



**PEPPER
CLOSE**

WIVELSFIELD



GOLD
PROPERTY
DEVELOPMENTS

BUILDING THE
HOMES YOU LOVE

CGI imagery of Pepper Close

Pepper Close is a collection of seven
beautifully appointed family homes
in the Sussex countryside.



VILLAGE LIFE

Wivelsfield and the adjacent village of Wivelsfield Green are the core of the Civil Parish of Wivelsfield in the Lewes District of East Sussex.

They lie in the low Weald and to the north of the South Downs National Park. The villages are located 9 miles north of the city of Brighton & Hove. Haywards Heath is 2.5 miles away and Burgess Hill is 3.9 miles away, both with a good selection of mainstream shops, supermarkets and leisure facilities.

There are Secondary Schools in both towns and a choice of Private Schools.

The Sandstone church of St Peter & St John the Baptist is located in Church Lane, and the Village Hall is located in Eastern Road. Films are regularly shown on Sundays in the Hall.

Recreational grounds are used by local clubs, community organisations and sports teams. Wivelsfield Village Day is held in July each year on the recreation ground.

The Village has its own theatre, named The Wivelsfield Little Theatre, holding productions in the Village Hall and the Church.

The Parish includes several woods and small farms, the small brook which runs through here and is a tributary of the River Ouse, which flows to Newhaven. There are 20 Listed buildings in the Parish, including the Grade I Listed building Great Ote Hall.

HAYWARDS HEATH

Just 2 miles from Wivelsfield is Haywards Heath which is well served with local facilities with a population of around 27,000 (census 2011), with many people working in London, Brighton, Crawley or at Gatwick Airport. 'The Broadway' provides a good choice of Bars and restaurants in the evenings and Clair Hall provides a great venue for many concerts and social events. Haywards Heath Leisure centre has good facilities including a swimming pool. There are many sports clubs in the town and the neighbouring area, including a good choice of Golf clubs. The Princess Royal Hospital is located on the edge of the town.

The Village pub, The Cock Inn has become the lively, centre of the village. The pub serves the famous Harveys brewed just down the road in Lewes.

SCHOOL LIFE

A New primary school was opened in 2007 and there is a nursery in the Old Church Hall. The school has circa 200 children on its roll and last year it was lucky enough to be able to extend its premises to incorporate two new classrooms and a Hall extension. The school has extensive school grounds for the children to use and enjoy.

TRAVEL

Wivelsfield railway station provides an excellent, regular train service to Brighton, Haywards Heath and London. Alternatively you have Burgess Hill and Haywards Heath station a short drive away both with good car parking.

By car, the A23 is about 7 miles west, connecting via the M23 to London, while Gatwick Airport is an 18 mile drive. You can also follow the A23 south towards Brighton.



TRAIN TIMES FROM WIVELSFIELD

Haywards Heath	4 Minutes
Brighton	12 Minutes
London Victoria	55 Minutes
Gatwick	18 Minutes
Lewes	14 Minutes

FROM HAYWARDS HEATH

Brighton	14 Minutes
London Victoria	45 Minutes
Gatwick	11 Minutes
Lewes	14 Minutes



PEPPER CLOSE,
DITCHLING ROAD, DITCHLING,
EAST SUSSEX RH15 0SJ



The homes are to be finished to a high standard with particular attention to modern lifestyle and flexible living spaces ideal for entertaining.

PEPPER CLOSE SPECIFICATION

KITCHENS

- Contemporary designed luxury fitted kitchen with Quartz worktops & upstands
- A range of high quality appliances including: fridge/freezer, gas hob, oven, dishwasher, extractor hood
- American style fridge freezer to selected plots
- Range cooker to selected plots
- Stainless steel 1½ bowl sink & mixer tap
- Toughened glass splashback
- LED under unit and plinth lighting

ELECTRICAL

- A generous provision of power points and lights to all rooms
- TV aerial to living room & all bedrooms
- Automatic ventilation to all bathrooms and en-suites
- Smoke & heat detectors (mains wired)
- Wireless burglar alarm
- Energy-efficient light fittings
- Chrome switches & sockets throughout
- Solar photovoltaic panels to all plots

BATHROOMS & EN-SUITES

- White sanitaryware from our selected range
- Contemporary chrome plated taps and fittings
- Vanity units to selected areas
- Vanity mirrors with light and shaver socket to selected areas
- Chrome heated towel rails with summer control valves
- Contemporary ceramic tiles to walls and floor

FLOORING

- Engineered flooring to ground floor
- High quality carpets fitted to staircase and upper floors
- Ceramic tiles to bathrooms & cloakroom

JOINERY

- High quality composite front doors
- Oak veneer internal doors to all floors with contemporary chrome plated ironmongery
- Glass balustrade with oak handrails and posts to all floors
- Contemporary oak wardrobes with sliding doors to selected units
- Loft access

GOLD PROPERTY DEVELOPMENTS

We are a family run company based in Kent. Established some 20 years ago, we specialise in building family properties in the South East of England.

We have a reputation for well-designed properties built to an exceptionally high standard.

Each project is designed with the local area in mind, with a range of styles to create living communities which are easy on the eye. We design our homes for comfortable living and from the moment you step through the front door you are not disappointed.

HELP TO BUY

With a Help to Buy: Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home. Equity loans are available to first time buyers as well as homeowners looking to move.

Your local Help to Buy agent can guide you through the options available and explain the eligibility and affordability criteria.






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HOUSE TYPES

 **THE LYNWOOD**
4 BED DETACHED HOUSE
TOTAL 1,360 Sqft

 **THE FIELDCREST**
4 BED DETACHED HOUSE
TOTAL 1,576 Sqft

 **THE LIMES**
4 BED DETACHED HOUSE
TOTAL 1,721 Sqft

 **THE BALLANTINE**
3 BED SEMI-DETACHED
TOTAL 1,076 Sqft

THE NUMBERS 1-7 ON THE PLAN
REFER TO PLOT NUMBERS ONLY

PEPPER CLOSE

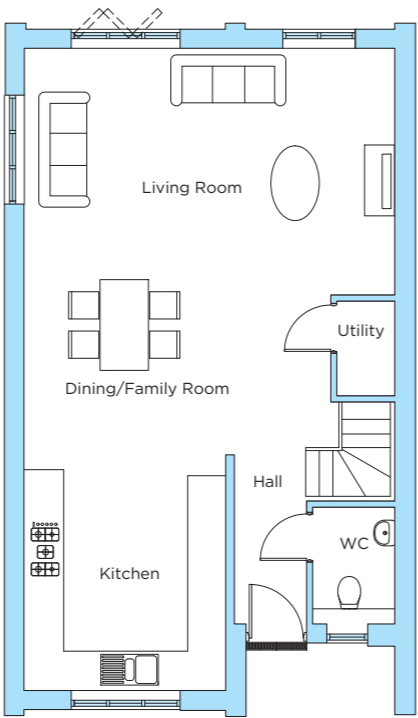
PEPPER CLOSE

THE LYNWOOD

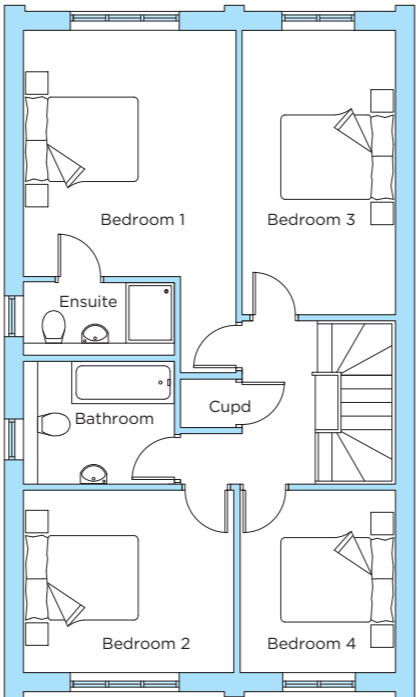
DETACHED HOUSE

PLOTS 1 & 2

Room	Size in Metres	Size in Feet
Lounge	6.15m x 4.1m	20`2 x 13`5
Dining Area	2.63m x 3.3m	8`7 x 10`9
Kitchen	3.87m x 3.3m	12`8 x 10`9
Bedroom 1	4.08m x 3.5m	13`4 x 11`5
Bedroom 2	3.48m x 3m	11`5 x 9`10
Bedroom 3	4.66m x 2.51m	15`3 x 8`2
Bedroom 4	3m x 2.54m	9`10 x 8`3
TOTAL	126.4 sqm	1,360 Sqft



GROUND FLOOR



FIRST FLOOR

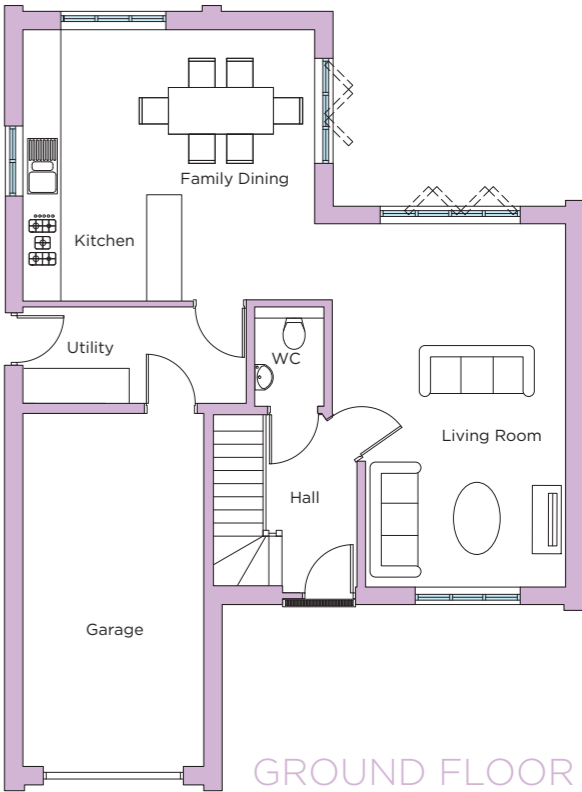
PEPPER CLOSE

THE FIELDCREST

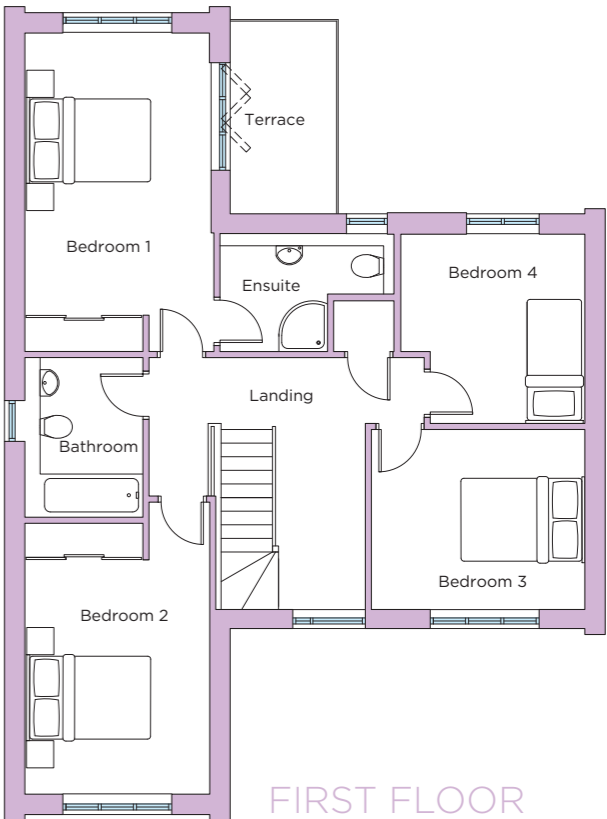
DETACHED HOUSE

PLOT 3

Room	Size in Metres	Size in Feet
Lounge	6.23m x 3.95m	20`5 x 12`11
Kitchen/Dining	5m x 4.66m	16`4 x 15`3
Bedroom 1	4.84m x 3.16m	15`10 x 10`4
Bedroom 2	4.04m x 3.2m	13`3 x 10`5
Bedroom 3	3.68m x 3.06m	12`0 x 10`0
Bedroom 4	3.26m x 3.16m	10`8 x 10`4
TOTAL	146.4 sqm	1,576 Sqft



GROUND FLOOR



FIRST FLOOR

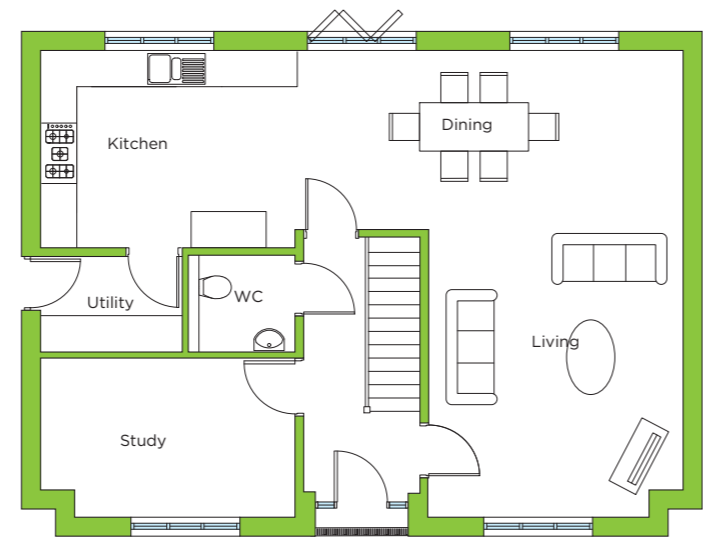
PEPPER CLOSE

THE LIMES

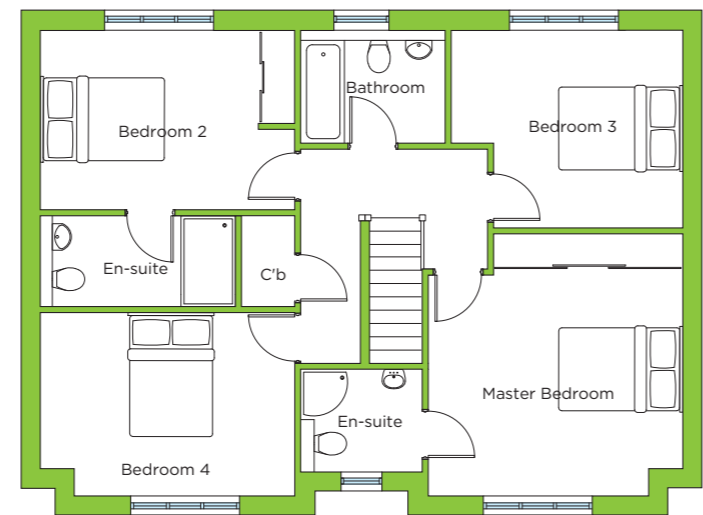
DETACHED HOUSE

PLOTS 4 & 5

Room	Size in Metres	Size in Feet
Lounge	4.2m x 4.72m	13`9 x 15`5
Dining Area	6.4m x 2.94m	20`11 x 9`7
Kitchen	4.2m x 3.25m	13`9 x 10`7
Study	4.2m x 2.62m	13`9 x 8`7
Bedroom 1	4.23m x 3.25m	13`10 x 10`7
Bedroom 2	4.22m x 2.95m	13`10 x 9`8
Bedroom 3	3.26m x 3.12m	10`8 x 10`2
Bedroom 4	4.18m x 3m	13`8 x 9`10
TOTAL	159.9 sqm	1,721 Sqft



GROUND FLOOR



FIRST FLOOR

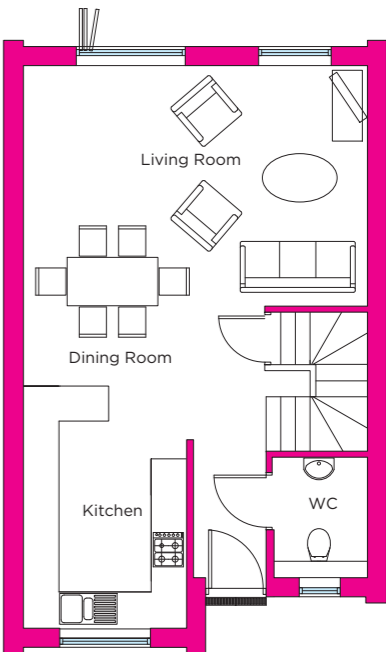
PEPPER CLOSE

THE BALLANTINE

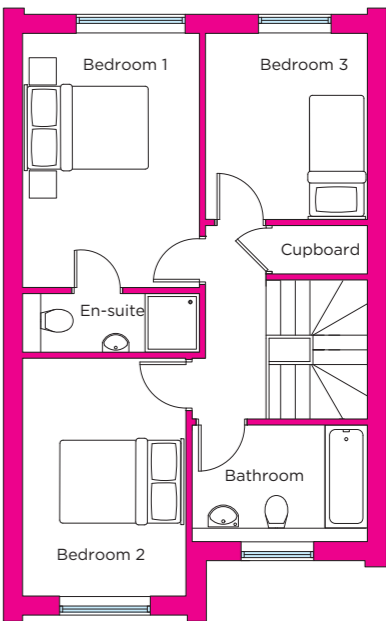
SEMI-DETACHED HOUSE

PLOTS 6 & 7

Room	Size in Metres	Size in Feet
Lounge	5.65m x 3.95m	18`6 x 12`11
Kitchen/Dining	5.32m x 2.7m	17`5 x 8`10
Bedroom 1	4.2m x 2.9m	13`9 x 9`6
Bedroom 2	3.92m x 2.7m	12`10 x 8`10
Bedroom 3	3.07m x 2.7m	10`0 x 8`10
TOTAL	100 sqm	1,076 Sqft



GROUND FLOOR



FIRST FLOOR



CGI imagery of Pepper Close

Pepper Close is located on the edge of
the pretty village of Wivelsfield set
within the Sussex landscape.



PEPPER CLOSE

WIVELSFIELD

A DEVELOPMENT BY



GOLD
PROPERTY
DEVELOPMENTS



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FURTHER DETAILS
PEPPERCLOSE.COM

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