



CHATFIELD CLOSE

COOKSBRIDGE



BUILDING THE
HOMES YOU LOVE

CHATFIELD CLOSE IS A COLLECTION
OF 27 BEAUTIFULLY APPOINTED FAMILY
HOMES IN THE VILLAGE OF COOKSBRIDGE.

CGI imagery of Chatfield Close



COOKSBRIDGE & THE LEWES AREA

COOKSBRIDGE

The picturesque village of Cooksbridge is situated just under 3 miles from the Historic County Town of Lewes and is located on the edge of the South Downs National Park.

It is believed the village took its name from the Cooks who fed the soldiers of Simon de Montfort from the bridge on their way to the battle of Lewes in 1264. The troops came from nearby Fletching where they spent the night in prayer on their way to defeat King Henry III.

Cooksbridge has the benefit of a mainline rail station with trains going direct into London Victoria making it an ideal commuter village. The station is within 200 yards of Chatfield Close.

During peak times these trains run into London at 2 per hour, taking 65 minutes. It also has excellent road links giving quick and easy access to the A27 and A26 connecting you to Eastbourne,

Haywards Heath, Tunbridge Wells and the City of Brighton & Hove, which is only eight miles away.

For those who like to walk, cycle or horse ride, Cooksbridge offers you the ideal starting point as it enjoys easy access to the South Downs Way, River Ouse and numerous well established footpaths in the area.

The village itself has a lovely family community feel and offers many activities, hobbies and events which take place at the nearby and recently developed Beechwood Community Hall, where you will also find a large playing field and small children's park within 500m.

Cooksbridge is very proud of its small local primary school which is situated in the centre of the village. The Offham farm shop offers a wide selection of local produce.

LEWES

For all your other needs, the nearby County Town of Lewes, nestled within the Southdowns National Park is close at hand.

The town offers an excellent range of shops including 3 supermarkets, along with a variety of independent shops, situated within the eclectic historic High Street area.

The Depot Cinema is a new state of the art three screen community cinema, screening a variety of new releases, documentaries, classics & films for all the family.

Additionally, Lewes offers a wide range of popular cafés, old inns and restaurants as well as a farmers market held the first weekend of every month.

The internationally recognised Glyndebourne Opera House is located approx 4 miles from Cooksbridge.

High quality sports facilities include Pool, Track, Tennis, as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. The Lewes district boasts a fine selection of both public and private schools.

Keen golfers can enjoy local courses such as Lewes, Piltdown, Hassocks, Mid Sussex, Singing Hills and the East Sussex National.

TRAIN TIMES FROM COOKSBRIDGE

London Victoria	65 minutes
Gatwick	29 minutes
Brighton	25 minutes
Eastbourne	25 minutes
Lewes	4 minutes



THE HOMES ARE TO BE FINISHED TO HIGH STANDARDS WITH PARTICULAR ATTENTION TO MODERN LIFESTYLE, OFFERING FLEXIBLE LIVING SPACES IDEAL FOR ENTERTAINING.

CHATFIELD CLOSE SPECIFICATION

EXTERIOR

- CRL 10 year structural insurance
- UPVC Fascias & soffits
- Exterior front light
- Patio & turfed lawn
- Close boarded fencing

KITCHENS

- Designer kitchens with Quartz worktops & upstands
- Branded induction hob, oven & extractor hood
- Integrated dishwasher
- American style fridge/freezer
- Under cupboard LED lighting

ELECTRICAL & LIGHTING

- TV aerial
- Fibre optic broadband
- Mains wired smoke detectors
- Low energy lighting
- Down lighting to kitchen & bathrooms
- Burglar alarm



BATHROOMS & EN-SUITES

- Bath with separate thermostatic shower valve
- Tiled walls & floors
- Vanity mirror with light & shaver point
- Heated towel rail

HEATING

- Gas fired central heating with zone control*
- Energy efficient condensing boiler
- Thermostatic valves to radiators
- Summer control valve to towel rails

FLOORING

- Engineered flooring to ground floor
- Carpets fitted to staircase & upper floors
- Tiles to bathrooms & cloakroom

JOINERY

- Double glazed UPVC windows with locks throughout
- Composite front door
- Oak veneer door to ground floor
- Loft access
- Bi-folding doors to patio from the living room with multi point locking

* Please note Calor Gas is supplied to the development via a managed commercial facility.

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.



CHATFIELD CLOSE COOKSBRIDGE SITE PLAN

-  **THE BROOKSFIELD**
No's: 1, 9, 10, 15 to 22
4 Bedroom Houses
Private Sale
-  **THE MEADOWS**
No's: 7, 8, 11, 12, 13, 14
3 Bedroom Houses
Private Sale
-  **THE WILLOWS**
No. 6
4 Bedroom House
Private Sale
-  No's: 2 to 5, 19 to 20
& 23 to 27
Shared Ownership

HAYWARDS HEATH
8 Miles

HAMSEY COMMUNITY
PRIMARY SCHOOL



COOKSBRIDGE
MAINLINE RAILWAY
STATION

LEWES 2.5 Miles

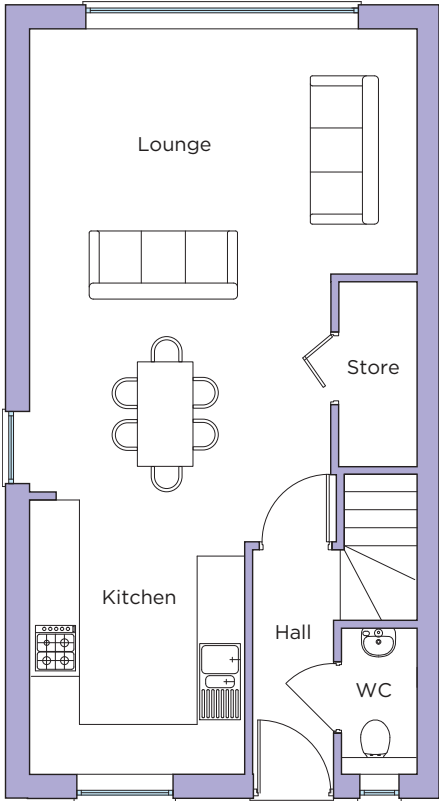
CHATFIELD CLOSE

THE BROOKSFIELD

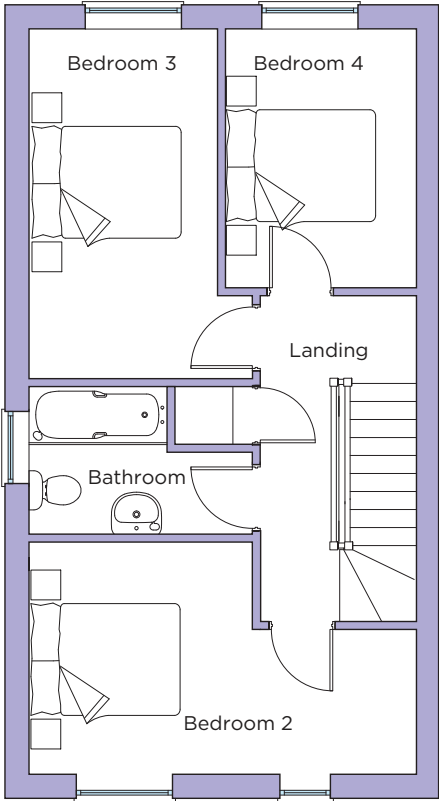
SEMI DETACHED HOUSE

No's 1, 9, 10, 15, 16, 17, 18, 21, 22

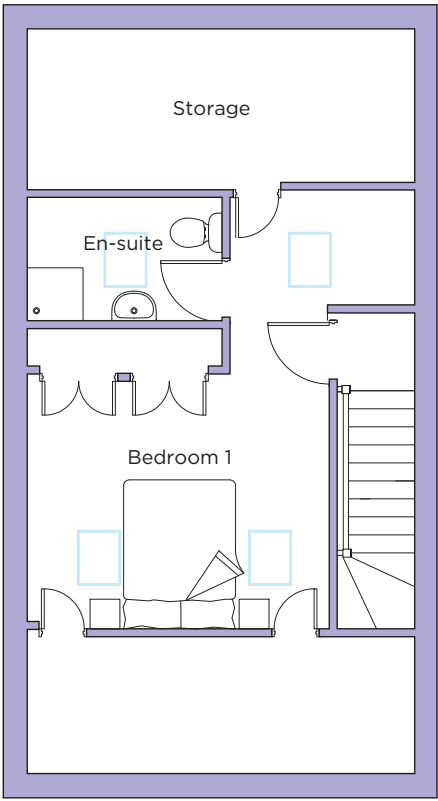
Room	Size in Feet	Size in Metres
Lounge	15' 10 x 10' 11	4.84m x 3.35m
Dining Area	12' 4 x 10' 6	3.77m x 3.22m
Kitchen	8' 10 x 10' 9	2.70m x 3.28m
Bedroom 1	8' 10 x 10' 5	3.78m x 3.18m
Bedroom 2	13' 6 x 9' 6	4.12m x 2.91m
Bedroom 3	7' 10 x 14' 4	2.40m x 4.38m
Bedroom 4	7' 10 x 10' 9	2.40m x 3.30m
TOTAL	1,254 Sqft	116.5sqm



GROUND FLOOR



FIRST FLOOR



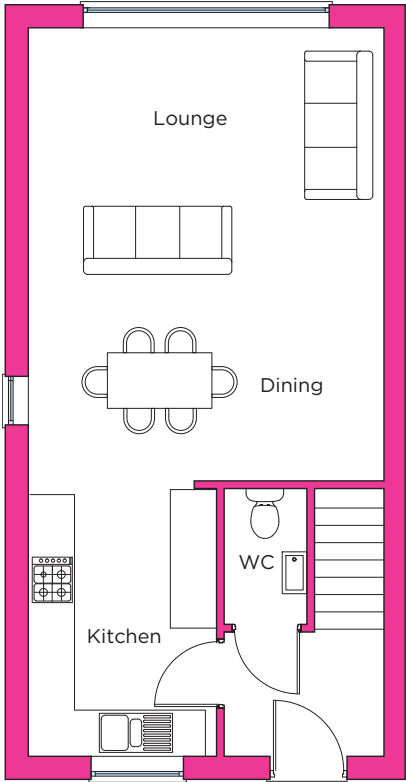
SECOND FLOOR

THE MEADOWS

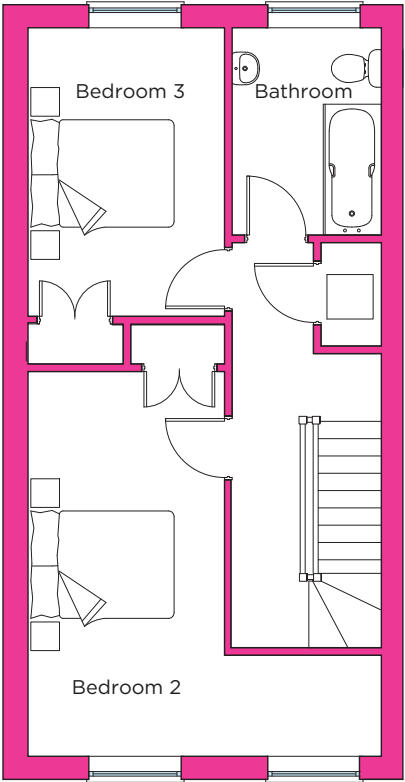
SEMI DETACHED HOUSE

NO'S 7, 8, 11, 12, 13, & 14

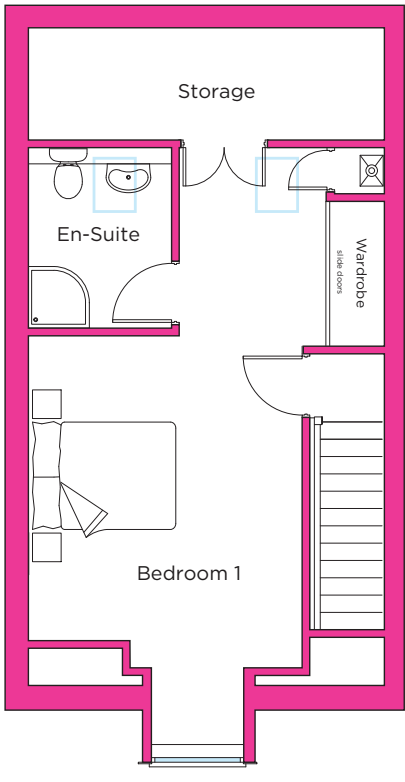
Room	Size in Feet	Size in Metres
Lounge/Dining	15' 1 x 18' 7	4.62m x 5.67m
Kitchen	8' 0 x 11' 3	2.46m x 3.44m
Bedroom 1	11' 9 x 14' 2	3.59m x 4.30m
Bedroom 2	8' 5 x 17' 5	2.59m x 5.31m
Bedroom 3	8' 5 x 11' 0	2.59m x 3.37m
TOTAL	1,304 Sqft	121.15sqm



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CHATFIELD CLOSE

THE WILLOWS

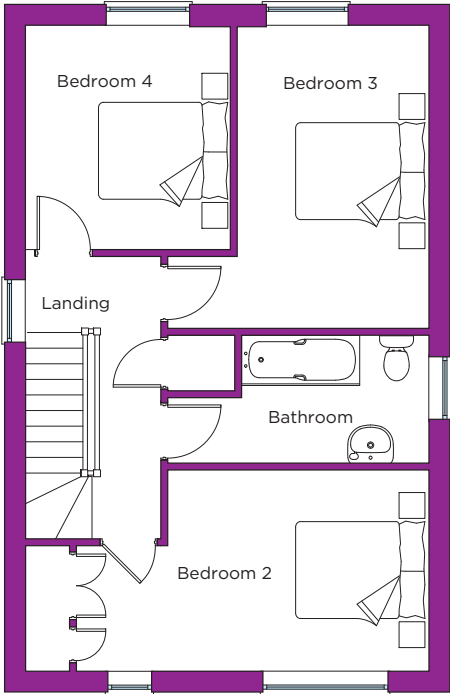
DETACHED HOUSE

NO. 6

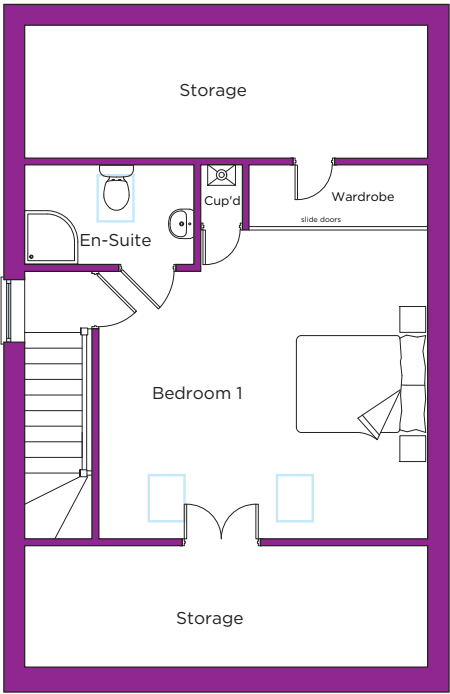
Room	Size in Feet	Size in Metres
Lounge	19' 0 x 13' 3	5.81m x 4.04m
Kitchen/Dining	12' 0 x 17' 3	3.66m x 5.28m
Bedroom 1	14' 6 x 17' 8	4.74m x 5.41m
Bedroom 2	16' 8 x 9' 6	5.09m x 2.91m
Bedroom 3	8' 10 x 14' 4	2.71m x 4.38m
Bedrrom 4	9' 8 x 10' 7	2.97m x 3.24m
TOTAL	1,480 Sqft	137.5sqm



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CGI imagery of Chatfield Close

COOKSBRIDGE HAS THE BENEFIT OF A
MAINLINE RAIL STATION WITH TRAINS
GOING DIRECT INTO LONDON VICTORIA
MAKING IT AN IDEAL COMMUTER VILLAGE.



CHATFIELD CLOSE

COOKSBRIDGE

FURTHER DETAILS
CHATFIELDCLOSE.COM



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A DEVELOPMENT BY



**GOLD
PROPERTY
DEVELOPMENTS**

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