



COURTYARD

STANMER PARK





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## UNIQUE HOMES IN A PICTURESQUE SETTING

The Courtyard at Stanmer Park is nestled in the Sussex countryside on the edge of the vibrant city of Brighton & Hove.

These beautifully appointed homes are inspired by the magnificent, eighteenth century, Grade I listed Stanmer House that is at the heart of this enchanting landscape.

The Courtyard was designed to replicate the former north wing of Stanmer House, and offers a collection of just seven, three and four bedroom luxury townhouses. Set around a former well pump house, the development offers owners all the benefits of a traditionally constructed development that incorporates modern, materials and technologies. Boarded by woodland and neighbouring open countryside with a protected nature reserve, this gated community creates the ideal retreat for outdoor lovers.







# STANMER VILLAGE

The first record of Stanmer's ownership dates back to 765 when it was granted to the Canons of South Malling by King Aedwulf. The Church retained the land until the early 16th century. Stanmer Estate as it is today spans 5000 acres, most of which is parkland.



## STANMER PARK HISTORY

There is a small village comprising lodges, former almshouses, a long barn from the 18th century, a farmhouse, a restaurant, a well-house covered in ivy and containing a donkey wheel, the redundant Stanmer Church and Stanmer pond. The pond is surrounded by sarsen stones, and is likely where Stanmer was coined from, in Anglo-Saxon "Stan" means "Stone" and Mere" means "pond".

Stanmer House itself was built in the 1720s when the land was owned by Sir Henry Pelham. The architect was Nicholas Dubios and it was constructed in the Palladian style. In 1776 the Pelham family combined Stanmer with Falmer manor, this became the Chichester Estate when in 1801, the lord of the holdings received the title Earl of Chichester.

The Brighton Corporation bought Stanmer Estate in 1947 and repaired the damage incurred during military occupation of WWII, as the Estate had been used to provide billeting and firing ranges for a Canadian tank regiment. The park opened to the public in 1953.

Today, Stanmer House is now open seven days a week as a restaurant and hosts events throughout the year.

## MODERN STANMER PARK

Just to the left of Stanmer House in the old walled kitchen garden is the Stanmer Nursery. The Nursery has been producing plants for Brighton & Hove's city's parks since the 1950s and also offers home-grown plants for the public to buy.

There are two old orchards at Stanmer Park managed by Brighton Permaculture Trust. They

run Apple Day for free annually in September where people can eat fruit from the trees, try their hand at juicing and go on tours of the orchard.

The Wildlife Garden is managed by two youth groups organised by Sussex Wildlife Trust. What started as a field of nettles and has been transformed over the last few years into an area of diverse habitats. The groups have built a pond which is now full of all kinds of plants, amphibians, insects and other bugs and a corner full of flowers and other plants and insects.

17 acres of Stanmer Park are worked by Stanmer Organics, a community non-profit group, for horticultural, agricultural and educational purposes using only organic growing techniques, as well as environmental art. Earthship Brighton was built for their use as a community centre. The first Earthship in England and one of only two in the UK, it is an off-grid building constructed from waste car tyres and recycled materials. Earthships enjoy the weather, regardless of the season. If it's raining they catch free water, if it's windy they generate free power and if it's sunny they capture free heat and electricity. Apart from using all the resources immediately around them they also employ extensive energy efficiency and water conservation measures, ensuring that the rainwater and renewable energy they harvest goes as far as possible.

Stanmer Park has received funding to start restoration of its historic buildings and landscape in 2018. The first goals will be to restore the entrance and parkland to Stanmer House, restore the walled garden and restore the Home Farm Complex. More information can be found on the Brighton & Hove Council website.



# EXCLUSIVE LOCATION

Stanmer Park is perfectly located for access to both the University of Sussex and Brighton University. The American Express Community Football Stadium and Falmer Railway Station are both a short stroll away.



## BRIGHTON & HOVE

The relaxed bohemian atmosphere of the North Laine area is unique with hundreds of small shops, stylish cafes and restaurants. Culture is an intrinsic part of Brighton life including the renowned Theatre Royal & Dome Complex, the Royal Pavilion, Duke Of York's Art House and Brighton Museum. The city regularly hosts exhibitions and festivals including the annual Brighton Festival, which is one of Europe's largest art festivals.

Brighton & Hove is now regarded as one of the most varied shopping, dining & cultural experiences outside of London.

With exceptional transport links, Brighton Mainline Railway Station offers fast weekday trains to London Victoria & London Bridge in approximately 50 minutes and Gatwick airport in less than 30 minutes.

The South Downs National Park spans throughout Sussex, virtually surrounding Brighton & Hove providing countryside perfect for walking, horse riding, golf and cycling. Brighton Marina Village is the largest harbour in the UK with over 1,600 berths, a full range of water sports, numerous cafes, bars, restaurants, a casino holding world class competitions, a cinema and a bowling alley. 10 miles east of Brighton there are day trips to France with ferry crossings from Newhaven to Dieppe.



## LEWES

The historic County Town of East Sussex, Lewes is a thriving market town and the beauty of the towns rich architectural heritage interplays with both the River Ouse, as it meanders through the town centre and the South Downs National Park.

Lewes is home to a wealth of creative industries and the vibrant patronage of the arts can be felt through the character of its lanes and twittens, as you wander through the town. Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Dining out in Lewes is a pleasure, from the gastronomic delights on offer at the Pelham House Hotel and Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery.

Lewes has a maverick population, which over the centuries has resulted in the town developing a truly unique place in history. Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII.

The character of Lewes is such that it can boast both the first assembly of Parliament and the first Bills Restaurant!





# THE COURTYARD

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The development offers owners all the benefits of a traditionally constructed development that incorporates modern, materials and technologies.

Boarded by woodland and neighbouring open countryside with a protected nature reserve, this gated community creates the ideal retreat for outdoor lovers.







# A LUXURIOUS SPECIFICATION

The Courtyard offers all the benefits of traditional construction with modern stylings & finishes to suit the modern home owner.

## KITCHEN

- State-of-the-art German kitchen by Leicht featuring contemporary units
- High quality quartz stone work surfaces
- Range of quality integrated A-rated Neff appliances
- Under mounted sinks
- Concealed under unit lighting
- Space and plumbing for combined washing machine/tumble dryer within utility cupboard

## BATHROOM & EN-SUITE

- All sanitary ware and fittings by Porcelanosa
- Contemporary style vanity units
- Low profile shower trays
- Heated chrome towel rails
- Stylish ceramic wall and floor tiles

## HEATING & INSULATION

- Electrically powered wet system under floor central heating
- Mains pressure hot water
- Electronic programming for separate heating & hot water system with provision for remote operation
- Individual room thermostats
- Bespoke timber frame double glazed, sliding sash windows

## INTERNAL FINISHING TOUCHES

- Recessed down lights with dimming feature in selected rooms
- Bespoke oak front doors
- Quality fire resistant internal doors throughout
- Brushed stainless steel door furniture
- Slim line brushed stainless steel finish switch plates
- TV and telephone points to living room and master bedrooms
- Communal TV aerial/satellite system
- Pre-wired for Sky+



- Remote operation of the central heating & security systems via your smart phone/tablet or PC
- Fitted wardrobes to selected bedrooms
- Oak finish engineered wide plank flooring in main living areas
- Ceramic floor tiling in utility cupboard and selected kitchens

## OUTSIDE AREAS

- Allocated gated parking
- Electrically operated gated entrance to courtyard
- Secure residents' cycle store

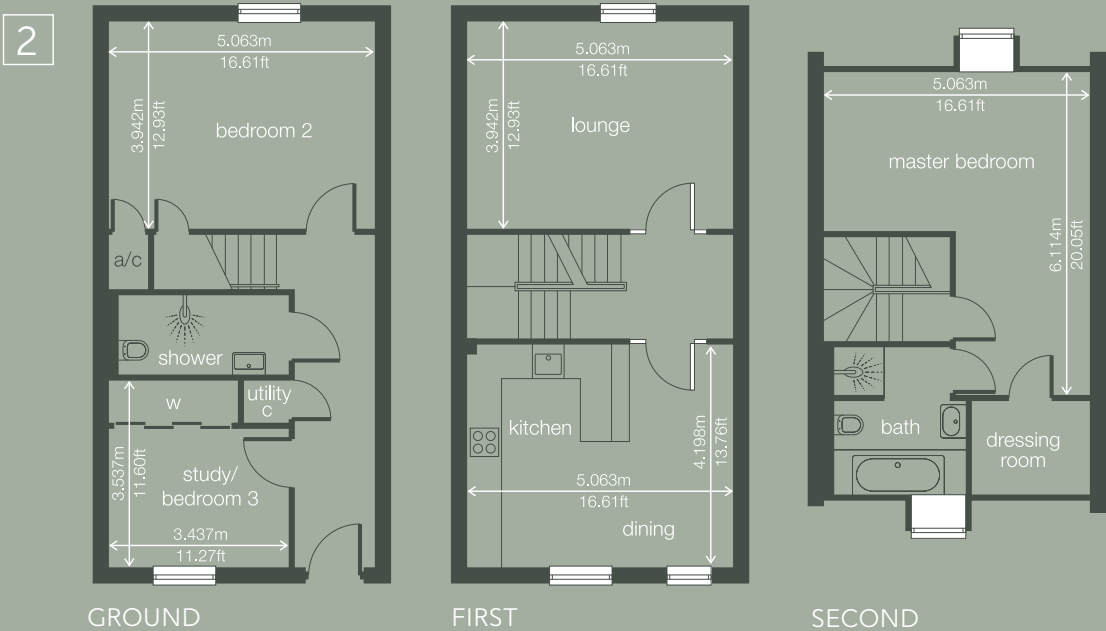
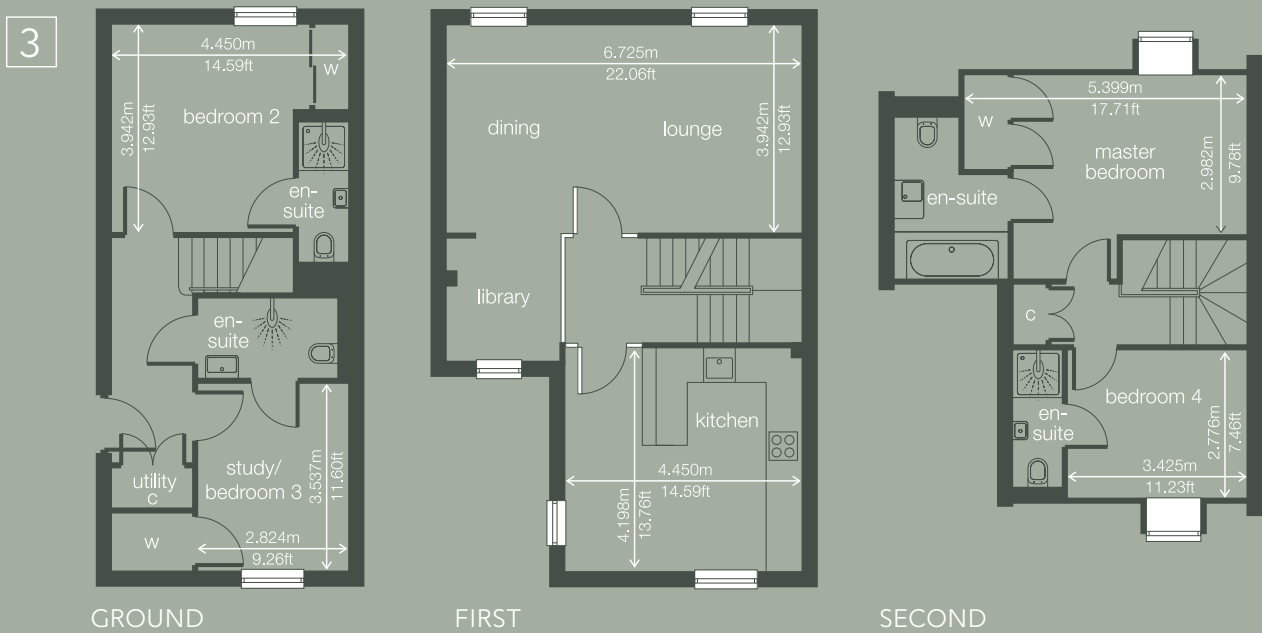
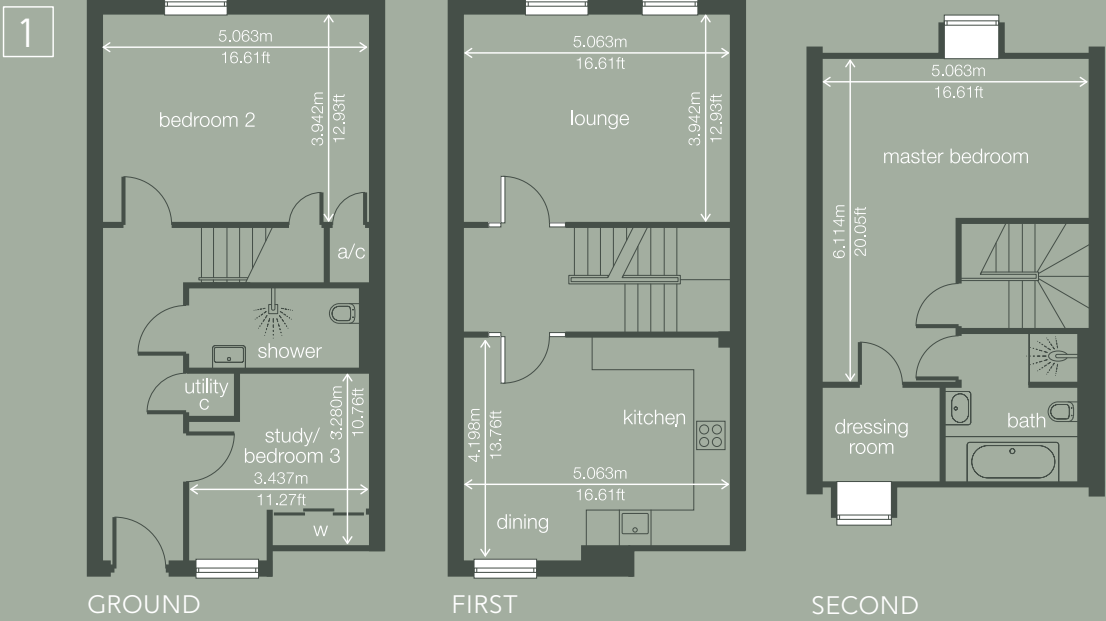
## SECURITY & PEACE OF MIND

- Video entry system
- Multi-point locking system to front door
- Mains-fed smoke detector with battery back-up
- Designed to Lifetime Homes standards
- Wired for individual security system
- Remainder of NHBC Buildmark warranty





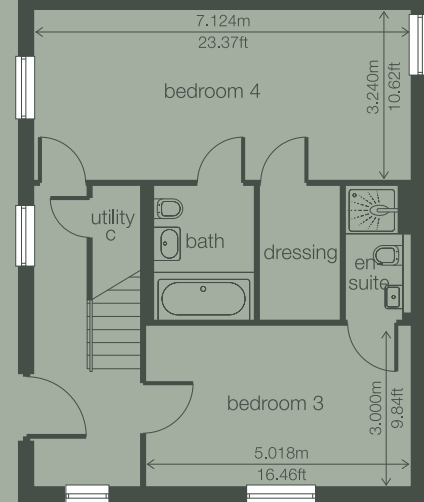
FLOOR PLANS



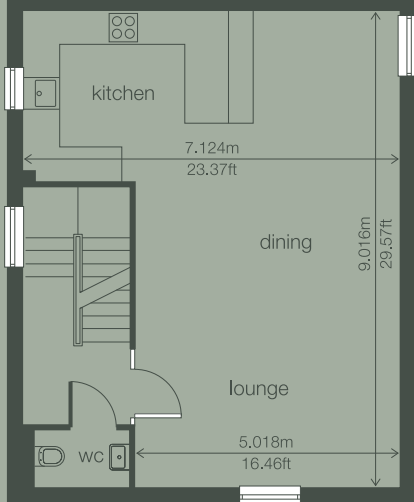


# FLOOR PLANS

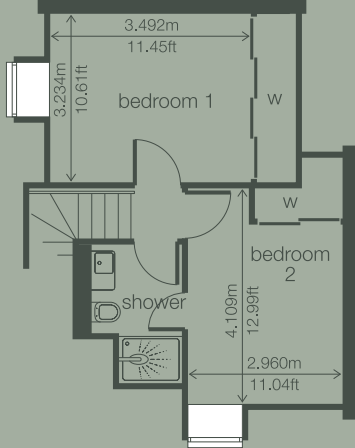
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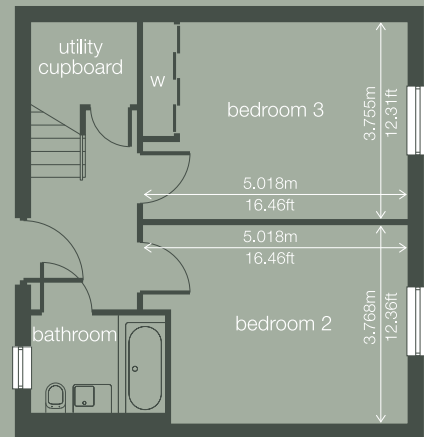


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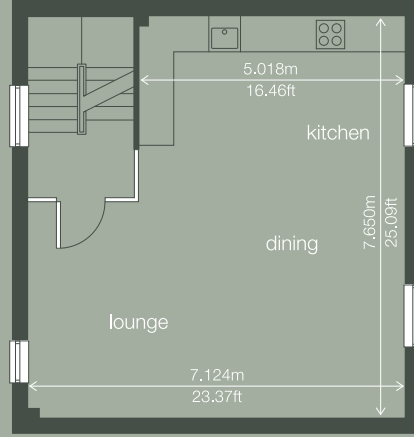


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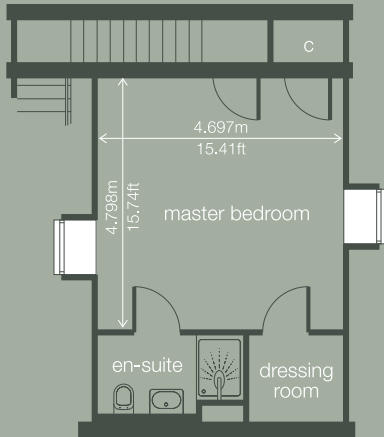
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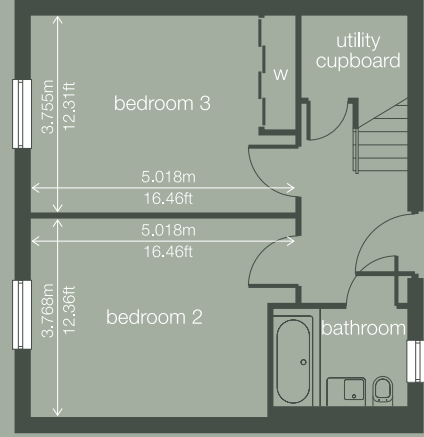


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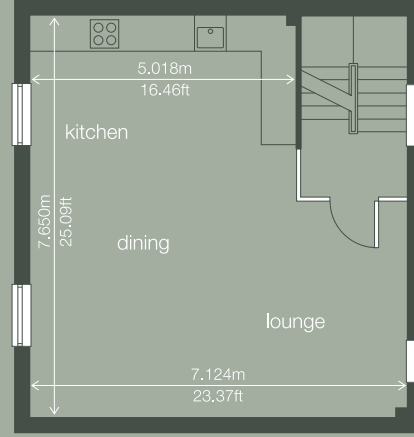


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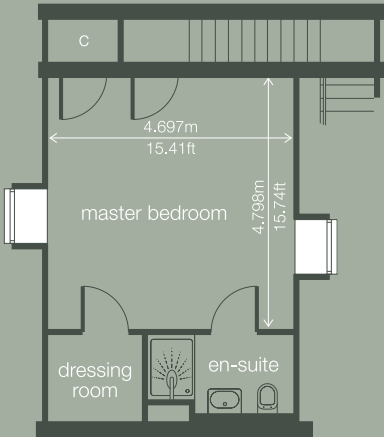
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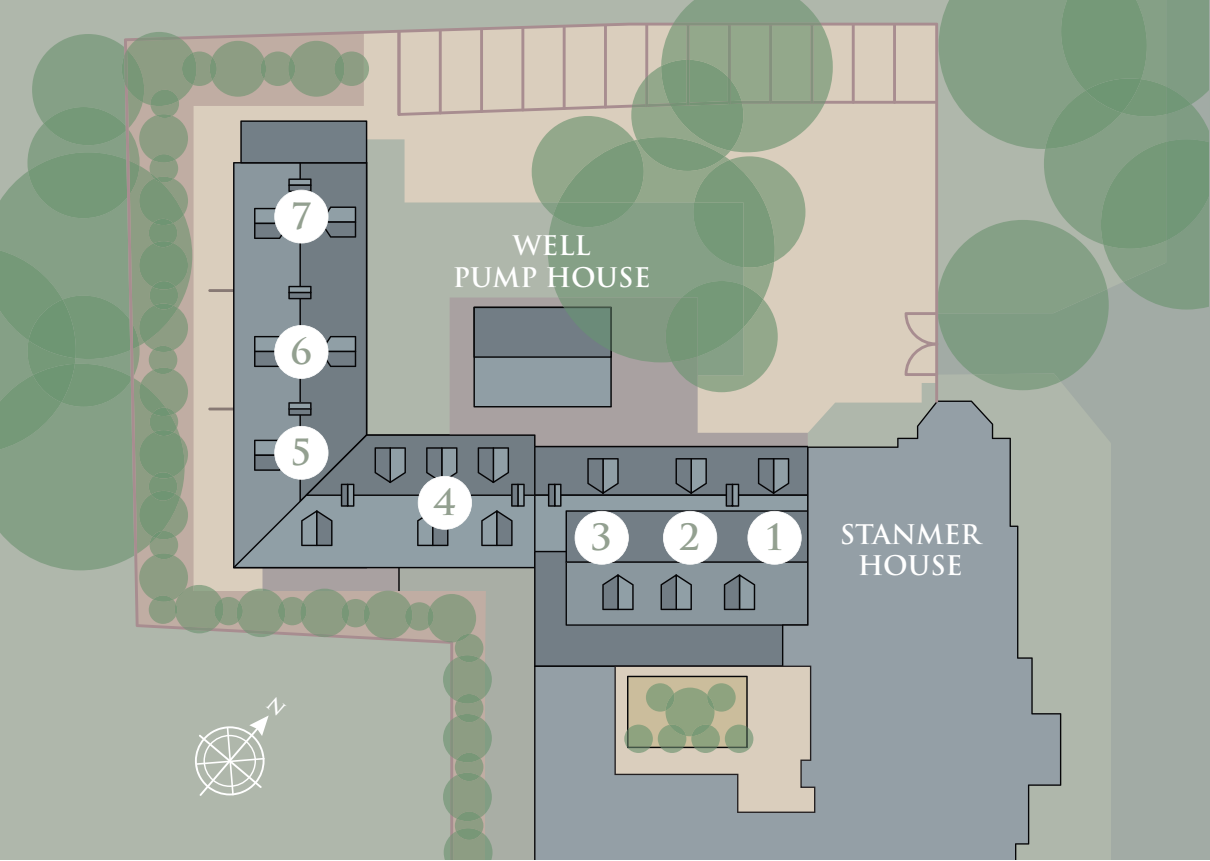
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SECOND



## The Location



### DIRECTIONS TO THE COURTYARD, STANMER VILLAGE

Sat Nav: BN1 9BN

From the East take the A27 and exit at the junction after the American Express Football Stadium on to the A270. Follow the signs for Stanmer Park which will take you along Stoney Mere Way to Stanmer House.

From the West take the A27 and exit at the junction signposted Stanmer Park. Follow the signs for Stanmer Park which will take you along Stoney Mere Way and bring you directly to Stanmer House. The Courtyard entrance gates are to the right of Stanmer House as you face the entrance.







The development offers owners all the benefits of a traditionally constructed development that incorporates modern, materials and technologies.







## COURTYARD

STANMER PARK



### ALL ENQUIRIES TO SOLE SELLING AGENTS OAKLEY

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#### FURTHER DETAILS

[thecourtyardstanmer.co.uk](http://thecourtyardstanmer.co.uk)

A DEVELOPMENT BY

**CHERRYWOOD  
INVESTMENTS &  
ADENSTAR CONSTRUCTION**

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