



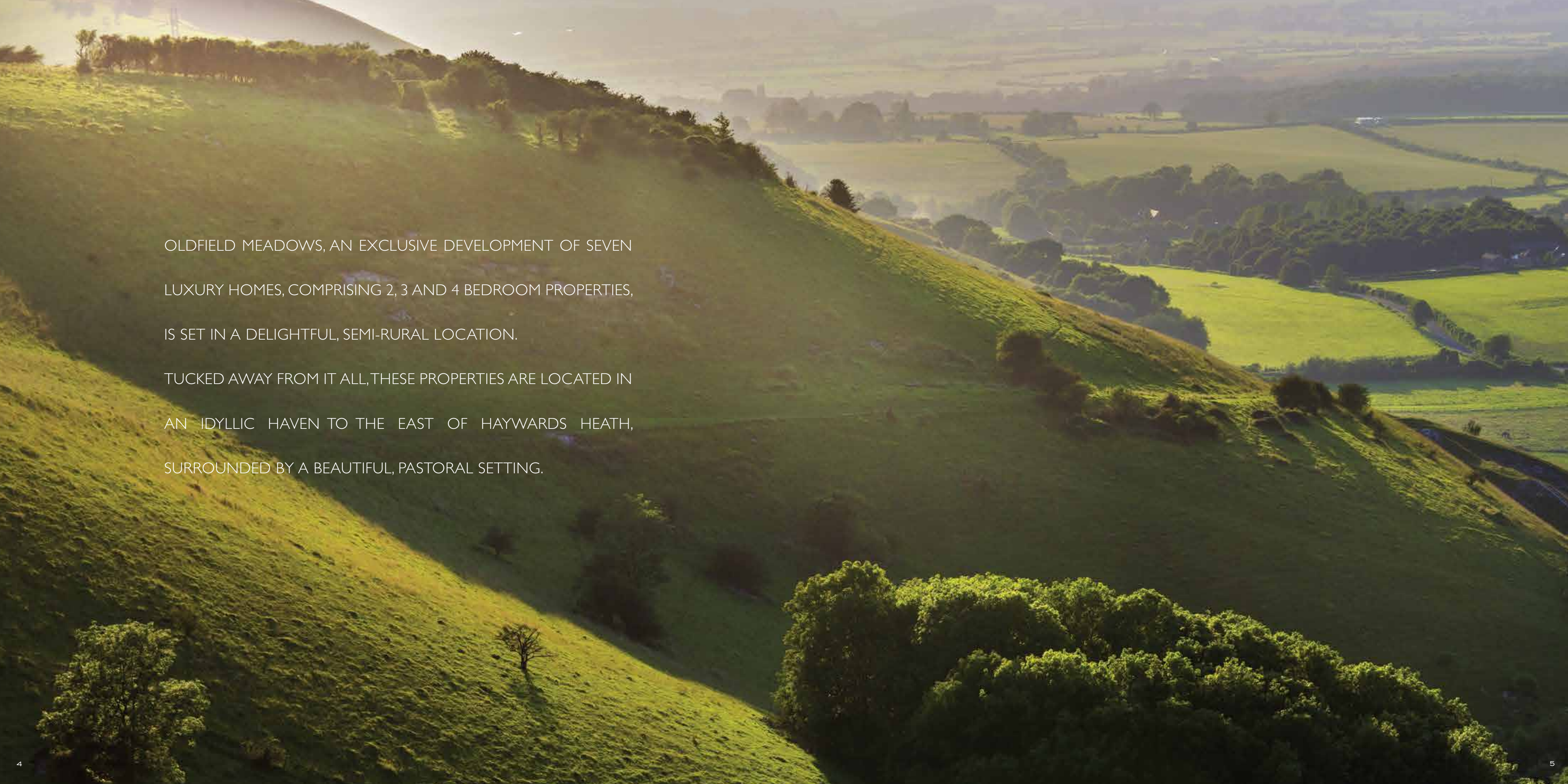
HAYWARDS HEATH · RH17

OLDFIELD

MEADOW

JUST SEVEN 2, 3 AND 4 BEDROOM HOMES
CLOSE TO HAYWARDS HEATH





OLDFIELD MEADOWS, AN EXCLUSIVE DEVELOPMENT OF SEVEN
LUXURY HOMES, COMPRISING 2, 3 AND 4 BEDROOM PROPERTIES,
IS SET IN A DELIGHTFUL, SEMI-RURAL LOCATION.

TUCKED AWAY FROM IT ALL, THESE PROPERTIES ARE LOCATED IN
AN IDYLIC HAVEN TO THE EAST OF HAYWARDS HEATH,
SURROUNDED BY A BEAUTIFUL, PASTORAL SETTING.



A PLACE FOR ALL REASONS

Close to the town centre and with Haywards Heath railway station just 2.5 miles away, Oldfield Meadow is perfectly placed for commuting by train to London (Victoria Station 44 minutes), Gatwick Airport (30 minutes) and Brighton (16 minutes) and the A23 is just 4 miles away, which, after just 9 miles, becomes the M23, providing easy access to the M25 London Orbital.

Crawley is within 11 miles, Horsham 12 miles and Tunbridge Wells just 25 miles away.

As with all Concept Developments' homes these extraordinary properties benefit from an endless quality and luxurious specification, coupled with hand built craftsmanship and attention to detail. Each of these exceptional new homes have been expertly designed by Concept Interiors, with an emphasis on bespoke furnishings and high quality fixtures & fittings, to ensure each property is unique and of the highest finish.

With exquisite interiors and flawless finishes, the homes at Oldfield Meadow are ideal for a luxury, countryside lifestyle.



COUNTRY LIVING WITH TOWN CONNECTIVITY

Located in an idyllic area, Oldfield Meadow is set just off the Lewes Road (A272) and really does have the best of both worlds – a picturesque backdrop, yet within easy access of local amenities.

The area is awash with things to do – there’s two golf courses, Haywards Heath or Paxhill Park, and two leisure centres. You can also enjoy a range of other sports, taking a swim or having a work out in the gym at The Dolphin Leisure Centre or Clair Hall, which is also home to a theatre and cinema, where you’ll find selected film showings, touring shows and local Amdram productions.

For the more avid cinema goer, there’s a wider choice of screenings at The Orion, at Burgess Hill.

Haywards Heath shopping is focused on the Orchards Shopping Centre, which will deliver a state of the art shopping hub. The centre is already home to a range of premium brands such as M&S, Next and Boots and there’s also a Sainsbury’s and Waitrose for food shopping and more.



EVERYTHING ON YOUR DOORSTEP

Nearby Crawley has the County Mall, while Horsham is home to the Swan Walk Shopping Centre. Alternatively, take a trip by train or road to Brighton and you’ll find a fascinating range of independent boutiques and the Churchill Square Shopping Centre, whether you’re looking to dine or just have a drink with friends, there’s Limes Bistro, Jeremy’s at Borde Hill, Paolino, offering the best of Italian cuisine, the Curry Inn, La Campana, a tapas lovers heaven, or the Lemongrass, for those fancying something a little spicier.

Alternatively, you could visit the Crown at Horsted Keynes, The Coach and Horses Gastropub or The Witch at Lindfield.





ENJOYING THE BEST OF BOTH WORLDS

The area is surrounded by stunning countryside, including the Ouse Valley and the coastal attractions of Brighton, Hastings and Eastbourne, all within easy reach.

The immediate surrounding area has schooling which includes Northlands Wood Primary Academy, St. Augustines Cof E Primary School and Plumpton College, a further and higher education specialist land-based college with outstanding indoor and outdoor facilities. Haywards Heath is renowned for having a fine selection of schools, all rated 'Good' by Ofsted, and these include Harland Primary, St Joseph's Catholic Primary and St Wilfrid's CofE primary, as well as Warden Park Primary Academy and Bolnore Village Primary.

Older students can choose between Warden Park Academy and Oathall Community College. For independent education, Great Walstead School and Burgess Hill School for Girls are all highly rated.





Please note all internal images are from previous Concept Development show homes



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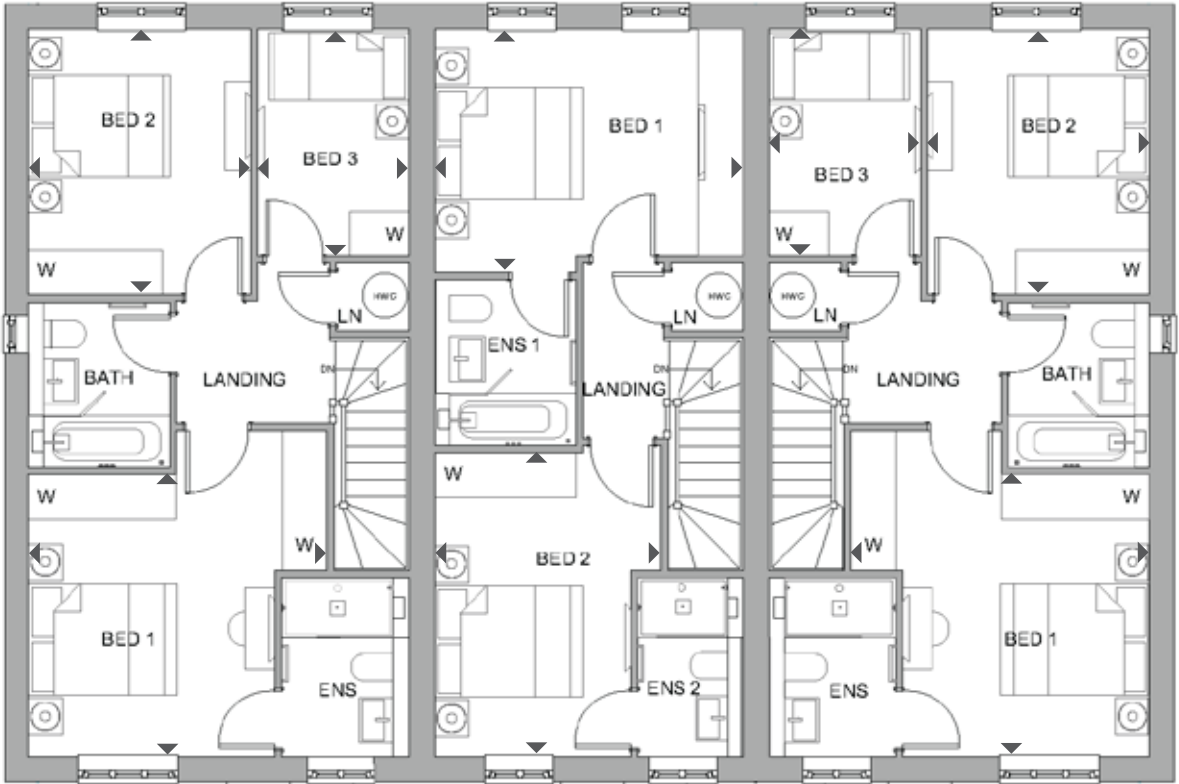
SITE PLAN



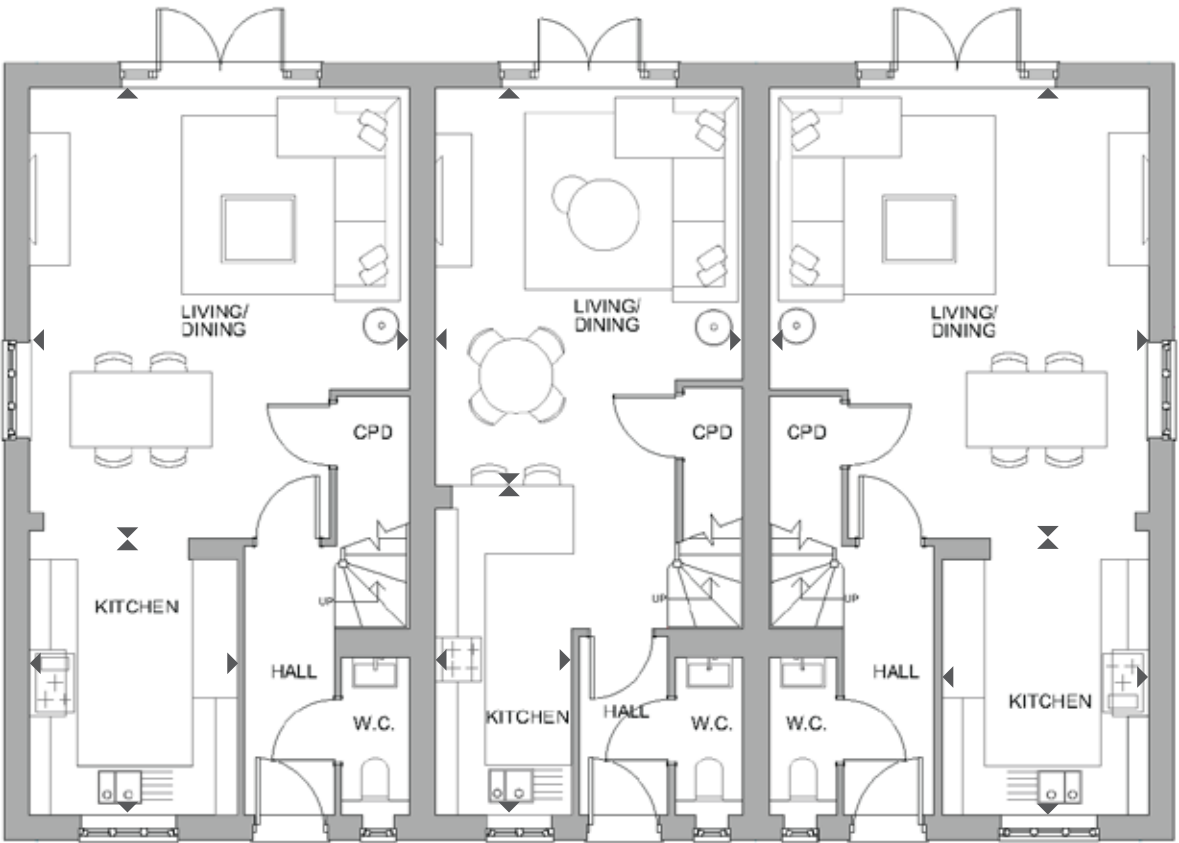
“It’s the small details
that make the
Concept difference”



PLOTS 1, 2 & 3



PLOT 3 PLOT 2 PLOT 1



PLOT 3 PLOT 2 PLOT 1

FIRST FLOOR

Plot 1	
Bedroom 1	4.021m x 3.804m
Bedroom 2	3.564m x 2.994m
Bedroom 3	3.056m x 2.040m

Plot 2	
Bedroom 1	3.281m x 4.150m
Bedroom 2	4.140m x 2.643m

Plot 3	
Bedroom 1	4.021m x 3.804m
Bedroom 2	3.564m x 2.994m
Bedroom 3	3.056m x 2.040m

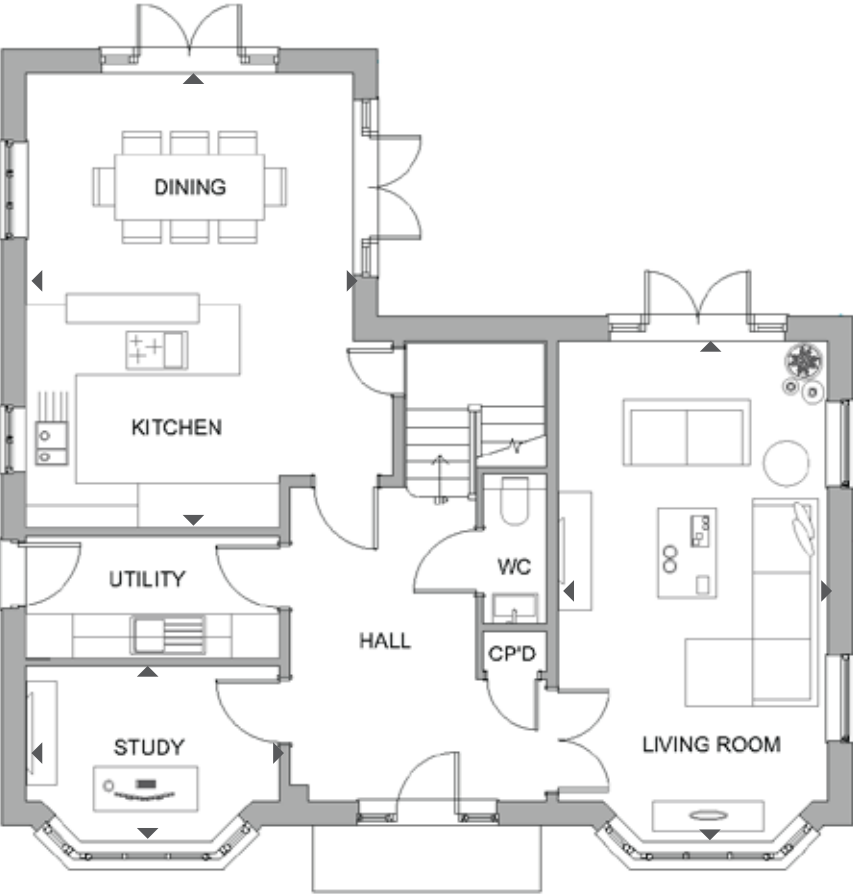
GROUND FLOOR

Plot 1	
Kitchen	2.800m x 3.730m
Living/Dining	5.129m x 6.070m

Plot 2	
Kitchen	4.445m x 1.841m
Living/Dining	5.355m x 4.150m

Plot 3	
Kitchen	2.820m x 3.730m
Living/Dining	5.129m x 6.070m

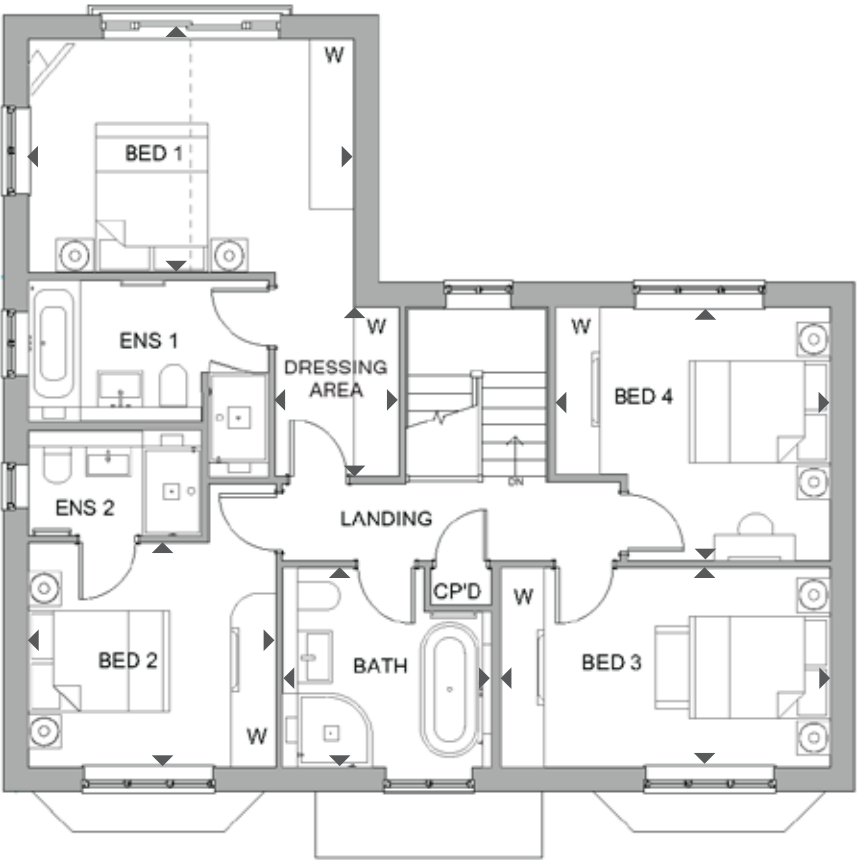
PLOT 4



GROUND FLOOR

Plot 4

Kitchen/Dining	6.137m x 4.403m
Living	6.749m x 3.650m
Study	2.363m x 3.411m

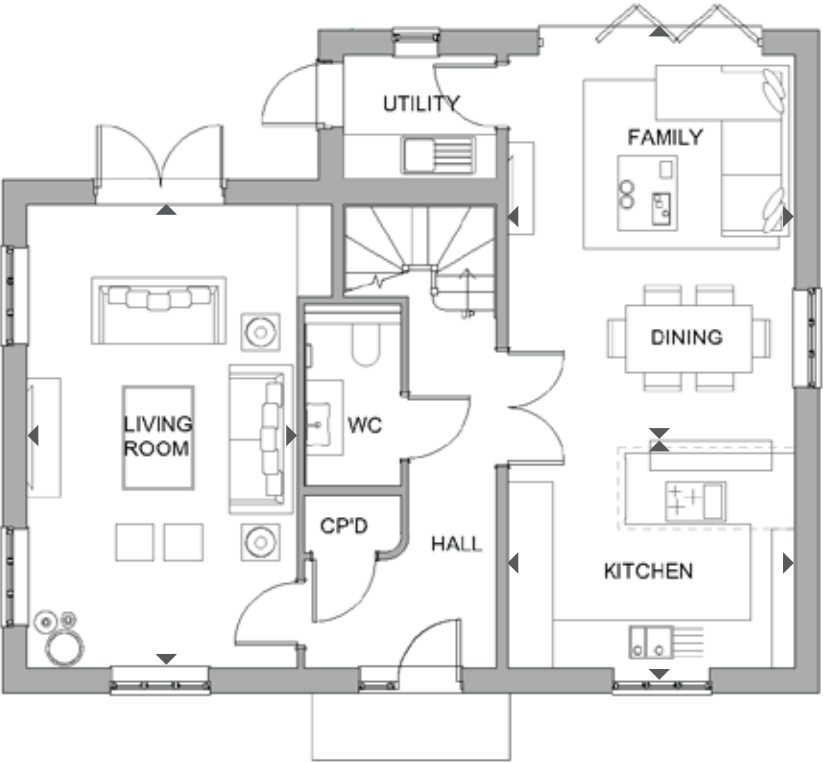


FIRST FLOOR

Plot 4

Bedroom 1	4.403m x 3.147m
Dressing Area	2.290m x 1.666m
Bedroom 2	3.017m x 3.342m
Bedroom 3	2.686m x 4.445m
Bedroom 4	3.422m x 3.705m

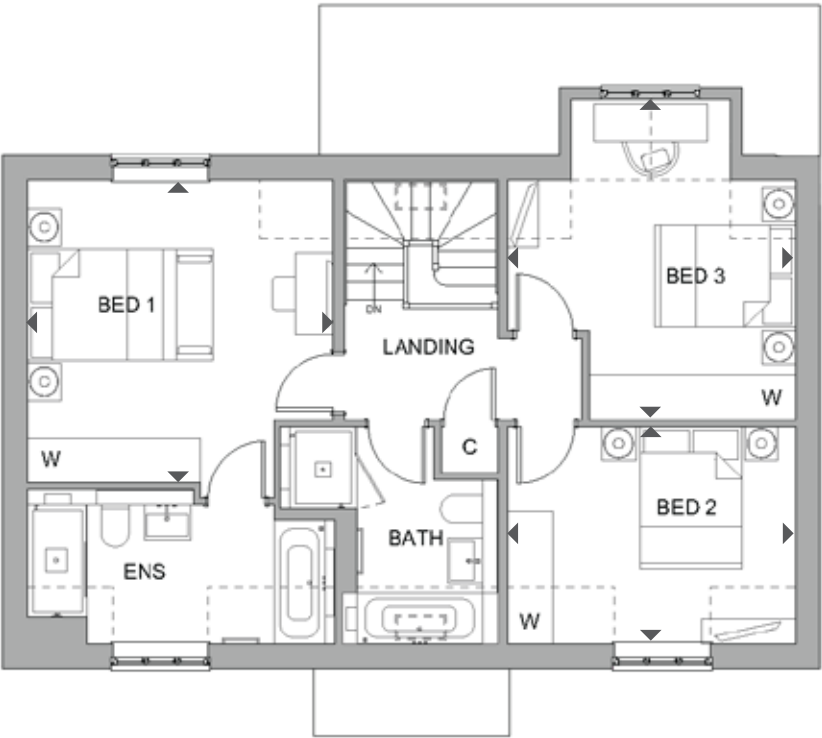
PLOT 5



GROUND FLOOR

Plot 5

Kitchen	3.080m x 3.870m
Family/Dining	5.195m x 3.870m
Living	6.250m x 3.642m



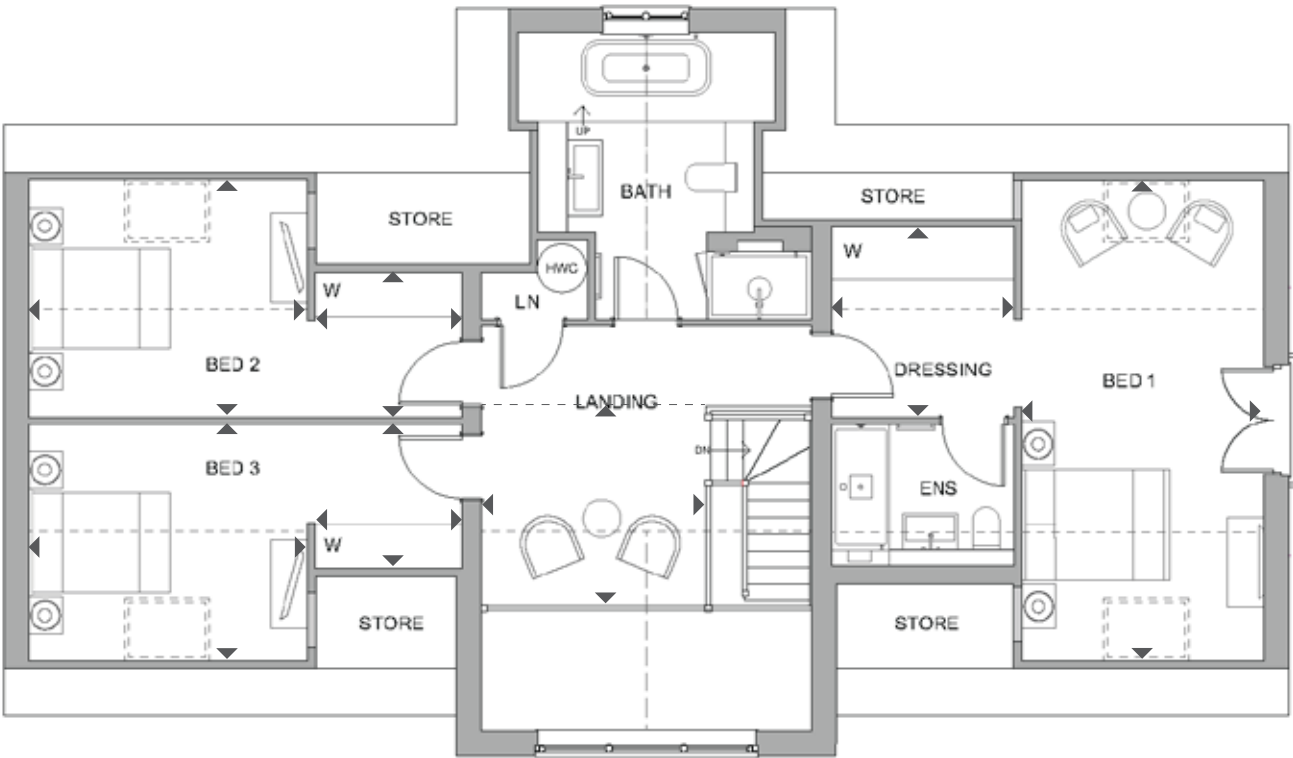
FIRST FLOOR

Plot 5

Bedroom 1	4.110m x 4.068m
Bedroom 2	2.930m x 3.870m
Bedroom 3	4.353m x 3.870m



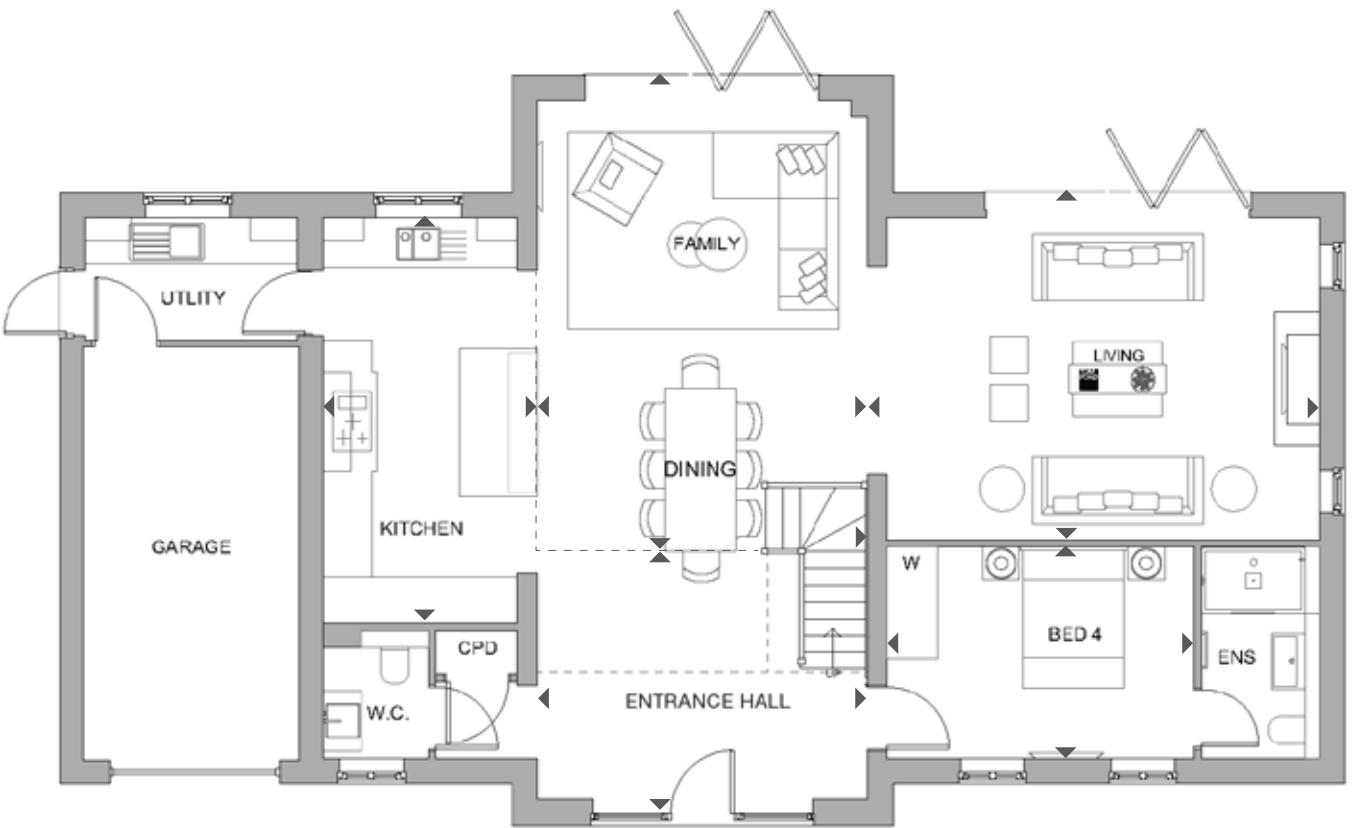
PLOT 6



FIRST FLOOR

Plot 6

Bedroom 1	6.430m x 3.265m
Dressing Area	2.680m x 2.475m
Bedroom 2	3.145m x 3.758m
Dressing Area	2.077m x 1.954m
Bedroom 3	3.200m x 3.177m
Dressing Area	2.077m x 1.944m
Landing	2.684m x 3.034m



GROUND FLOOR

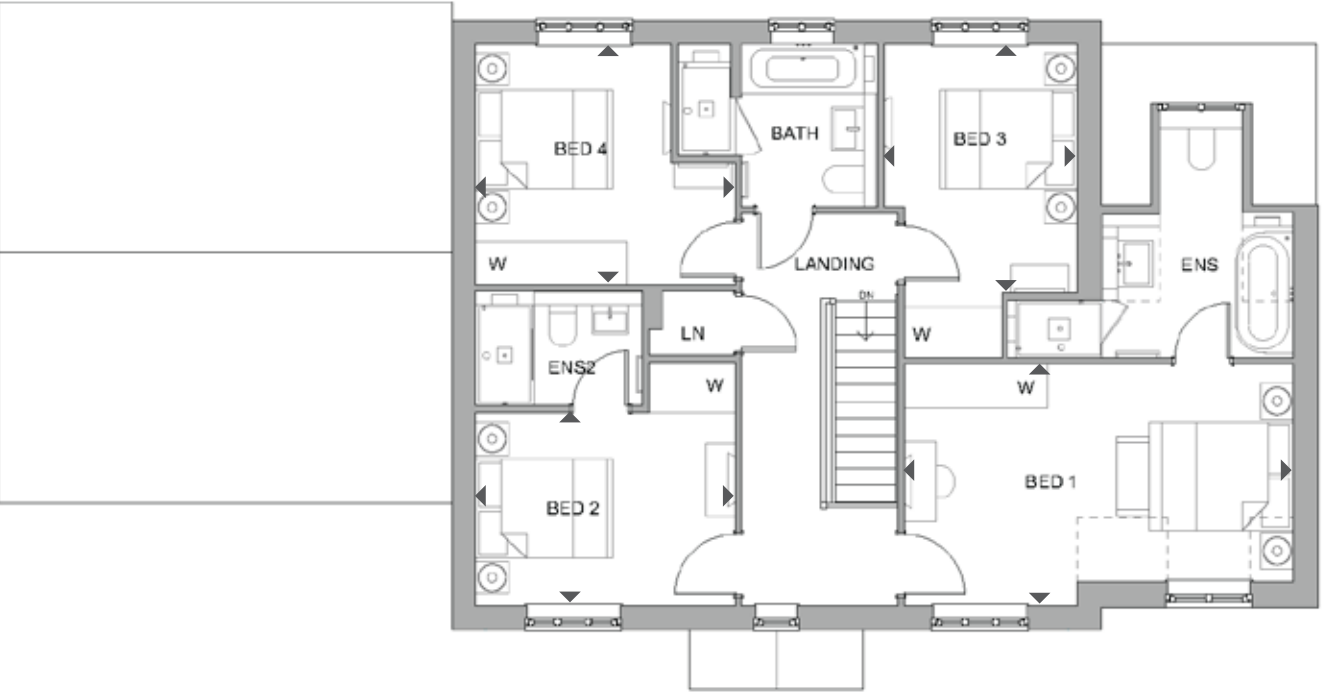
Plot 6

Entrance Hall	3.314m x 4.450m
Kitchen	5.414m x 2.908m
Family/Dining	6.096m x 4.450m
Living	5.835m x 4.337m
Bedroom 4	2.852m x 4.140m

All dimensions may include reduced head height areas.

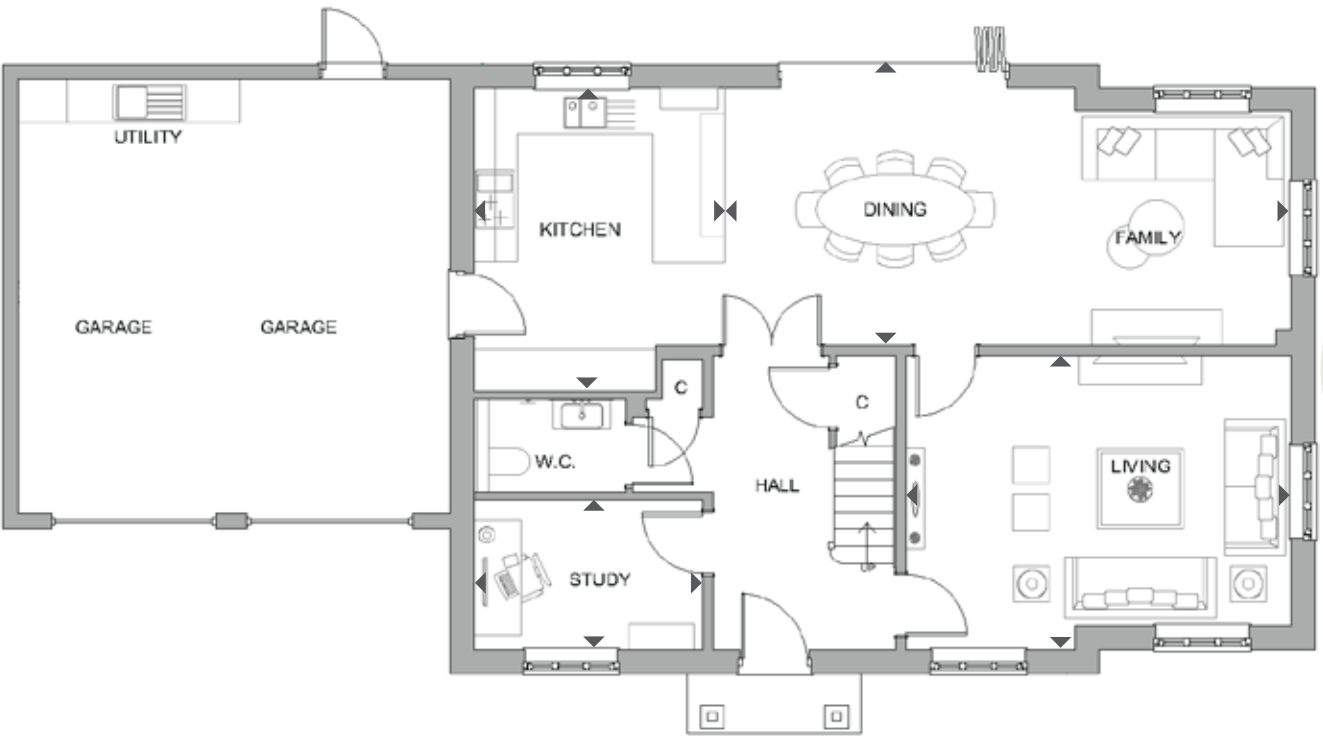


PLOT 7



FIRST FLOOR

Plot 7	
Bedroom 1	3.348m x 5.402m
Bedroom 2	2.733m x 3.598m
Bedroom 3	3.467m x 2.682m
Bedroom 4	3.598m x 3.348m



GROUND FLOOR

Plot 7	
Kitchen	3.510m x 4.228m
Family/Dining	7.840m x 3.578m
Living	4.077m x 5.347m
Study	2.082m x 3.173m

Specification

Each new home at Oldfield Meadows has an individual specification to complement the unique floor plan of every unit, with all homes sharing a carefully selected finish incorporating the following:

Item	Description							
TYPE OF CONSTRUCTION		BUILDING CONSTRUCTION						
		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
		•	•	•	•	•	•	•
		•	•	•	•	•	•	•
		•	•	•	•	•	•	•
		•	•	•	•	•	•	•
INSULATION	Internal walls are a combination of block & fully insulated timber studwork	•	•	•	•	•	•	•
WINDOWS	High security 'A' rated timber windows	•	•	•	•	•	•	•
EXTERNAL DOORS	High security composite front door	•	•	•	•	•	•	•
BIFOLD DOORS	High security aluminium bi-folding rear doors - french doors to remaining plots	•	•	•	•	•	•	•
RAINWATER GOODS	Seamless aluminium guttering with plastic down pipes	•	•	•	•	•	•	•
EXTERIOR		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
LIGHTING	Automatic LED lighting on dusk till dawn sensor to front	•	•	•	•	•	•	•
EXTERNAL FINISHES	Front paths block paved in Indian sandstone paving slabs	•	•	•	•	•	•	•
	Exterior double socket to side & rear. Plots 1-3 to the rear	•	•	•	•	•	•	•
	Exterior tap	•	•	•	•	•	•	•
	Exterior LED wall lights to rear & side	•	•	•	•	•	•	•
ELECTRIC & AUDIO VISUAL		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
LIGHTING	Satin stainless steel faceplates to switches and light switches	•	•	•	•	•	•	•
LIGHTING	Downlights to kitchen, reception rooms and selected bedrooms. Pendants to bedrooms and featured areas	•	•	•	•	•	•	•
TV	Provision for TV points	•	•	•	•	•	•	•
	TV points for TV distribution system to all bedrooms, reception rooms & dining room	•	•	•	•	•	•	•
NETWORK	Internet Point	•	•	•	•	•	•	•
AUDIO	Provision fo ceiling speakers to all living and family rooms (and dining room to plot 6)	•	•	•	•	•	•	•
PLUMBING & HEATING		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
HEATING	Thermostatically controlled underfloor heating to ground floor and radiators to first floor	•	•	•	•	•	•	•
	The remainder of the property is heated by thermostatically controlled radiators	•	•	•	•	•	•	•
TOWEL RAILS	Thermostatically controlled towel rails on a summer loop	•	•	•	•	•	•	•
HOT WATER	Energy efficient gas fired boiler	•	•	•	•	•	•	•
FIREPLACE								
FLOORING		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
CARPET	Carpet to studies, living room, bedrooms, stairs (excl plot 6) and landing	•	•	•	•	•	•	•
TILING	Porcelain tiled floors to bathrooms	•	•	•	•	•	•	•
	Porcelain tiled floors to WC	•	•	•	•	•	•	•
	Porcelain tiled floors to entrance hall,kitchen & utility	•	•	•	•	•	•	•
LAMINATE	Timber laminate flooring to family/dining room	•	•	•	•	•	•	•
ENGINEERED SOLID WOOD FLOORING	In plot 6 to entrance hall, dining, family and living room	•	•	•	•	•	•	•
GENERAL FINISHES		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
INTERNAL DOORS	All doors are high quality for durability	•	•	•	•	•	•	•
DOOR FURNITURE	Door furniture is polished and satin chrome	•	•	•	•	•	•	•
STAIRS	Stairs have timber handrail	•	•	•	•	•	•	•
	Painted spindles to all plots excluding plot 6	•	•	•	•	•	•	•
	Stained solid oak staircase with glazed balustrade to plot 6	•	•	•	•	•	•	•
KITCHEN		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
KITCHEN DESIGN	Fitted Shaker style kitchen	•	•	•	•	•	•	•
WORKTOP	Quartz solid stone worktops	•	•	•	•	•	•	•
FEATURES	Peninsula breakfast bar	•	•	•	•	•	•	•
	Soft close doors and drawers	•	•	•	•	•	Island	•
	1 1/2 bowl undermount sink	•	•	•	•	•	•	•
APPLIANCES	Hob Siemens	•	•	•	•	•	•	•
	Single oven Siemens	•	•	•	•	•	•	•
	Combi micro oven Siemens	•	•	•	•	•	•	•
	70/30 Fridge/Freezer Siemens. Under counter Siemens separate fridge and freezer to plot 2	•	•	•	•	•	•	•
	Dishwasher Siemens, slimline to plot 2	•	•	•	•	•	•	•
	Washer/dryer Siemens	•	•	•	•	•	•	•
UTILITY ROOM	Utility Rooms to 4, 5 and 6. Plot 7 utility area within garage	•	•	•	•	•	•	•
	Space for separate washing machine & dryer. Provision for undercounter freezer (excl plot 5)	•	•	•	•	•	•	•
	Single sink to utility	•	•	•	•	•	•	•
	Fitted units with handleless cabinetry and laminate worktops	•	•	•	•	•	•	•

Item	Description							
BATHROOMS		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
(No family bathroom to plot 2)	Exofill to bath	•		•	•	•	•	•
	Thermostatic shower controls with fixed head and handheld shower	•		•	•	•	•	•
	Deck mounted basin with mixer tap. Wall mounted to plot 6	•		•	•	•		•
	A handleless vanity unit	•		•	•		•	•
	Dual flush WC with concealed cistern, soft close seat and cover	•		•	•	•	•	•
	Porcelain floor tiles	•		•	•	•	•	•
	Porcelain part tiled walls	•		•	•	•	•	•
	Polished chrome heated towel rail	•		•	•	•	•	•
	Shaver point	•		•	•	•	•	•
	Integrated mirror	•		•	•	•	•	•
	Bath with overhead shower	•		•		•		
	Separate bath and shower - freestanding bath to plots 4 and 6				•	•	•	•
BEDROOM 1 EN SUITE		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
	Dual flush WC with concealed cistern, soft close seat and cover	•	•	•	•	•	•	•
	Porcelain floor tiles	•	•	•	•	•	•	•
	Porcelain part tiled walls	•	•	•	•	•	•	•
	Shaver point	•	•	•	•	•	•	•
	Vanity unit	•	•	•	•	•	•	•
	Integrated mirror	•	•	•	•	•	•	•
	Polished chrome heated towel rail	•	•	•	•	•	•	•
	Thermostatic shower controls with fixed head and handheld shower	•	•	•	•	•	•	•
	Separate bath and shower				•	•		•
	Separate large shower enclosure	•		•			•	
	Fitted bath with overhead shower		•					
BEDROOM 2 EN SUITE (BED 4 EN SUITE TO PLOT 6) - APPLICABLE TO PLOTS 2, 4, 6 & 7		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
	Dual flush WC with concealed cistern, soft close seat and cover		•		•		•	•
	Porcelain floor tiles		•		•		•	•
	Porcelain part tiled walls		•		•		•	•
	Shaver point		•		•		•	•
	Vanity unit		•		•		•	•
	Integrated mirror		•		•		•	•
	Polished chrome heated towel rail		•		•		•	•
	Thermostatic shower controls with fixed head and handheld shower		•		•		•	•
	Separate bath and shower		•		•		•	•
	Separate large shower enclosure		•		•		•	•
GROUND FLOOR WC		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
	Dual flush WC with concealed cistern, soft close seat and cover	•	•	•	•	•	•	•
	Porcelain floor tiles	•	•	•	•	•	•	•
	Porcelain half height tiling	•	•	•	•	•	•	•
	Mirror to wall	•	•	•	•	•	•	•
	Automatic light on entry of room	•	•	•	•	•	•	•
	Wall mounted basin mixer taps	•	•	•	•	•	•	•
	Vanity unit	•	•	•	•	•	•	•
OTHER		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
Loft area Partly Boarded	For access to hot water cylinder only				•	•		•
	Ladder access to all lofts	•	•	•	•	•		•
	Lighting and power provided in all lofts (in eaves storage to plot 6)	•	•	•	•	•		•
GARAGE		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
Garages to plot 6 and 7	Automatic lighting upon entry to garage						•	•
	Electric garage door						•	•
CAR PORTS		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
Double car port to plots 4 and 5	Exterior bulkhead light on dusk til dawn sensor setting	•	•	•	•	•		
	Double car port to plots 4 and 5							
EXTERNAL		Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7
	Juliet balconies from master bedroom			•	•	•	•	
	Bollard controlled dusk til dawn setting lighting	•	•	•	•	•	•	•
	Turf and patio to all gardens	•	•	•	•	•	•	•
	Cycle stores to plots 1-5	•	•	•	•	•		





Images are of previous Concept Developments projects and intended for guidance only

EXQUISITELY APPOINTED

Each new home at Oldfield Meadows personifies Concept Developments' exacting design standards. This compelling new development offers spacious, light and airy accommodation finished to the highest level. Examples of previous Concept Developments are shown here.



CONCEPT DEVELOPMENTS

Our ethos at Concept, we are very proud of our team. We are a group of like-minded people who all share the same goals and passion for creating new homes that enhance people's lives and the way they live. From sourcing prime locations and designing bespoke homes where every detail has been considered, to insisting on the finest craftsmanship, we pride ourselves on building truly bespoke homes to the highest of standards and maintaining our renowned reputation.





GUARANTEE

All of our properties are built to the highest of standards and come with the reassurance of a 10 year guarantee. Concept Developments is also an approved and registered house builder with three warranty providers; NHBC, BLP and Premier Guarantee, to ensure your home is fully protected. BLP is the warranty provider at Oldfield Meadow.

PLEASE NOTE

Images, photographs and other information: Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property are indicative only. Any such information can change at any time and must not be relied upon as factually accurate. Any photographs are indicative of the quality and style of the development and do not represent the actual fittings and furnishings.

*At this Development, distances and journey times are approximate and sourced from Google Maps and www.thetrainline.com