THE HAMPTONS

80 Copthorne Road, Felbridge, East Grinstead, Surrey, RH19 2NU



Woldingham Homes would like to introduce you to a truly exclusive development: an impressive gated enclave of elegantly designed five bedroom properties.

Rooted in tradition, yet shaped by modernity, The Hamptons is a collection of five superb detached executive homes that make a bold design statement while meeting every requirement of 21st century family living.

Offering uncompromising levels of quality, The Hamptons boasts superbly crafted fitted kitchens, contemporary bathrooms and the latest in energy efficient technology.

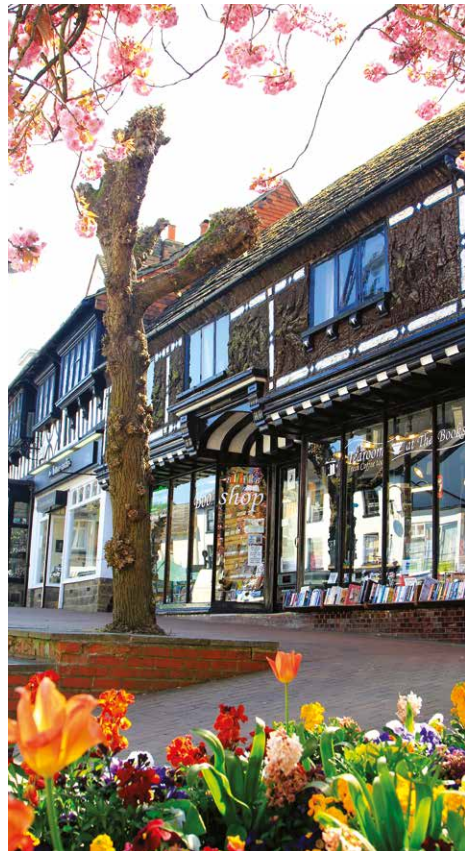


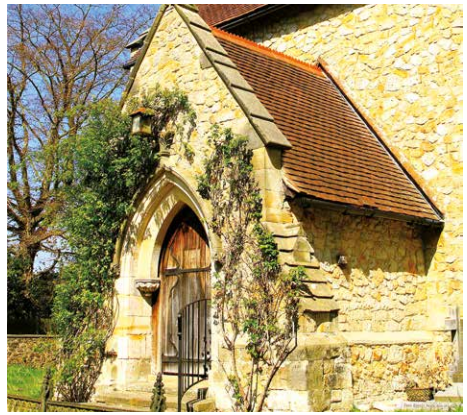
WELCOME TO A SPECIAL PLACE











An impressive collection of properties deserves a setting to match.

Situated on the edge of Surrey (the most wooded county in England) and Sussex (one of the sunniest), the village of Felbridge offers the best of both counties.

Lying at the heart of the Weald, an Area of Outstanding Natural Beauty, Felbridge was once a 2,000 acre family estate – one can still see the elegant avenue of sweet chestnuts planted back in 1714 by the Evelyn family. In an elegant nod to this past, The Hamptons are named after manors that used to grace the local landscape.

Close to the beautiful Ashdown Forest, ancient woodland and sparkling lakes, Felbridge is also within easy travelling distance of the old Sussex market town of East Grinstead, Crowborough, Royal Tunbridge Wells and London.

No wonder people have chosen to make this place their home since Roman times.

FELBRIDGE – WHERE THE LIVING IS EASY

With a population of just over 2,000, Felbridge has much to offer: independent shops, cosy country pubs, as well as bowls, golfing and tennis clubs. For those who like the Sport of Kings, Lingfield Park Racecourse is but a few miles away

Just outside the village lie two wonderful lakes. While Hedgecourt is a wildlife sanctuary that's also popular for sailing and fishing, Wiremill is renowned as a water ski venue – although if you're not feeling particularly adventurous you can simply view the scene from the enticing lakeside pub.

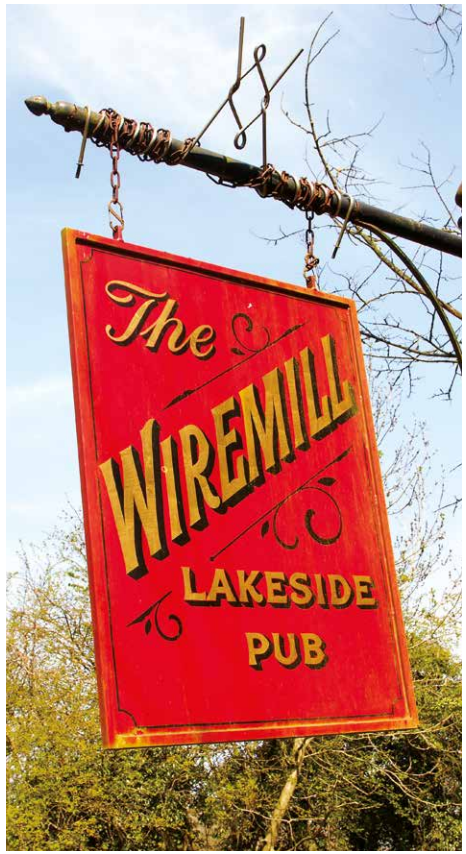
An imposing sight at the heart of the village is the Church of St John Divine. Built in 1865 by the architect William White, it's a beautiful example of Victorian Gothic.

Felbridge Primary School was rated 'good' in the latest Ofsted assessment and nearby Imberhorne 'outstanding'. East Sussex performs well in the educational league tables, with 84% of children attending good or better secondary schools.













QUALITY IS EVERYTHING



Kitchen & utility

- Fully fitted kitchens with granite worktops and upstands
- Stainless steel appliances including a single oven and gas hob
- Three speed chimney hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated microwave
- Space for a washer/dryer
- Enlarged sink with chrome monobloc mixer tap
- Concealed low energy lighting to underside of the wall units
- Recycling bins fitted to one kitchen cupboard
- Saloni glazed floor tiles



Bathroom, en suite & cloakroom

- Vado shower, bath and basin taps
- Merlyn shower enclosure
- Waters and Eurowa baths
- Fully fitted Villeroy & Boch sanitaryware in white
- Exposed/concealed thermostatic shower mixers
- Luxury chrome taps and shower fittings
- Choose from a selected range of Saloni ceramic wall tiles including:
- Half height tiling to walls with sanitaryware
- Full height tiling to shower cubicle and if shower over bath*
- Tiled splashback to basin*
- Shaver socket to en suite*
- Chrome towel rail to bathrooms and en suites*

Joinery & doors

- White gloss painted architraves and skirting boards
- Internal oak colour doors fitted with chrome furnishing
- White PVCu windows
- White PVCu French doors
- Fitted wardrobes in all bedrooms

Decoration

- Smooth finish white painted ceilings
- White painted walls to bathrooms, en suites and WCs
- All other internal walls are painted soft white

Electrical

- Low energy downlighters to the kitchen
- Energy efficient fittings*
- Extractor fans to wet rooms
- TV points and SKY+ provided to the living room, kitchen and master bedroom (subject to customer subscription to SKY product)
- Telephone points provided to the study, living room and master bedroom*
- Light to loft
- Shaver socket provided to the master bedroom en suite
- Electrically operated garage door

Central heating

- Gas fired boiler system with thermostatically controlled radiators (excluding the hall)
- Underfloor heating to ground floors

Security & peace of mind

- High standard of wall and loft insulation
- Multipoint locking to all windows and doors
- Mains operated interconnected smoke and carbon monoxide detector, to each floor with battery back up
- Wiring for future inclusion of an intruder alarm system
- Secure gated entrance with radio link entry

Gardens & externals

- External tap
- Water butt
- Landscaped frontages

*Included where applicable



N

1 **BROADHURST**

Five Bedroom House, all with en-suite bathrooms – outdoor swimming pool

2 **BURLEIGH**

Five Bedroom House, all with en-suite bathrooms

3 **FELCOURT**

Five Bedroom House, four with en-suite bathrooms and detached garage with self-contained accommodation

4 **HEDGECOURT**

Five Bedroom House, three with en-suite bathrooms

5 **IMBERHORNE**

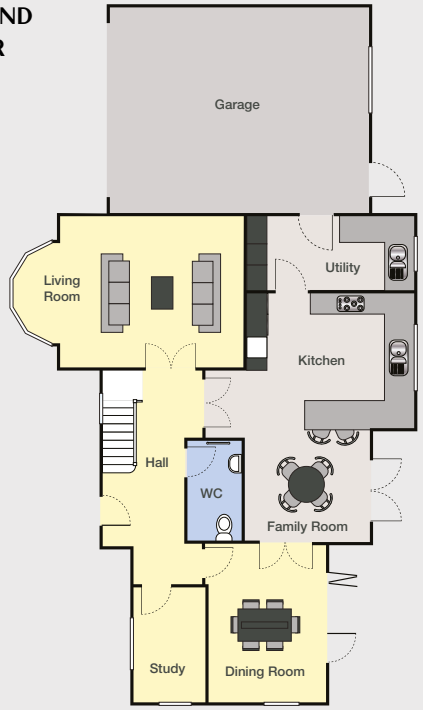
Five Bedroom House, three with en-suite bathrooms



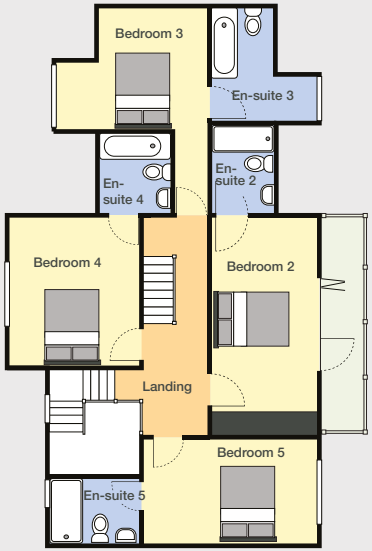
BROADHURST

Plot 1

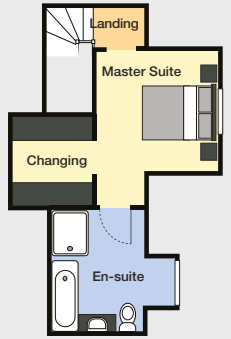
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Five Bedroom House, all with en-suite bathrooms – outdoor swimming pool

Please note, all stated dimensions are subject to tolerances of +/- 50mm. You are advised therefore not to order any carpets, appliances or any other goods that depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Woldingham Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration is indicative only and door colours may vary.

* Reduced headroom at the edge of the room.

Kitchen	4475mm x 3585mm	14'8" x 11'9"
Family Room	3240mm x 3265mm	10'7" x 10'8"
Dining Room	3090mm x 4240mm	10'1" x 13'10"
Living Room	4880mm x 3995mm	16'0" x 13'1"
Study	1765mm x 3010mm	5'9" x 9'10"
Utility	4475mm x 1835mm	14'8" x 6'0"
Master Suite	3245mm* x 3185mm*	10'7" x 10'5"
Bedroom 2	2735mm x 5915mm	8'11" x 19'4"
Bedroom 3	3020mm x 3225mm	9'10" x 10'6"
Bedroom 4	3495mm x 4015mm	11'5" x 13'2"
Bedroom 5	4630mm x 2785mm	15'2" x 9'1"
Garage	6970mm x 5515mm	22'10" x 18'1"

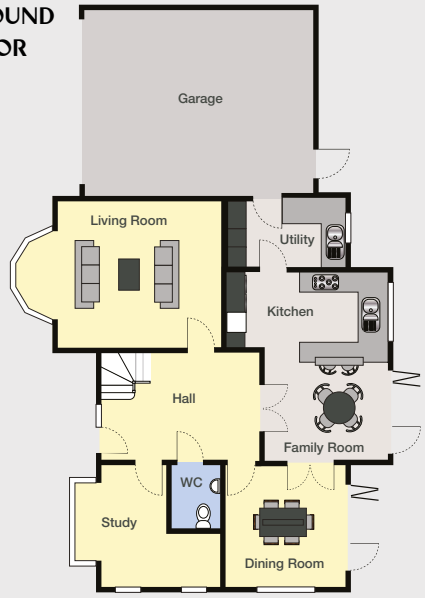
Gross internal area: 272.1m² / 2,928.9ft² **Net internal area:** 210.3m² / 2,263.7ft²
Garage: 38.4m² / 413.3ft²



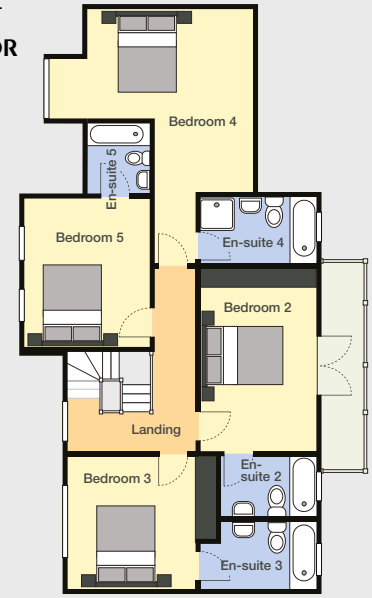
BURLEIGH

Plot 2

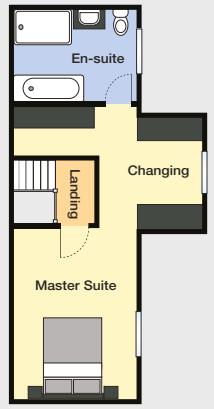
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Five Bedroom House, all with en-suite bathrooms

Please note, all stated dimensions are subject to tolerances of +/- 50mm. You are advised therefore not to order any carpets, appliances or any other goods that depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Woldingham Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration is indicative only and door colours may vary.

* Reduced headroom at the edge of the room.

Kitchen	4750mm x 2830mm	15'7" x 9'3"
Family Room	3700mm x 2965mm	12'1" x 8'10"
Dining Room	3715mm x 3675mm	12'2" x 12'1"
Living Room	5055mm x 4445mm	16'7" x 14'7"
Study	3675mm x 1905mm	12'0" x 6'3"
Utility	3515mm x 1985mm	11'6" x 6'6"
Master Suite	3440mm* x 5150mm	11'3" x 16'10"
Bedroom 2	3460mm x 5665mm	11'4" x 18'7"
Bedroom 3	4425mm x 3940mm	14'6" x 12'11"
Bedroom 4	4835mm* x 5460mm	15'10" x 17'10"
Bedroom 5	3750mm x 4440mm	12'3" x 14'6"
Garage	6970mm x 5515mm	22'10" x 18'1"

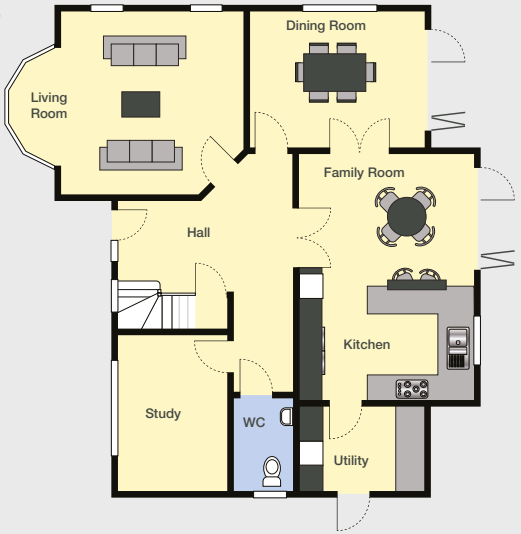
Gross internal area: 314.5m² / 3,385.3ft² **Net internal area:** 256.3m² / 2,758.8ft²
Garage: 38.4m² / 413.3ft²



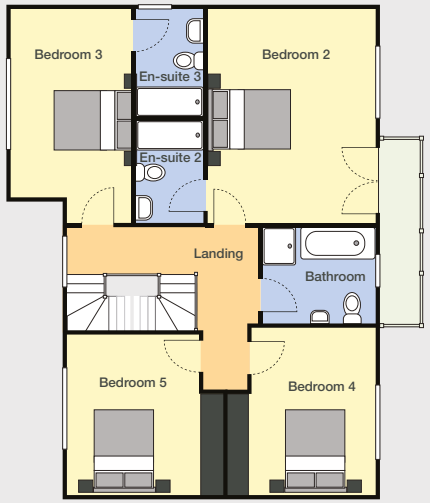
FELCOURT

Plot 3

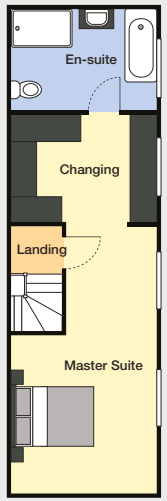
GROUND FLOOR



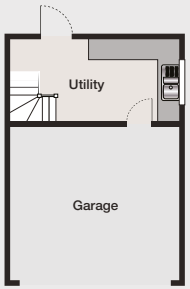
FIRST FLOOR



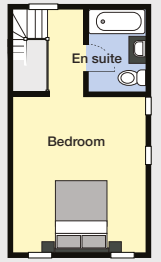
SECOND FLOOR



GARAGE GROUND FLOOR



FIRST FLOOR



Five Bedroom House, four with en-suite bathrooms and detached garage with self-contained accomodation

Please note, all stated dimensions are subject to tolerances of +/- 50mm. You are advised therefore not to order any carpets, appliances or any other goods that depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Woldingham Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration is indicative only and door colours may vary.

Kitchen	4260mm x 3155mm	13'11" x 10'4"
Family Room	4260mm x 2980mm	13'11" x 9'9"
Dining Room	4265mm x 3335mm	13'11" x 10'11"
Living Room	4415mm x 4440mm	14'5" x 14'6"
Study	2565mm x 3765mm	8'4" x 12'4"
Utility	3035mm x 1985mm	9'11" x 6'6"
Master Suite	3440mm x 6480mm	11'3" x 21'3"
Bedroom 2	3955mm x 5165mm	12'11" x 16'11"
Bedroom 3	2920mm x 4440mm	9'26" x 14'6"
Bedroom 4	3490mm x 3960mm	11'5" x 12'11"
Bedroom 5	3750mm x 3775mm	12'3" x 12'4"
Garage	5175mm x 5620mm	16'11" x 18'5"
Garage First Floor	5200mm x 3645mm	17'1" x 11'11"
Garage Utility	2745mm x 3590mm	9'0" x 11'9"

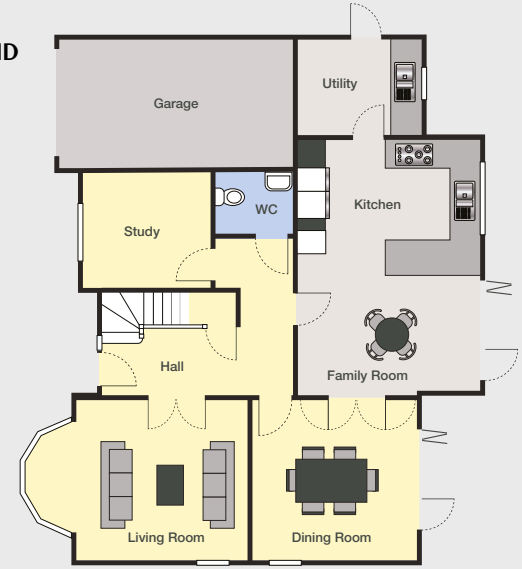
Gross internal area: 237.0m² / 2,551.1ft² **Net internal area:** 225.0m² / 2,421.9ft²
Garage (Annex): 29.1m² / 313.2ft²



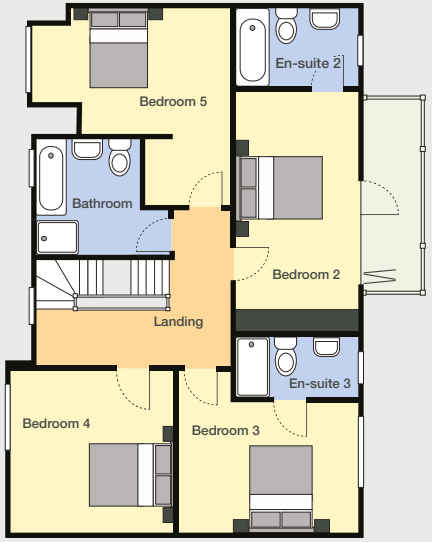
HEDGECOURT

Plot 4

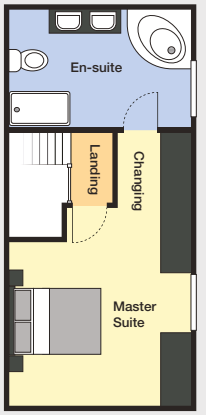
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Five Bedroom House, three with en-suite bathrooms

Please note, all stated dimensions are subject to tolerances of +/- 50mm. You are advised therefore not to order any carpets, appliances or any other goods that depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Woldingham Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration is indicative only and door colours may vary.

* Reduced headroom at the edge of the room.

Kitchen	4345mm x 3360mm	14'3" x 11'0"
Family Room	4345mm x 3025mm	14'3" x 9'11"
Dining Room	4100mm x 3895mm	13'5" x 12'9"
Living Room	4150mm x 3885mm	13'7" x 12'8"
Study	3085mm x 2765mm	10'1" x 9'0"
Utility	2880mm x 2220mm	9'5" x 7'3"
Master Suite	4340mm* x 3910mm	14'2" x 12'9"
Bedroom 2	2890mm x 5935mm	9'5" x 19'5"
Bedroom 3	4300mm x 3100mm	14'1" x 10'2"
Bedroom 4	3950mm x 3880mm	12'11" x 12'8"
Bedroom 5	3690mm x 4755mm	12'1" x 15'7"
Garage	5615mm x 2920mm	18'5" x 9'6"

Gross internal area: 259.7m² / 2,795.4ft² **Net internal area:** 225.9m² / 2,431.6ft²
Garage: 16.4m² / 176.5ft²



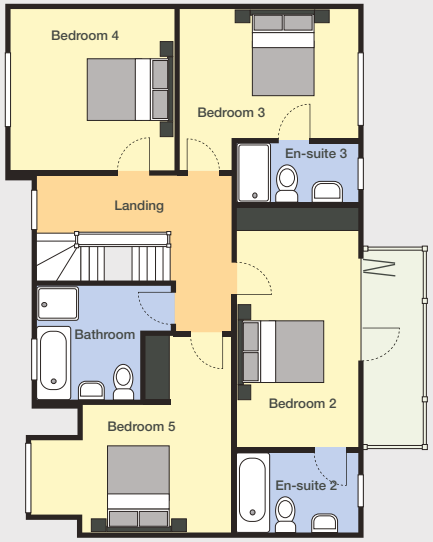
IMBERHORNE

Plot 5

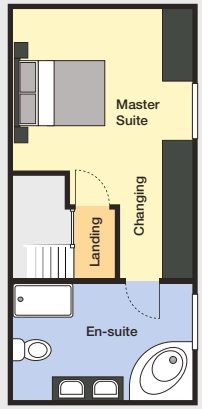
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Five Bedroom House, three with en-suite bathrooms

Please note, all stated dimensions are subject to tolerances of +/- 50mm. You are advised therefore not to order any carpets, appliances or any other goods that depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Woldingham Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration is indicative only and door colours may vary.

* Reduced headroom at the edge of the room.

Kitchen	4345mm x 3360mm	14'3" x 11'0"
Family Room	4345mm x 3025mm	14'3" x 9'11"
Dining Room	4100mm x 3895mm	13'5" x 12'9"
Living Room	4150mm x 3885mm	13'7" x 12'8"
Study	3085mm x 2765mm	10'1" x 9'0"
Utility	2880mm x 2220mm	9'5" x 7'3"
Master Suite	4340mm* x 3910mm	14'2" x 12'9"
Bedroom 2	2890mm x 5935mm	9'5" x 19'5"
Bedroom 3	4300mm x 3100mm	14'1" x 10'2"
Bedroom 4	3950mm x 3880mm	12'11" x 12'8"
Bedroom 5	3690mm x 4755mm	12'1" x 15'7"
Garage	5615mm x 2920mm	18'5" x 9'6"

Gross internal area: 259.7m² / 2,795.4ft² **Net internal area:** 225.9m² / 2,431.6ft²
Garage: 16.4m² / 176.5ft²

Woldingham Homes has a simple but exacting mission: to build inspirational homes for the most discerning of people.

The board of Woldingham Homes is made up of construction professionals with a wealth of experience in house building and construction. We're passionate about our standards of detail, specification, design and quality.

Our homes are constructed in high quality sustainable products with superior design, and are always built in accessible locations close to transport links.

Based in Wallington, Surrey we operate in London and the Home Counties of the South East.

Woldingham Homes
Foundation House
Clarendon Road
Wallington
Surrey, SM6 8QX

Telephone: 020 8669 8600
Email: info@woldinghamhomes.com
Web: www.woldinghamhomes.com