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FOUNDRY GARDENS

*West Sussex*

A STUNNING COLLECTION OF  
1, 2, 3, 4 & 5 BEDROOM HOMES  
IN HAYWARDS HEATH.



**COUNTRYSIDE**

Places People Love





# INTRODUCING FOUNDRY GARDENS *to* HAYWARDS HEATH

Located in the sought after commuter town of Haywards Heath, Foundry Gardens is a stunning new development within the heart of West Sussex.

The development provides a mix of 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes finished to the highest of specifications, making it the perfect environment for first time buyers, young professionals and families alike. Situated near the foot of the South Downs, and surrounded by ancient woodland, Foundry Gardens provides prospective homeowners an opportunity to enjoy the very best of Sussex life.



This CGI is draft only at this stage.



# MODERN SUSSEX LIVING

Foundry Gardens is a traditional development, with a harmonious mix of finishes including boarding, attractive architectural details, tile and brick finishes. In keeping with traditional Sussex architecture the homes are sympathetic to the surrounding ancient woodland adjacent to the development.

The apartments and 2, 3, 4, and 5 bedroom homes are spacious with high ceilings to create a feeling of luxury and grandeur as well as providing ample space for everyday living. The site is sloped allowing for a number of the properties to be split level creating large internal designs and layouts providing adaptable and interesting homes to suit a number of different needs.

A public footpath runs along the eastern boundary of the development providing natural walks for residents to enjoy. Blending in with the natural foliage are a number of green corridors throughout the development creating beautiful focal points and areas of differing character.

In keeping with the premium quality you would expect from Countryside, the two and three bedroom homes are the perfect retreat for first time buyers and young families, whilst the larger four and five bedrooms homes are suitable for those looking for a piece of Sussex luxury. All properties are fitted with state of the art appliances and built to a quality finish, making it an impressive choice for everyone.

This CGI is draft only at this stage.





# EVERYTHING AT YOUR FINGER TIPS



Situated to the south of Haywards Heath town centre, Foundry Gardens has all the essential amenities within easy reach. In the town itself you will find a variety of reputable supermarkets, banks, doctors surgeries, gyms, hairdressers and eateries all within 15 minutes\* walking distance of the development.

The town centre provides further community facilities including Claire Hall, a leisure centre, recreation ground and library, as well as the Princess Royal Hospital.

Aside from Haywards Heath, many picturesque villages surround Foundry Gardens. Among those, only two miles away are the stunning villages of Lindfield and Cuckfield, both providing luxurious country charm like no other. Both offer exceptional local shops such as Humphrey's bakery with queues forming down the main high street daily, and local favourite Cloughs Deli which has been family run since 1934. Meander down Lindfield's protected Lyme Tree high street and find yourself at the village common where local sports teams and village events take place throughout the year.

Slightly further afield is the City of Brighton and Hove. Brighton offers seaside charm complimented by a cosmopolitan feel. Home to stunning Victorian architecture, why not visit the Royal Brighton Pavilion the seaside home to the Prince Regent, take a stroll down the Palace Pier or see a show at the Brighton Dome or Theatre Royal.

Travel 14 miles and be within South Downs National Park. If you're looking for countryside walks, follow the South Downs Way, the public footpath that runs the length of the Downs and visit the infamous Jack and Jill Windmills along the way.

\*Travel times taken from Google Maps.





# STAY CONNECTED

Ideally situated, Foundry Gardens is easily accessible by numerous forms of transport.

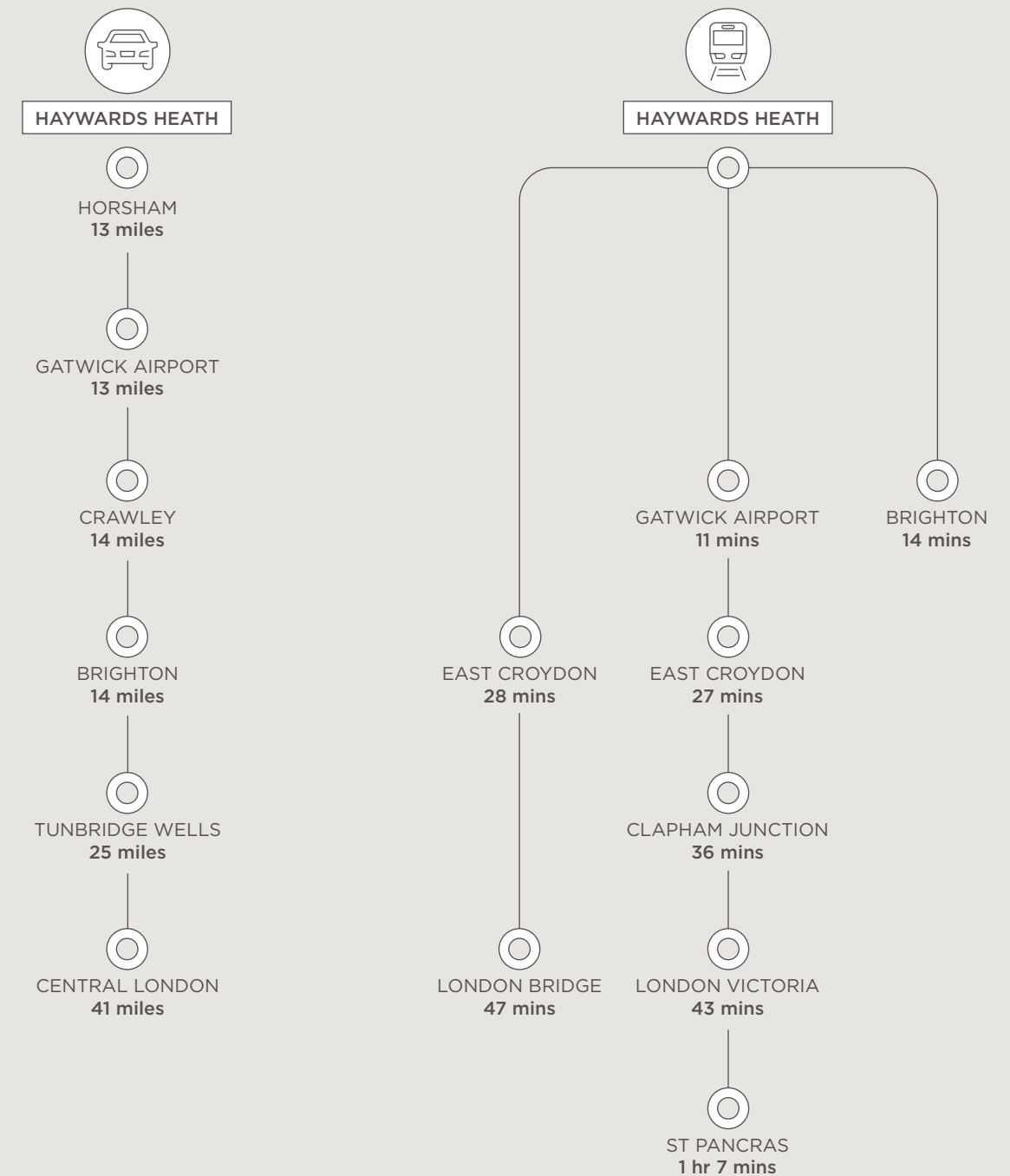
By road the development is 36 miles from London, 14 miles from Brighton and 13 miles from Gatwick, accessed via the A272 providing direct links to the A23 and A22, leading to the M23 and M27.

Haywards Heath station is located just 2 miles away providing direct trains into London Victoria in approximately 43 minutes, London Bridge in 46 minutes and London St Pancras in just over an hour (1 hour 7 mins).

The station is also conveniently located on the main London to Brighton rail line providing direct trains to Brighton in 14 minutes, and further destinations along the south coast such as Eastbourne and Ore.

For those wanting to travel further afield, Gatwick Airport is easily accessible by road and rail in under 20 minutes offering direct flights to Europe and beyond and Heathrow Airport is reachable within an hour.

**fg**  
**FOUNDRY GARDENS**  
*West Sussex*



Mileages are taken from Google and are used as a guide only.

Travel times are taken from National Rail and are used as a guide only.





# THE HEART OF WEST SUSSEX

Haywards Heath is a thriving community in the heart of the beautiful county of Sussex. The Town can trace its origins back to 1544 but the completion of the London and Brighton Railway Line in 1841 marked the rapid expansion of Haywards Heath, providing jobs and opportunities for many people in East and West Sussex as well as commuters from outside of the county.

Surrounded by the natural and stunning countryside, Haywards Heath offers an inviting community atmosphere while its excellent connections make it the ideal centre for homes and businesses in West Sussex.

## SHOPPING

Living at Foundry Gardens will give you access to the plethora of shops in the towns thriving high street and The Orchards Shopping Centre, from Marks and Spencer, Waitrose and Sainsbury's to Accessorize, Fat Face and Waterstones, there really is everything you desire.

## RESTAURANTS AND BARS

Those looking for fantastic places to eat and drink will love what is on offer on The Broadway, a street peppered with fantastic restaurants and bars like Orange Square and the Lockhart Tavern to the family run curry house The Nizam and more well known favourites such as Cote Brasserie, Zizzi and Prezzo.



## EXPLORE THE LOCAL AREA

In popular Cuckfield foodies can experience the very best in gastro pub dining at the excellent Rose and Crown, where the very friendly staff are more than happy to talk to you about what's on offer, from the amazing gin menu, specialist craft beers, Sunday roasts and delicious steak nights every month. If you're looking for a place to go for a special occasion or just an excuse for a pamper, visit the luxurious Ockenden Manor, a fine Elizabethan manor house with a state-of-the art spa and fine-dining restaurant.





PLACES PEOPLE LOVE

EXISTING RESIDENTIAL DEVELOPMENT

▲ NORTH



# SITE PLAN

## 1 BEDROOM APARTMENTS

**Keats House**  
Plots 170-173

## 1 AND 2 BEDROOM APARTMENTS

**Oak House**  
Plots 148-153

## 2 BEDROOM HOMES

**The York**  
Plots 116, 117, 229, 230, 233, 234, 241, 242, 243, 244

## 3 BEDROOM HOMES

**The Bramble A**  
Plots 132, 133, 201, 202, 239, 240

**The Bramble B**  
Plots 103, 104, 139, 140, 147, 158, 159, 160, 168, 169, 212, 248, 253, 254

**The Bramble C**  
Plots 155, 156, 161, 162, 237, 238

**The Brookfield**  
Plots 102, 105, 131, 143, 167, 214

**The Sherwood**  
Plots 129, 215, 218, 231, 232

**The Meadow**  
Plots 128, 130, 216, 217

**The Mickleham**  
Plots 146, 203, 210, 213

**4 BEDROOM HOMES**  
**The Browning**  
Plots 137, 138, 141, 142, 165, 166

**The Laurel**  
Plots 134, 235, 236

**The Orchard**  
Plots 144, 145

**The Hardy**  
Plots 135, 136, 163, 164

**The Viridian**  
Plots 157, 211, 249, 250

## 5 BEDROOM HOMES

**The Coppice**  
Plots 206, 207

**The Brook**  
Plots 208, 209

**The Wordsworth**  
Plots 101, 154, 204, 205, 251, 252

\* Affordable Housing  
PS Pumping Station  
V Visitor Parking





# FIRST CLASS LEARNING

We know that choosing a school for your child is an important decision. Foundry Gardens has an abundance of options when it comes to Primary, Secondary and Independent education.

Not only are the majority of schools within the area reported by Ofsted as 'Good' or 'Outstanding' but there is a large number within a 5 mile radius, meaning a less stressful school run.

Foundry Garden itself benefits from having Bolnore Village Primary School less than half a mile from the site, Warden Park Primary and Secondary School less than 2 miles away and Independent Schools Burgess Hill Girls School and Great Walstead School less than 3 miles away.

## PRIMARY SCHOOL

Bolnore Village Primary School opened its doors in September 2009 with over 380 children. As the first self-governing parent-promoted primary school at the heart of the community it is an excellent environment for children to thrive. Focusing on strong British values, their curriculum reflects a sense of spiritual, moral, social and cultural development.

St Joseph's Catholic Primary School is a short 4 minute drive away from Foundry Gardens. The school encourages pupils to develop their talents and achieve their personal goals ensuring they are fully equipped for life at secondary school and beyond.

## SECONDARY SCHOOL

Oathall Community College is a secondary school located just 2.5 miles from Foundry Gardens between the village of Lindfield and Haywards Heath. The school welcomes students aged 11-16 and has fantastic facilities including a 5-acre farm, music centre and specialist art building.

Warden Park School is a specialist secondary school based in Cuckfield. It specializes in mathematics, ICT, modern foreign languages and sports. The school has 1500 pupils from 11 to 16 years old and is consistently ranked as high with Ofsted.

## INDEPENDENT SCHOOLS

Burgess Hill Girls School is one of the leading independent girls schools in the south of England. Located in Burgess Hill, 2.5 miles from the development, the independent, girls only day and boarding school offers places for girls ages 2½ to 18 years with full boarding an option from 11 years.

Great Walstead School is located 2.8 miles from Foundry Gardens. It is a day and weekly boarding school for girls and boys between the ages of 2½ and 13 years. The school is set in 265 acres of grounds just a mile and a half from the village of Lindfield, in the countryside and has extensive playing fields and woodlands.







## ABOUT COUNTRYSIDE

# AWARD-WINNING DEVELOPERS COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to

quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

**We create places people love.**



**COUNTRYSIDE**  
Places People Love

# COMMITTED TO OUR CUSTOMERS

The customer service teams at Countryside are committed to providing you, our customers, with quality homes.

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Foundry Gardens carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit [www.nhbc.co.uk/Builders/ProductsandServices/TechnicalStandards](http://www.nhbc.co.uk/Builders/ProductsandServices/TechnicalStandards).

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion. Further information can be found on [www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover](http://www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover).

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme.

Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com).





## THE BENEFITS

OF OWNING  
A NEW HOME**BUILDING A  
BETTER FUTURE**

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact, lower running costs and low maintenance. These provide compelling reasons to choose a new home from Countryside.

**NO NASTY  
SURPRISES**

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind for a 10-year NHBC guarantee as well as a dedicated 2 years Customer Service warranty following completion.

**MAKE YOUR  
HOME YOUR OWN**

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

MAKE YOUR NEW HOME  
EVEN MORE AFFORDABLE

Help to Buy\* is a Government scheme that makes it easier to buy your brand new home. The Government will lend you up to 20% of the full purchase price, which is interest free for 5 years. You'll only need 5% for your deposit!

For more information, please visit the website  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)

\*5% deposit only applicable when using the Help to Buy scheme.  
Selected homes only.

Please ask the Sales Consultants for more details.





# FOUNDRY GARDENS SPECIFICATION

At Countryside, we have spent a great deal of time in finding the perfect specification for your new home. We believe that the quality of the features within these new homes will rival any other and feel like home from day one.

## ENVIRONMENTALLY FRIENDLY FEATURES

- The majority of materials used in the construction of your new home are from local, renewable, sustainable or recyclable sources
- Energy efficient kitchen appliances and low energy lighting are provided throughout to reduce energy consumption
- Dual Flush toilets are fitted to reduce water consumption

- Cycle storage is provided within secure cycle stores or garages (where applicable) to encourage green travel
- Recycling bins are provided within kitchen cupboards

## BATHROOM

Modern Roca bathroom suites are provided with:

- White Roca sanitaryware with chrome mono mixer taps and Dark Swiss Elm finish vanity tops and bath panels
- Double ended bath with chrome mixer taps and hand held shower (Note: properties without an en-suite have a wall mounted shower over the bath instead of a handshower)
- Full height mirror where space and room layout allows (please ask Sales Consultants for more details)
- Chrome finish heated towel rail
- Amtico Spacia flooring throughout
- Contemporary Saloni wall tiling, half height on principal sanitaryware walls

## EN-SUITE (WHERE APPLICABLE)

Modern en-suites are provided with:

- White Roca sanitaryware with chrome mono mixer taps and Dark Swiss Elm vanity tops
- Vado chrome shower with concealed shower mixer and shower enclosure
- Contemporary Saloni wall tiling, full height around shower enclosure and half height on principal sanitaryware walls
- Amtico Spacia flooring throughout

## KITCHEN

Your kitchen has been carefully selected to convey, elegance and style, to include:

- Contemporary fitted kitchen by Commodore with handleless wall and base units
- Laminate worktops with upstand and glass splashback behind hob



- 4 & 5 bedroom homes benefit from a Silestone worktops with upstand and glass splashback behind hob
- Stainless steel one and a half bowl sink with stainless steel tap
- Under cupboard LED lighting below wall units
- Electrolux single oven and 4 zone ceramic hob with extractor fan to apartments and 2 & 3 bedroom houses. Two AEG single ovens and 5 zone ceramic hob with extractor to 4 & 5 bedroom houses.
- Integrated Electrolux fridge freezer, dishwasher, and washer dryer (to selected plots) provided to apartments and 2 & 3 bedroom houses
- Integrated AEG fridge freezer, dishwasher and washer dryer provided to 4 & 5 bedroom houses (Note: where the home has a utility room a freestanding washer dryer will be provided)
- Amtico Spacia flooring throughout
- Wine coolers to 4 & 5 bedroom houses

## GENERAL FINISHES

The internal finishes to your home have been carefully selected to create a modern and contemporary feel to include:

- Internal doors painted white with polished chrome door furniture
- Pure Brilliant White painted ceilings and walls
- Fitted wardrobe with sliding mirrored doors to master bedroom



## FLOORING

- Carpet to bedrooms, landing, stairs and separate living room in a choice of colours
- Amtico Spacia flooring to open-plan ground floor, kitchens, WC, bathrooms, en-suites and dining room (where applicable) in a choice of colours

## ELECTRICAL

- Low energy light fittings provided throughout
- Pendant lighting provided to living, reception & dining rooms, studies, landings and bedrooms
- Downlighters provided to kitchens, hallways, WC's, bathrooms and en-suites
- TV sockets and telephone provided to principal rooms, please ask Sales Consultants for more details. Wired for Sky Q television (subject to future connection by purchaser, aerial not supplied)



## HEATING

- Gas fired central heating

## EXTERNAL

- Rear gardens are turfed as standard
- Patio and garden pathways constructed from concrete slabs
- Close board fencing or brick boundary divisions





# FINDING US

Reachable in just under an hour from London and under half an hour from Brighton it couldn't be easier to come and have a closer look at our beautiful homes at Foundry Gardens.

**BY TRAIN**

Foundry Gardens is a direct train from London Bridge, London Victoria or London St Pancras, all taking just over an hour. From neighbouring Gatwick, Burgess Hill, or Brighton it is only 20 minutes. On arrival at Haywards Heath station the development is a short 5-minute taxi ride away. Please see map for further details.

**BY ROAD**

The development is accessible from the A272 which connects to the A23 Bolney. If driving from the A272 when you reach the Rocky Lane roundabout take the second exit on to Rocky Lane. The development is clearly sign posted from here.

For your Sat Nav: **RH16 4RW**







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