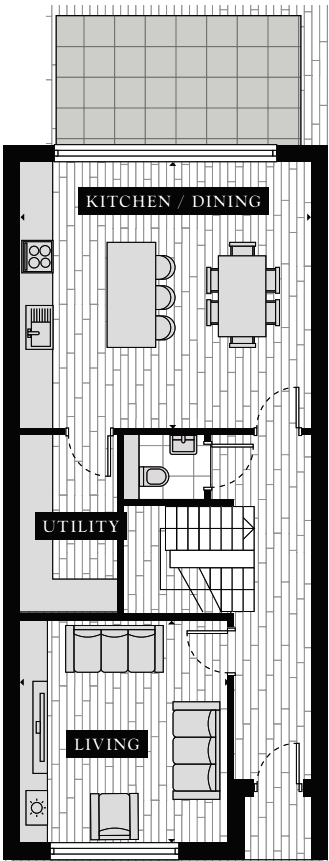
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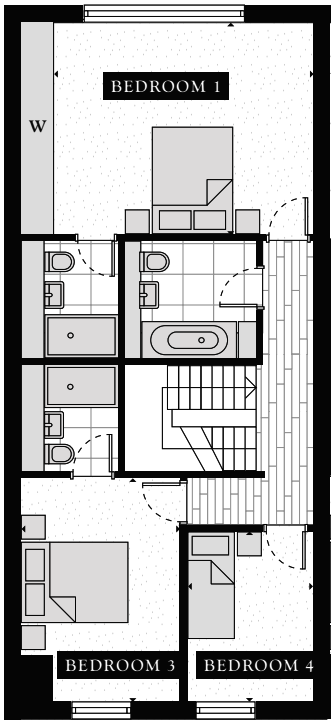


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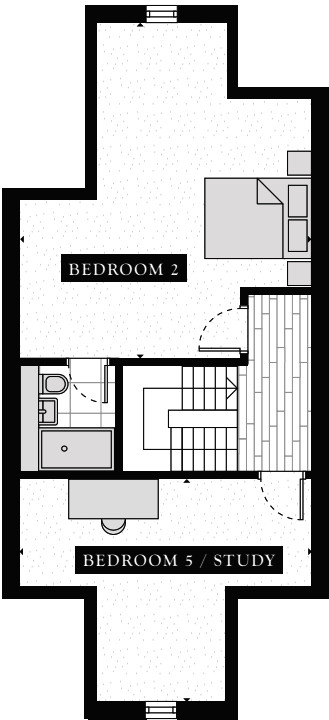
NO. TWO



GROUND FLOOR



FIRST FLOOR

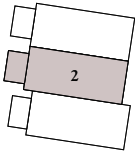


SECOND FLOOR

DIMENSIONS

KITCHEN / DINING	5.4m x 5.0m	17' 9" x 16' 5"
LIVING	3.9m x 4.2m	12' 10" x 13' 9"
BEDROOM 1	3.0m x 4.3m	9' 10" x 14' 1"
BEDROOM 2	5.3m x 4.5m	17' 5" x 14' 9"
BEDROOM 3	2.9m x 4.2m	9' 6" x 13' 9"
BEDROOM 4	5.5m x 5.8m	18' 1" x 19' 0"
BEDROOM 5 / STUDY	5.5m x 4.3m	18' 1" x 14' 1"
FLOOR AREA	194sqm	2088sqft

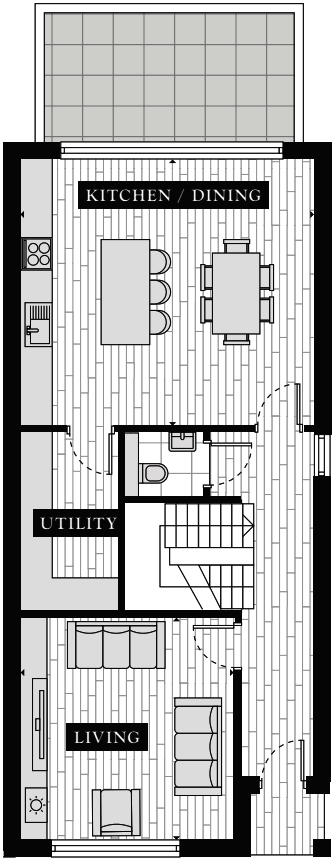
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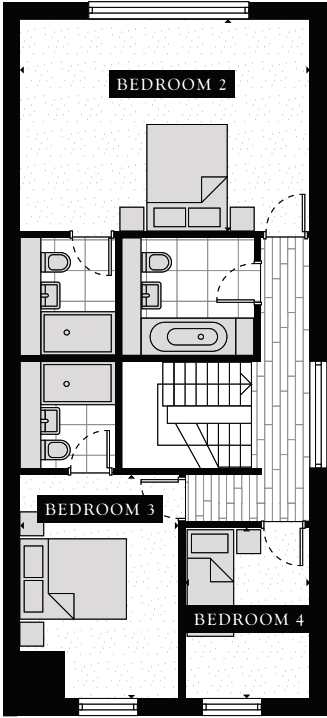


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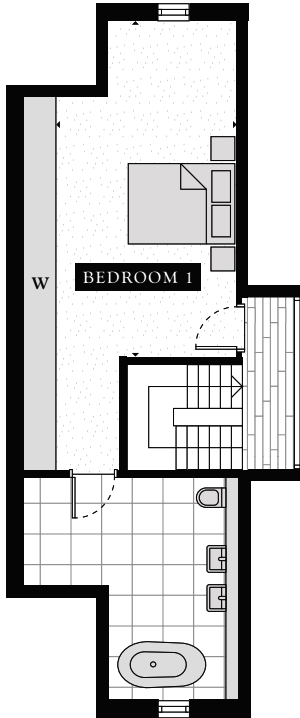
NO. THREE



GROUND FLOOR



FIRST FLOOR

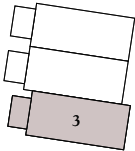


SECOND FLOOR

DIMENSIONS

KITCHEN / DINING	5.4m x 5.0m	17' 9" x 16' 5"
LIVING	4.0m x 4.2m	13' 1" x 13' 10"
BEDROOM 1	3.5m x 4.3m	11' 6" x 14' 1"
BEDROOM 2	3.2m x 4.3m	10' 6" x 14' 1"
BEDROOM 3	3.0m x 4.2m	9' 10" x 13' 9"
BEDROOM 4	4.1m x 6.2m	13' 5" x 20' 4"
FLOOR AREA	189sqm	2034sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Wardrobe, bathroom and kitchen layouts are indicative and subject to change.



FLOORPLANS

BUXSHALLS HOUSE & MEWS

Restoring and reimagining the original Manor House, the homes within Buxshalls House and Mews afford an undeniable level grandeur. Even better, there are an array of one-, two- and three-, four-bedroom houses and apartments to choose from, the majority of which enjoy their own private outdoor space.

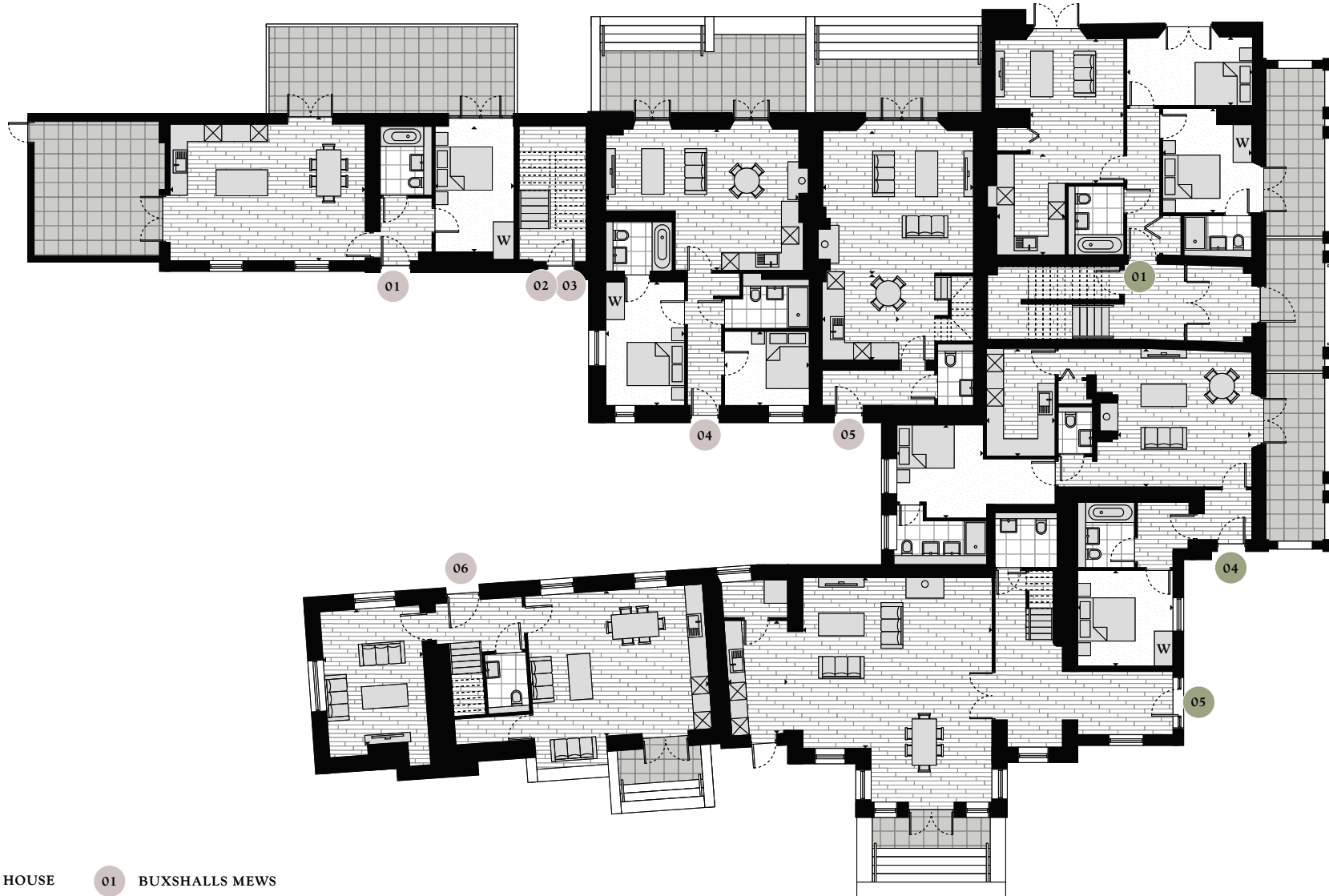


Computer Generated Image



BUXSHALLS HOUSE & MEWS

GROUND FLOOR



BUXSHALLS HOUSE & MEWS

GROUND FLOOR + FIRST FLOOR

1 BUXSHALLS MEWS

KITCHEN / LIVING / DINING	4.8m x 6.9m	15' 9" x 22' 8"
BEDROOM 1	4.6m x 2.9m	15' 1" x 9' 6"
TERRACE	26sqm	278sqft
GARDEN	20sqm	216sqft
FLOOR AREA	56sqm	603sqft

4 BUXSHALLS MEWS

KITCHEN / LIVING / DINING	6.7m x 4.9m	22' 0" x 16' 1"
BEDROOM 1	4.3m x 2.8m	14' 1" x 9' 2"
BEDROOM 2	2.8m x 3.1m	9' 2" x 10' 2"
TERRACE	23sqm	251sqft
FLOOR AREA	70sqm	753sqft

5 BUXSHALLS MEWS

KITCHEN	3.1m x 2.8m	10' 2" x 9' 2"
LIVING / DINING	5.3m x 5.0m	17' 5" x 16' 5"
BEDROOM 1	4.4m x 3.0m	14' 5" x 9' 10"
BEDROOM 2	2.9m x 4.4m	9' 6" x 14' 5"
TERRACE	18sqm	197sqft
FLOOR AREA	105sqm	1130sqft

6 BUXSHALLS MEWS

KITCHEN / LIVING / DINING	6.2m x 5.0m	20' 4" x 16' 5"
SNUG	3.5m x 4.7m	11' 6" x 15' 5"
BEDROOM 1	3.3m x 4.5m	10' 10" x 14' 9"
BEDROOM 2	4.1m x 3.3m	13' 5" X 10' 10"
BEDROOM 3	3.0m x 3.7m	9' 10" X 12' 2"
TERRACE	5sqm	57sqft
FLOOR AREA	146sqm	1572sqft

1 BUXSHALLS HOUSE

KITCHEN	2.4m x 3.5m	7' 10" x 11' 6"
LIVING / DINING	4.5m x 5.1m	14' 9" x 16' 9"
BEDROOM 1	3.7m x 3.2m	12' 2" x 10' 6"
BEDROOM 2	2.5m x 4.5m	8' 2" x 14' 9"
TERRACE	13sqm	138sqft
FLOOR AREA	70sqm	753sqft

4 BUXSHALLS HOUSE

KITCHEN	3.8m x 2.5m	12' 6" x 8' 2"
LIVING / DINING	5.4m x 4.8m	17' 9" x 15' 9"
BEDROOM 1	3.5m x 3.3m	11' 6" x 10' 10"
BEDROOM 2	3.0m x 3.3m	9' 10" x 10' 10"
TERRACE	12sqm	128sqft
FLOOR AREA	89sqm	958sqft

5 BUXSHALLS HOUSE

KITCHEN	2.6m x 4.1m	8' 6" x 13' 5"
LIVING / DINING	6.6m x 6.0m	21' 8" x 19' 2"
BEDROOM 1	3.7m x 3.8m	12' 2" x 12' 6"
BEDROOM 2	4.8m x 3.3m	15' 9" x 10' 10"
BEDROOM 3	5.5m x 2.0m	18' 1" x 6' 7"
STUDY	2.3m x 3.6m	7' 7" x 11' 10"
TERRACE	9sqm	101sqft
FLOOR AREA	180sqm	1938sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Wardrobe, bathroom and kitchen layouts are indicative and subject to change.



BUXSHALLS HOUSE & MEWS

FIRST FLOOR



01 BUXSHALLS HOUSE

01 BUXSHALLS MEWS

BUXSHALLS HOUSE & MEWS

FIRST FLOOR

2 BUXSHALLS HOUSE

KITCHEN	4.4m x 4.3m	14' 5" x 14' 1"
DINING	2.0m x 2.1m	6' 7" x 6' 11"
LIVING	4.4m x 4.3m	14' 5" x 14' 1"
BEDROOM 1	3.6m x 3.3m	11' 10" x 10' 10"
BEDROOM 2	2.8m x 4.3m	9' 2" x 14' 1"
BEDROOM 3	3.2m x 3.7m	10' 6" x 12' 2"
TERRACE	22sqm	239sqft
FLOOR AREA	137sqm	1475sqft

2 BUXSHALLS MEWS

KITCHEN / LIVING / DINING	4.2m x 7.1m	13' 10" x 23' 4"
BEDROOM 1	3.0m x 3.1m	9' 10" x 10' 2"
BEDROOM 2	2.8m x 3.3m	9' 2" x 10' 10"
FLOOR AREA	70sqm	753sqft

3 BUXSHALLS MEWS

KITCHEN / LIVING / DINING	4.8m x 6.9m	15' 9" x 22' 8"
BEDROOM 1	3.6m x 2.6m	11' 10" x 8' 6"
FLOOR AREA	56sqm	603sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Wardrobe, bathroom and kitchen layouts are indicative and subject to change.



BUXSHALLS HOUSE & MEWS

SECOND FLOOR



3 BUXSHALLS HOUSE

KITCHEN	3.7m x 2.8m	12' 2" x 9' 2"
LIVING / DINING	4.4m x 9.4m	14' 5" x 30' 10"
BEDROOM 1	4.1m x 4.5m	13' 5" x 14' 9"
BEDROOM 2	3.9m x 3.2m	12' 10" x 10' 6"
TERRACES	10sqm	104sqft
FLOOR AREA	130sqm	1399sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Wardrobe, bathroom and kitchen layouts are indicative and subject to change.

IMMACULATE DESIGN, PERFECTLY REALISED

The specification of the houses and apartments at Buxshalls Estate is as eclectic as the designs and architectural styles on offer. The following offers a general guide to what has been specified and we invite our customers to view the individual properties to confirm the nuances of each home.

GENERAL SPECIFICATION

- Solid wood internal doors
- Smith and Locke chrome door handles to houses, dark nickel door handles to Buxshalls House and Mews
- Velfac windows to houses, pre-finished timber by Dale Joinery to Buxshalls House and Mews
- Engineered oak flooring to living rooms, kitchens and hallways
- Cormar carpets to bedrooms
- Dove grey shaker door wardrobes to principal bedrooms
- Magnetic tilt LED downlighters to hallways, living rooms and bedrooms
- Painted skirtings and architraves
- Entryphone system to Buxshalls House and Mews

BATHROOMS, SHOWER ROOMS & GUEST WCs

- Villeroy and Boch wall hung WC
- Villeroy and Boch semi-recessed basin with Pura Arco single lever tap to houses, basin mounted on vanity unit with black Arcove single lever tap to Buxshalls House and Mews
- Double ended acrylic baths with 'exofil'
- Merlyn bath screens
- Chrome Pura Arco bath and shower mixer to houses, black to Buxshalls House and Mews
- White Merlyn shower trays and glazed enclosures
- Chrome Pura Arco shower mixer with fixed head and hand shower, black to Buxshalls House and Mews
- Ceramic wall and floor tiles
- Low voltage LED downlighters
- Single point extractor fans to houses, MHRV units to Buxshalls House and Mews (exc. apartments 4 and 10)
- LED illuminated mirrors with demisters to houses, standard mirrors to Buxshalls House and Mews
- Chrome heated towel rail
- Underfloor heating

HEATING & ELECTRICAL

- Underfloor heating throughout or electric panel heating (smaller units)
- Samsung air source heat pumps
- Samsung integral water storage units
- Deta slimline switches and sockets
- Cat 6 data cabling to living rooms, kitchens and bedrooms
- FFTP (Full fibre to the premises) provided by BT Open Reach
- TV/Sky TV/DAB points to living rooms, kitchens and bedrooms
- BT master socket to utility cupboard

EXTERNAL

- Professionally landscaped gardens and grounds
- Lawns top soiled and seeded
- Indian sandstone patios and terraces where relevant
- Stainless steel LED downlights to houses and apartments with terraces

KITCHENS

- Shaker kitchens with granite worktops, some with islands
- A range of Bosch and Hotpoint appliances including:
 - Multi-function fan oven
 - Induction or electric hob
 - Extractor hood
 - Full height fridge/freezer
 - Dishwasher
 - Washer/dryer or washing machine
 - Microwave
- Ceramic Belfast or stainless steel sink
- Magnetic tilt LED downlighters
- Pendant lights over islands

PEACE OF MIND

- Freehold title to houses
- 999 year leases or share of freehold depending on unit
- 6 year structural warranty from PCC (Courtyard 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12, The Coach House 1, 2 & 3 and Garden Cottage) or 10 year structural warranty from ICW (Cedar Place 1, 2, 3 & 4, The Orchard 1, 2 & 3 and Jolland Lodge)
- 12 month snagging and defects period
- Communal grounds managed by Sennen

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

DEVELOPER

OUR SUCCESS IS DUE TO OUR BELIEF IN QUALITY

A family business, with over 50 years' collective property experience, we are well versed in every aspect of the development lifecycle. The Buxshalls Estate is the latest in a long line of successful developments across London and the south.

From city centre apartments to family homes, while our developments have been tremendously varied, our approach has always been the same. We pride ourselves on delivering homes which we would be happy to live in ourselves. Nothing less is good enough.



CONTACT

FOR MORE INFORMATION, PLEASE CONTACT
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LAND & NEW HOMES AND JACKSON-STOPS.



T: 01444 484400

E: midsussex@jackson-stops.co.uk

A: 66 High Street, Lindfield, Haywards Heath RH16 2HL



T: 01737 847 600

E: newhomes@trilogy.uk.com

A: Castle Court, 41 London Rd, Reigate RH2 9RJ

BUXSHALLS.CO.UK

The Buxshalls Estate is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from the architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGI's are artist's impressions and indicative of finished product.



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