



PARTRIDGES
TWINEHAM



THESE SPACIOUS HOMES
HAVE BEEN INDIVIDUALLY
DESIGNED TO SUIT A
VARIETY OF LIFESTYLES
WITH VERSATILE LIVING
SPACES AND DISTINCTIVE
LAYOUTS

PARTRIDGES IS AN EXCITING
NEW DEVELOPMENT OF
THREE, LUXURY, FOUR
BEDROOM, THREE BATHROOM
“SUSSEX STYLE” HOUSES.





Jack and Jill Windmills, Clayton, Hassocks



Hickstead Showground



Hurstpierpoint College



St Peters Church, Henfield



THE LOCATION

Twineham is a charming village to the north/west of Hurstpierpoint, wonderfully convenient for those requiring easy road access to Gatwick, London or the south coast, yet also offering open countryside, rural walks and public footpaths linking with neighbouring districts and the South Downs National Park.

The name 'Twineham' is of Old English origin, meaning 'the homestead between the streams'. In Anglo-Saxon times it was a royal manor.

It is a short distance from the thriving village of Henfield, offering an assortment of local independent shops, together with a supermarket, public houses and restaurants. For a more comprehensive range of amenities, nearby Hurstpierpoint (approximately 4.1 miles away) has a bustling High Street with numerous shops, stores, restaurants, public houses, a health centre and leisure facilities.

Haywards Heath and Burgess Hill are close by with the town centres offering extensive shopping facilities and excellent rail links (Haywards Heath to London Bridge or London Victoria both approx. 44 minutes), including the Gatwick Express.

Hassocks lies roughly 5.8 miles away where there is a Mainline Railway Station also linking with London and Brighton & Hove, the cosmopolitan city by the sea. With its mixture of Regency architecture & history, designer shops and daytime & evening entertainment, Brighton & Hove is now regarded as one of the most varied shopping, dining & cultural experiences outside of London.



PARTRIDGES

Partridges is an exciting new development of three, luxury, four bedroom, three bathroom "Sussex style" houses in the picturesque setting of the village of Twineham. Each house benefits from a covered car port, a good sized garden with patio and the peace of mind of a 10 year Build-Zone new homes warranty.

Accessed via a private road, these spacious homes have been individually designed to suit a variety of lifestyles with versatile living spaces and distinctive layouts, benefiting from individually zoned, underfloor heating throughout the properties. The individual German made Hacker kitchens feature finishes in either Oak or Basalt, with light Quartz worktops and splashbacks, along with breakfast bars and high quality, integrated and branded appliances including worktop level oven, induction hob with extractor hood, fridge freezer and dishwasher.

The open plan living spaces all boast modern wood burners, oak effect tiled flooring, L.E.D. downlighting and doors leading out to the good-sized landscaped gardens and paved terraces. The bright bedrooms feature neutral carpet and each house also benefits from a utility room with Blomberg washing machine and dryer.

The modern family bathrooms are fitted with white suites, large format marble effect wall and floor tiles, freestanding baths with handheld shower attachment to The Oaks and The Elms with full height corner showers, rainwater showerheads and additional handsets, whilst The Firs features a bath with rainwater shower over. Each house benefits from two en-suite shower rooms with walk in showers and rainwater heads. All bathrooms and en-suites feature vanity units with mirror over, heated towel rails and a shaver point.





THE OPEN PLAN LIVING SPACES
ALL BOAST MODERN WOOD
BURNERS, OAK EFFECT TILED
FLOORING, L.E.D. DOWNLIGHTING
AND DOORS LEADING OUT TO
THE GOOD-SIZED LANDSCAPED
GARDENS AND PAVED TERRACES.

THE INDIVIDUAL GERMAN MADE
HACKER KITCHENS FEATURE
FINISHES IN EITHER OAK OR
BASALT, WITH LIGHT QUARTZ
WORKTOPS AND SPLASHBACKS,
ALONG WITH BREAKFAST BARS
AND HIGH QUALITY, INTEGRATED
AND BRANDED APPLIANCES.



SPECIFICATION

KITCHENS

- German Made Hacker Kitchens By Parker Bathrooms & Kitchens
- The Oaks: Tall & Base Units: Cognac Vintage Oak (Wood Effect) White Matt Wall Cabinets.
- The Elms: Nougat Oak (Wood Effect)
- The Firs: Matt Basalt Grey
- Quartz Worktops
- Breakfast Bar
- Integrated Siemens, Blanco & Bosch Appliances Including:
 - Oven
 - Combi Microwave (The Oaks & The Elms)
 - Induction Hob
 - Extraction Hood
 - Fridge Freezer
 - Dishwasher

BATHROOMS & ENSUITES

- Large Format Marble Effect Wall & Floor Tiles
- Vanity Unit
- Mirror
- Heated Towel Rail
- Shaver Point

ENSUITE SHOWER ROOMS:

- Walk In Shower
- Rainwater Showerhead
- Handheld Shower Attachment

FAMILY BATHROOMS

- Freestanding Bath (The Oaks & The Elms)
- Full Height Corner Shower (The Oaks & The Elms)
- Bath With Rainwater Shower Over (The Firs)

UTILITY ROOMS

- Blomberg Washing Machine
- Blomberg Dryer

HEATING

- Air Source Heat Pump
- Individually Zoned Underfloor Heating
- Modern Wood Burners In Living Areas

GENERAL

- 10 Year Build-Zone New Homes Warranty
- Sandtoft Humber Clay Roof Tiles
- Traditional Painted Wood Cladding
- Covered Carports
- Sandstone Tiled Garden Terraces
- George Barnsdale Windows & Doors
- LED Downlighting To Ground Floor

FLOORING

Ground Floor

- Karndean Tiling In Classic Oak (The Oaks)
- Sierra Tiling In Sherry Oak (The Elms & The Firs)

First Floor

- Neutral Carpet

TELECOMS

- Prewired For Sky Q, BT & Freeview



THE MODERN FAMILY BATHROOMS ARE FITTED WITH WHITE SUITES & LARGE FORMAT MARBLE EFFECT WALL & FLOOR TILES.

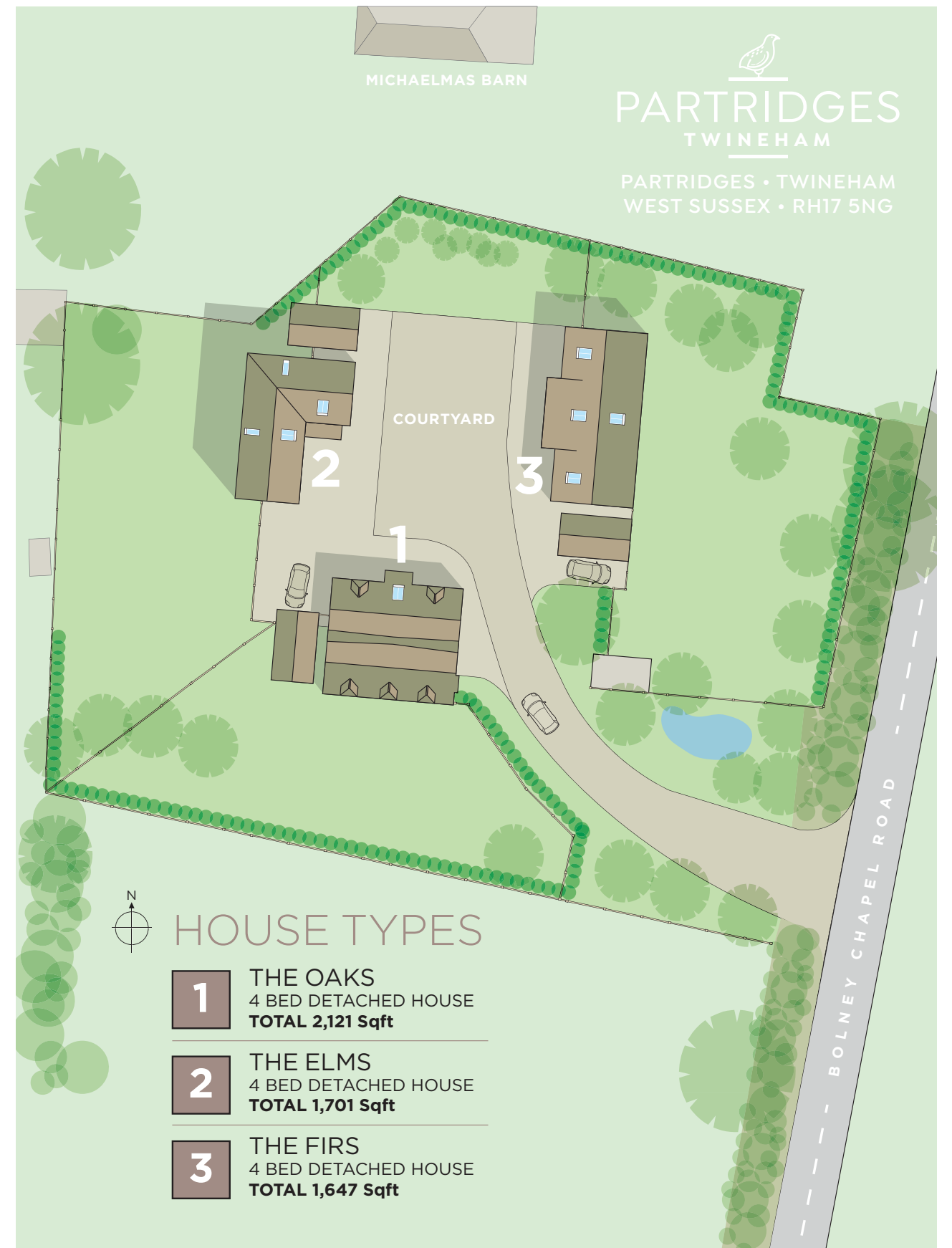




EACH HOUSE BENEFITS FROM A COVERED CAR PORT, A GOOD SIZED GARDEN WITH PATIO AND THE PEACE OF MIND OF A 10 YEAR BUILD-ZONE NEW HOMES WARRANTY.



SITE PLAN





THE OAKS



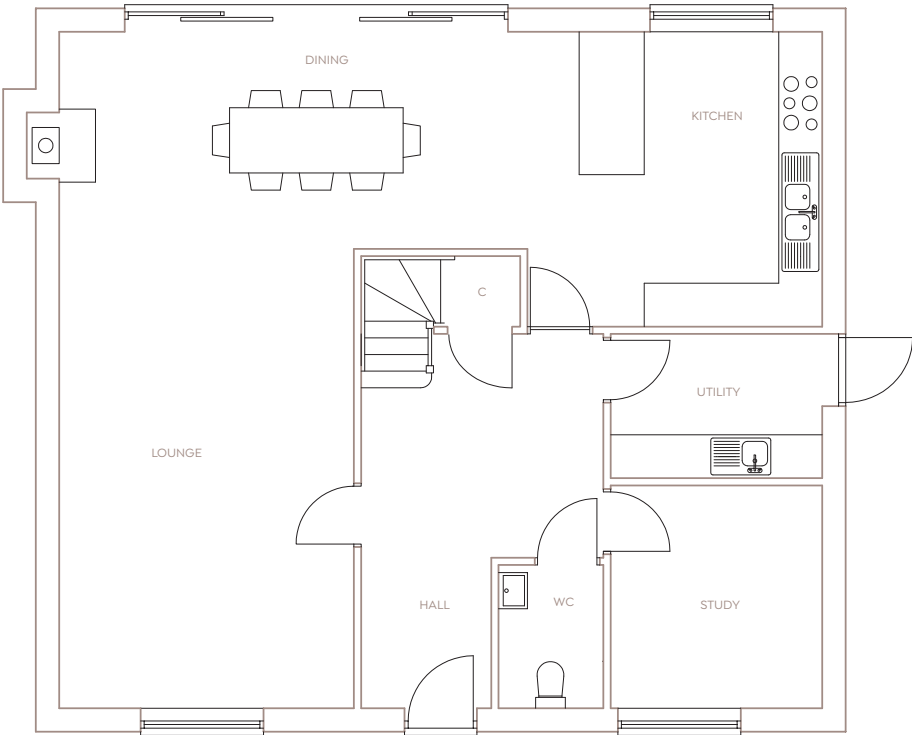
THE PARTRIDGES

THE OAKS

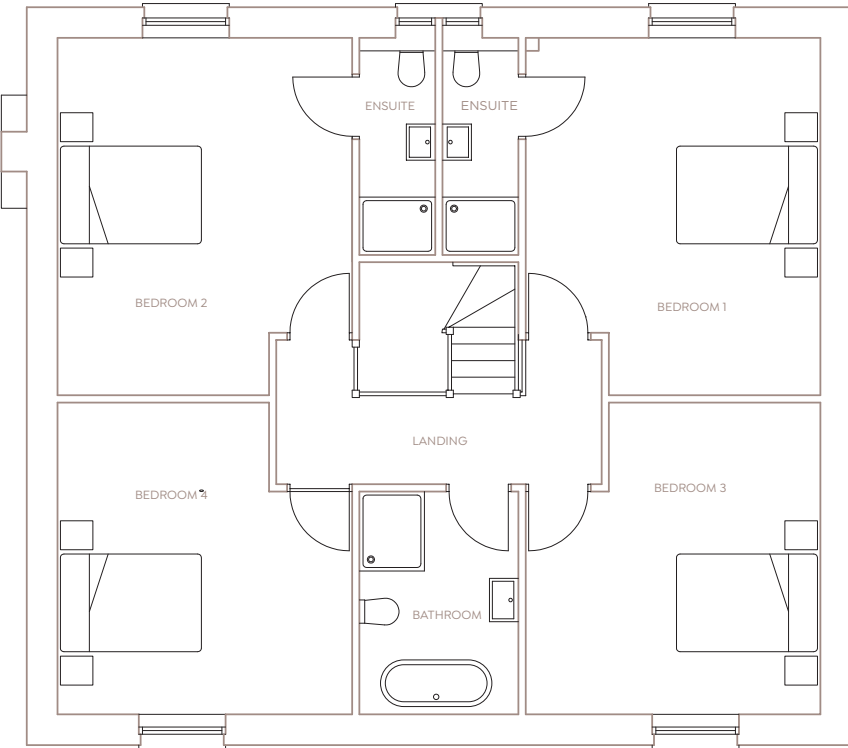
DETACHED FOUR
BEDROOM HOUSE

| Room | Size in Metres | Size in Feet |
|----------------|------------------|------------------|
| Kitchen/Dining | 6.48 x 3.98 | 21'3 x 13'1 |
| Lounge | 9.23 x 4.04 | 30'3 x 13'3 |
| Utility | 2.85 x 1.93 | 9'4 x 6'4 |
| Study | 3.01 x 2.85 | 9'11 x 9'4 |
| Bedroom 1 | 4.85 x 3.99 | 15'11 x 13'1 |
| Bedroom 2 | 4.83 x 4.05 | 15'10 x 13'3 |
| Bedroom 3 | 4.28 x 3.98 | 14'1 x 13'1 |
| Bedroom 4 | 4.03 x 4.00 | 13'3 x 13'1 |
| TOTAL | 197.0 sqm | 2121 Sqft |

GROUND FLOOR



FIRST FLOOR





THE ELMS

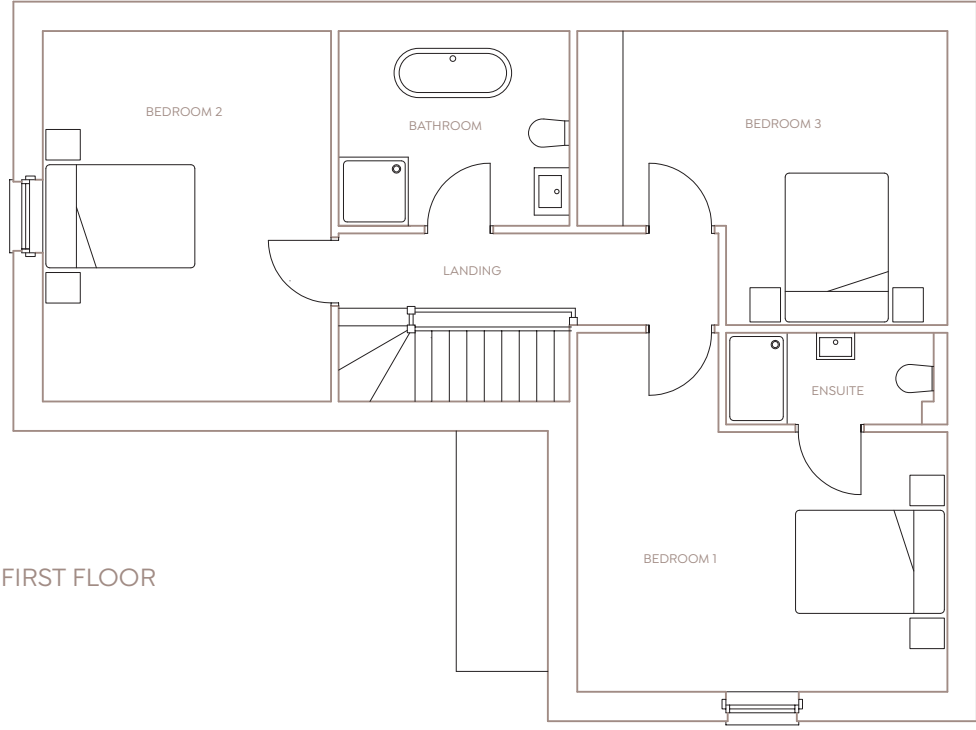
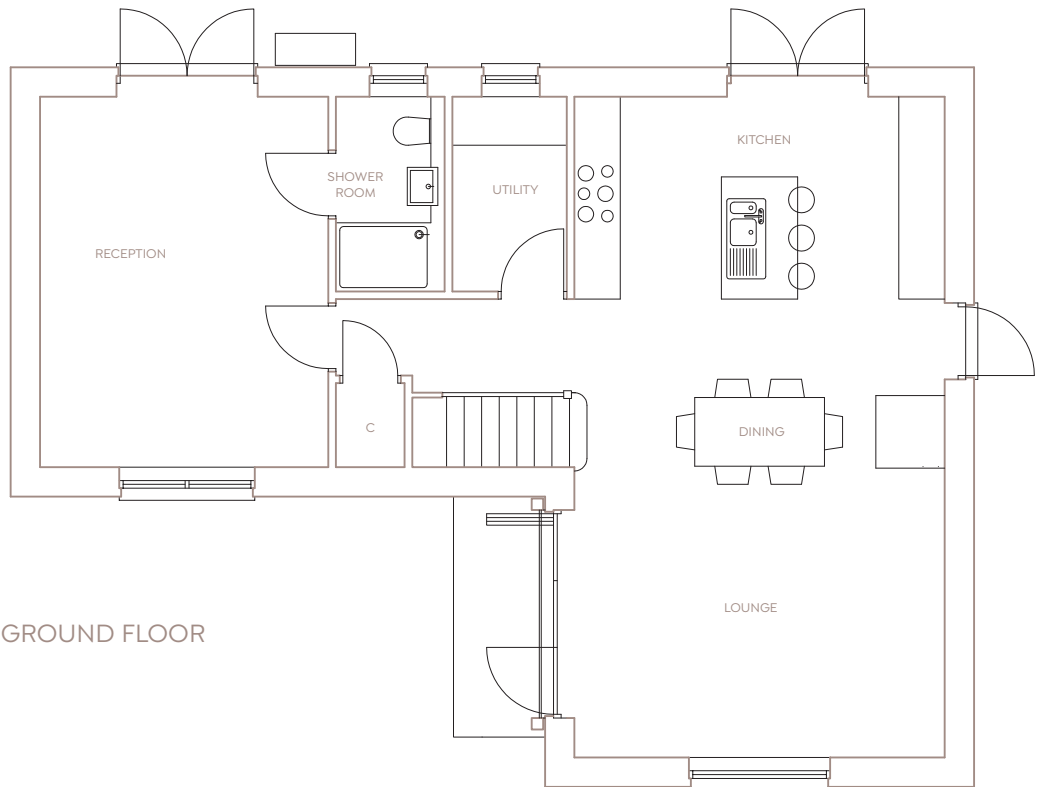


THE PARTRIDGES

THE ELMS

DETACHED FOUR
BEDROOM HOUSE

| Room | Size in Metres | Size in Feet |
|--------------|----------------|------------------|
| Living Space | 8.70 x 4.78 | 28'7 x 15'8 |
| Utility | 2.50 x 1.67 | 8'2 x 5'6 |
| Bedroom 1 | 4.81 x 3.35 | 15'9 x 11'0 |
| Bedroom 2 | 4.89 x 3.73 | 16'1 x 12'3 |
| Bedroom 3 | 4.80 x 3.88 | 15'9 x 12'9 |
| Bed 4/Lounge | 4.88 x 3.75 | 16'0 x 12'4 |
| TOTAL | 158 sqm | 1701 Sqft |





THE FIRS

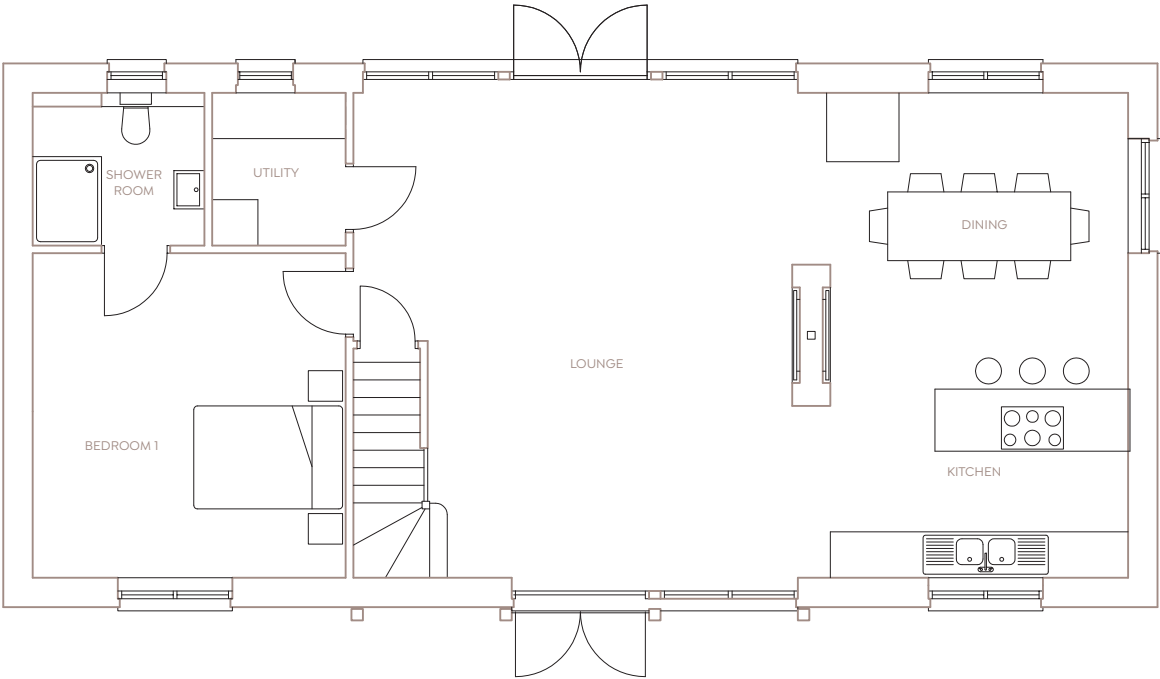


THE PARTRIDGES

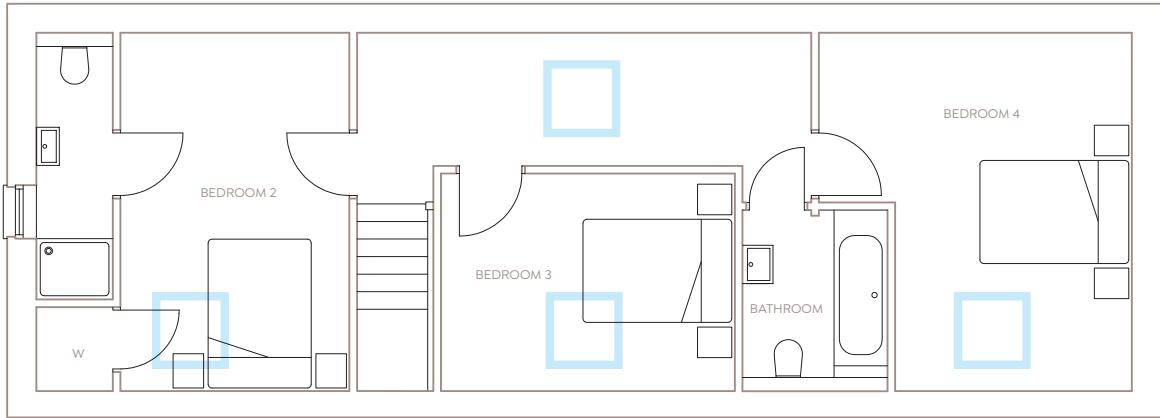
THE FIRS

DETACHED FOUR
BEDROOM HOUSE

| Room | Size in Metres | Size in Feet |
|----------------|----------------|-------------------|
| Kitchen/Dining | 6.27 x 3.90 | 20'7 x 12'10 |
| Lounge | 6.74 x 5.70 | 22'1 x 18'8 |
| Utility | 1.93 x 1.67 | 6'4 x 5'6 |
| Bedroom 1 | 4.15 x 4.04 | 13'7 x 13'3 |
| Bedroom 2 | 4.11 x 2.90 | 13'6 x 9'6 |
| Bedroom 3 | 4.21 x 3.15 | 13'1 x 10'4 |
| Bedroom 4 | 3.84 x 2.54 | 12'7 x 8'4 |
| TOTAL | 153 sqm | 1,647 Sqft |



GROUND FLOOR



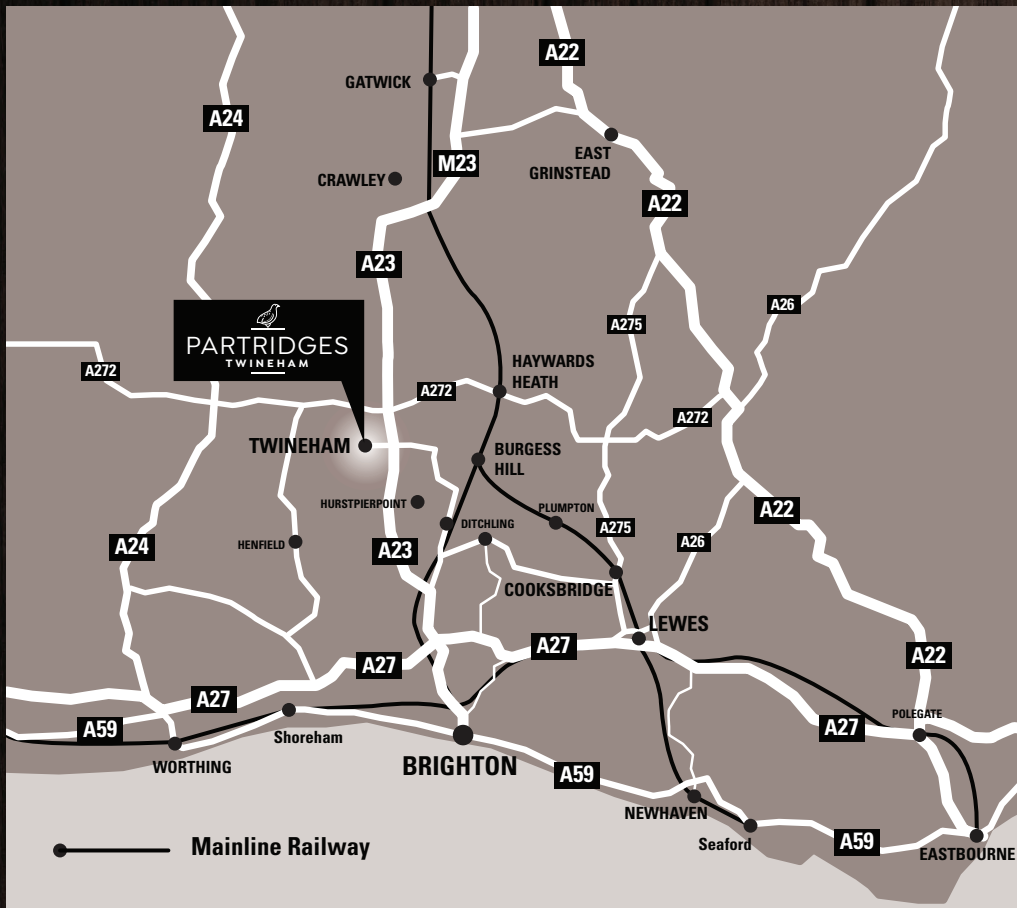
FIRST FLOOR







PARTRIDGES TWINEHAM



PARTRIDGES, TWINEHAM, WEST SUSSEX, RH17 5NG

VIEWING

Viewing is strictly by appointment through sole agents Oakley Property.



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