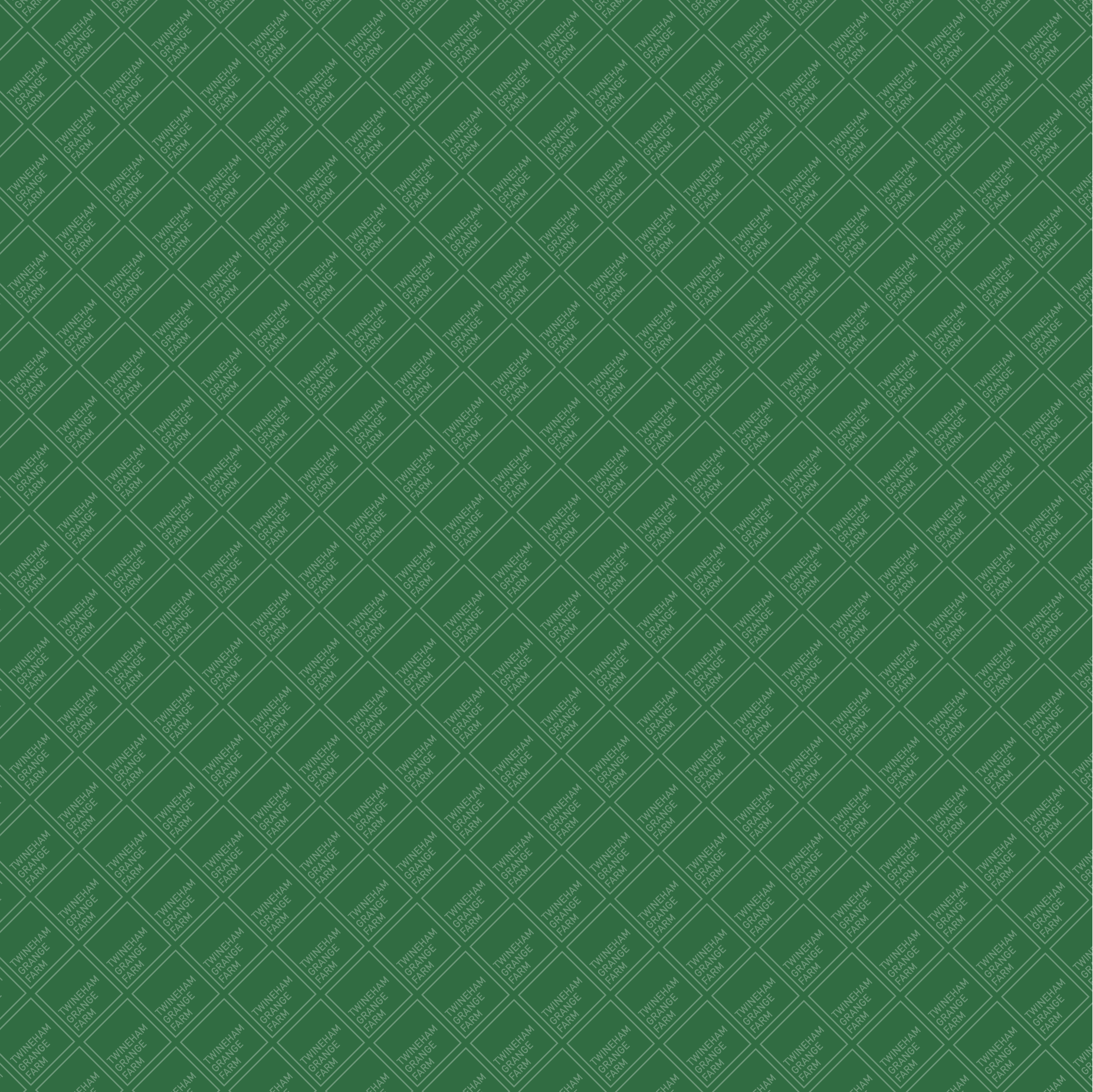


A large, stylized watercolor illustration of a leaf with a lobed, serrated edge. The color transitions from a light, yellowish-green at the top to a dark, forest green at the bottom. The texture is soft and painterly. A white square box is centered over the leaf, containing the text 'TWINEHAM GRANGE FARM' in white, uppercase, sans-serif font.

TWINEHAM  
GRANGE  
FARM



TWINEHAM  
GRANGE  
FARM

[TWINEHAMGRANGEFARM.CO.UK](http://TWINEHAMGRANGEFARM.CO.UK)

TWINEHAM  
GRANGE  
FARM

WELCOME TO  
TWINEHAM GRANGE FARM  
EXCEPTIONAL CONTEMPORARY  
LIVING IN THE COUNTRYSIDE



# DISCOVER THE EPITOME OF MODERN LUXURY LIVING AT TWINEHAM GRANGE FARM

A BREATHTAKING DEVELOPMENT  
NESTLED IN A CONTEMPORARY HAMLET  
THAT REDEFINES SOPHISTICATION AND  
COMFORT.

WITH 4/5 BEDROOMS, INCLUDING A  
GROUND FLOOR GUEST SUITE, AND  
SPANNING OVER 3,500 SQ FT, THESE  
HOMES ARE METICULOUSLY DESIGNED TO  
EXCEED YOUR EVERY EXPECTATION.

TWINEHAM  
GRANGE  
FARM



# COUNTRY living

## EXCEPTIONAL CONTEMPORARY LIVING IN THE COUNTRYSIDE

INTRODUCING SIX EXQUISITE NEW HOMES IN THIS GATED DEVELOPMENT IN TWINEHAM, NESTLED IN THE CHARMING ADUR VALLEY. THIS IDYLIC LOCATION OFFERS A HARMONIOUS BLEND OF NATURAL BEAUTY, HISTORIC LANDMARKS, AND LOCAL AMENITIES, COMBINED WITH CONTEMPORARY MODERNISATION, MAKING IT THE PERFECT PLACE TO ESTABLISH YOUR DREAM HOME.

A gate from Twineham Grange Farm leads to a winding path, where the Royal Oak Pub in Wineham awaits, offering a quintessential English pub experience. Whether you seek hearty meals, a cosy atmosphere, or delightful conversations with friendly locals, the Royal Oak Pub has it all.

For those in need of relaxation and indulgence, South Lodge Spa is a nearby haven where you can unwind and rejuvenate amidst tranquil settings. Pamper yourself with luxurious treatments, spa facilities, and breathtaking views of the surrounding landscape.

Wine connoisseurs will rejoice at the proximity of Bolney Estate Winery, where you can explore and savour the finest local wines. Learn about the winemaking process, participate in tastings, and embrace the beauty of the vineyard.

Equestrian enthusiasts will find delight in Hickstead Showground, the All England Jumping Course, and nearby Eastridge Equestrian Livery Yard, a premier facility catering to horse owners with top-notch amenities, spacious stables, and scenic riding trails.

For those looking to try their hand at fishing, Electricity Pond is only a few minutes' walk away, perfect for novices, it offers a tranquil spot where you can cast your line and unwind.



ONE OF THE HIGHLIGHTS OF TWINEHAM IS THE PICTURESQUE ST. PETER'S CHURCH, A HISTORIC AND STUNNING PLACE OF WORSHIP THAT ADDS A SENSE OF SERENITY AND HERITAGE TO THE AREA. BUILT IN 1516, ITS ARCHITECTURE AND PEACEFUL SURROUNDINGS MAKE IT A PLACE FOR REFLECTION AND COMMUNITY GATHERINGS.

Twineham Grange Farm 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.

Despite its serene countryside setting, the development offers convenient access to larger towns and cities. 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. The vibrant and dynamic city of Brighton is 14 miles away, providing a diverse range of cultural events, entertainment, and dining experiences.

If commuting to the bustling capital is a part of your lifestyle, rest assured that Haywards Heath and Burgess Hill are close by, offering an excellent rail links including the Gatwick Express (Haywards Heath to London Bridge or London Victoria both approx. 47 minutes, and approx. 20 minutes to Brighton), alongside town centres with extensive shopping facilities.

Embrace the beauty of the Adur Valley, immerse yourself in the history and community of Twineham, and relish the variety of local amenities surrounding Twineham Grange Farm. Discover the perfect balance of peaceful country living and modern conveniences in this remarkable new development.

#### SCHOOLS

- Twineham C of E School 1.5 miles
- Burgess Hill Girls School 5.6 miles
- Ardingly College & Pre-Prep 9.8 miles
- Hurstpierpoint College & Pre-Prep 4.5 miles
- Roedean Girls\* 15.7 miles
- Brighton College & Prep\* 13.9 miles

\*with contract bus from Bolney

ST. PETER'S CHURCH, TWINEHAM



TWINEHAM  
GRANGE  
FARM

## SPECTACULAR OPEN PLAN LIVING

STEP INSIDE AND BE GREETED BY THE SPACIOUS OPEN PLAN LIVING AND DINING AREA, WHERE NATURAL LIGHT POURS IN THROUGH EXPANSIVE WINDOWS. IMAGINE COSY EVENINGS BY A WOOD BURNER, SHOULD YOU DESIRE ONE\*\*.



## KITCHEN EXCELLENCE

---

THE KITCHEN IS A FOCAL POINT OF THESE HOMES; IN THE SHOW HOME, THIS HANDMADE BESPOKE KITCHEN IS FINISHED WITH "LATVIAN BIRCH" CABINETRY AND HANEX "N-WHITE" SOLID ACRYLIC WORKTOPS, HAND-FINISHED TO A SATIN SHEEN. IN THE NON-DRESSED HOUSES, THERE IS THE CHOICE\* TO INSTALL GERMAN MANUFACTURED LEICHT KITCHENS WITH NEUTRAL MATT FINISHES, RECESSED GOLA RAILS AND QUARTZSTONE WORKTOPS. BOTH KITCHENS ARE COMPLEMENTED BY SIEMENS APPLIANCES, QUOOKER BOILING TAP, AND BORA INDUCTION HOB.

ADDITIONALLY, AN OPTIONAL OUTDOOR KITCHEN\*\* OFFERS AL FRESCO DINING IN STYLE.





TWINEHAM  
GRANGE  
FARM



## ADDITIONAL KITCHEN FEATURES

AN ISLAND UNIT WITH A BREAKFAST BAR,  
AND A SEPARATE PANTRY ROOM FOR DRY  
GOODS PROVIDE AMPLE SPACE FOR  
CULINARY CREATIVITY.

A UTILITY/LAUNDRY/BOOT ROOM WITH  
EXTERNAL ACCESS, COMPLETE WITH A  
DOG/BOOT WASH, ADDS PRACTICALITY  
TO YOUR DAILY LIFE.



## VERSATILE SPACES FOR YOUR LIFESTYLE

---

TAILOR THESE HOMES TO SUIT YOUR NEEDS WITH TWO ROOMS SUITABLE FOR USE AS A SNUG, OFFICE, PLAYROOM, OR FIFTH BEDROOM. THE POSSIBILITIES ARE ENDLESS, AND YOUR SPACE WILL ADAPT EFFORTLESSLY TO YOUR LIFESTYLE.



TWINEHAM  
GRANGE  
FARM



## ELEGANT BEDROOM SUITES

---

UPSTAIRS, THE FIRST-FLOOR BEDROOM SUITES OFFER LUXURY BEYOND COMPARE.

FITTED WARDROBES BY DESIGN  
INTERIORS, EN-SUITE BATHROOMS, AND  
SLIDING DOORS ONTO A BALCONY CREATE  
AN OASIS OF TRANQUILITY WITHIN THE  
LEAFY SURROUNDINGS.



## UNIQUE BATHROOM SUITES

THE BATHROOMS & EN-SUITES  
BOAST THE LEXINGTON MAPLE  
WALL TILE, A UNIQUE CERAMIC TILE  
CONTAINING WOOD GRAINS WITHIN  
THE GLAZE TO MIMIC A REAL WOOD.





## PRINCIPAL BEDROOM RETREAT

THE PRINCIPAL BEDROOM FEATURES  
A BESPOKE FITTED DRESSING ROOM,  
AND THE EN-SUITE IS A MASTERPIECE  
WITH A FREESTANDING BATH,  
A WALK-IN SHOWER WITH A ROOFLIGHT,  
AND TWIN SINKS – A SANCTUARY  
OF RELAXATION.



## LUXURIOUS FEATURES

---

SOME ROOMS FEATURE POCKET DOORS,  
AND ALL BATHROOMS AND EN-SUITES  
BOAST TILING AND SANITARYWARE FROM  
PORCELANOSA. THE FLOORING IS A  
MASTERPIECE IN ITSELF, WITH TILED  
ENTRANCE HALLS, BATHROOMS, AND  
EN-SUITES FEATURING BOTTEGA CALIZA,  
A CONCRETE EFFECT TILE THAT MARRIES  
MODERN AESTHETICS WITH WARMTH,  
BEING SOFT ON THE EYE BUT MAINTAINING  
A VERY CONTEMPORARY LOOK.



# SPECIFICATION

## SHOW HOME KITCHEN

HANDMADE BESPOKE KITCHEN

HANEX "N-WHITE" SOLID ACRYLIC WORKTOPS, HAND FINISHED TO A SATIN SHEEN

MATCHING UPSTAND

SOFT CLOSE, INTEGRATED, HANDLELESS, 'LATVIAN BIRCH' KITCHEN FURNITURE WITH CLEAR LACQUER AND POLYREY 'TERRE D'OMBRE' T036 LAMINATE FINISHES

ISLAND UNIT WITH BREAKFAST BAR

THREE MOULDED UNDERMOUNTED SINKS, ONE WITH QUOOKER BOILING TAP

INTEGRATED STRIP LED FEATURE LIGHTING TO HIGH LEVEL UNITS

INTEGRATED SIEMENS APPLIANCES:  
TWO SINGLE "A" RATED OVENS, FULL HEIGHT FRIDGE, FULL HEIGHT FREEZER & DISHWASHER

BORA INDUCTION HOB WITH INTEGRATED EXTRACTION

ADJACENT SEPARATE PANTRY ROOM FOR DRY GOODS





# SPECIFICATION

## ALTERNATIVE KITCHEN DESIGN

GERMAN MANUFACTURED LEICHT KITCHENS

CHOICE OF PALETTE FOR KITCHEN FURNITURE\*

A SELECTION OF CONTEMPORARY NEUTRAL DOOR FRONTS IN A MATT FINISH  
OR WOOD EFFECT WITH A GRAIN TEXTURE.

RECESSED GOLA RAIL TO COMPLEMENT DOOR FRONTS

CHOICE OF QUARTZ STONE WORKTOPS WITH MATCHING UPSTAND\*

SOFT CLOSE INTEGRATED, HANDLELESS KITCHEN FURNITURE

ISLAND UNIT WITH BREAKFAST BAR

3 X SINKS ONE WITH QUOOKER BOILING TAP

INTEGRATED STRIP LED FEATURE LIGHTING TO KITCHEN UNITS

INTEGRATED SIEMENS APPLIANCES:

TWO SINGLE "A" RATED OVENS, FULL HEIGHT FRIDGE & FREEZER, DISHWASHER & WINE COOLER

BORA INDUCTION HOB WITH INTEGRATED EXTRACTION

ADJACENT SEPARATE PANTRY ROOM FOR DRY GOODS

\* Colour choices available dependant on stage of construction. Please speak to your Sales Consultant for further details.





# SPECIFICATION

## INTERIOR FEATURES & FINISHES

ENTRANCE DOORS & WINDOWS PROVIDED BY SHAWS OF BRIGHTON

SMART DESIGNER BLOOMSBURY FRONT DOOR IN ALCHEMY BRONZE WITH 10 POINT LOCKING SYSTEM

SMART VISOGLIDE PLUS SLIDING DOORS TO GARDEN AND BALCONIES IN ANODITE BRONZE

SMART ECOFUTURAL DOUBLE GLAZED TILT AND TURN WINDOWS IN ANODITE BRONZE

BRUSHED SILVER IRONMONGERY

PORCELANOSA "BOTTEGA CALIZA" TILED GROUND FLOOR

OAK EFFECT, ENGINEERED WOOD WIDEBOARD FLOORING TO FIRST FLOOR

ITALIAN WARDROBES WITH SOFT CLOSE TEXTURED DOORS BY DESIGN INTERIORS TO FIRST FLOOR BEDROOM SUITES. CHOICE OF COLOURS AVAILABLE\*

RECESSED LED LIGHTING THROUGHOUT (UNLESS SPECIFIED)

VIRGIN FIBREOPTIC TELEPHONE & BROADBAND WITH HIGH SPEED BOOSTER

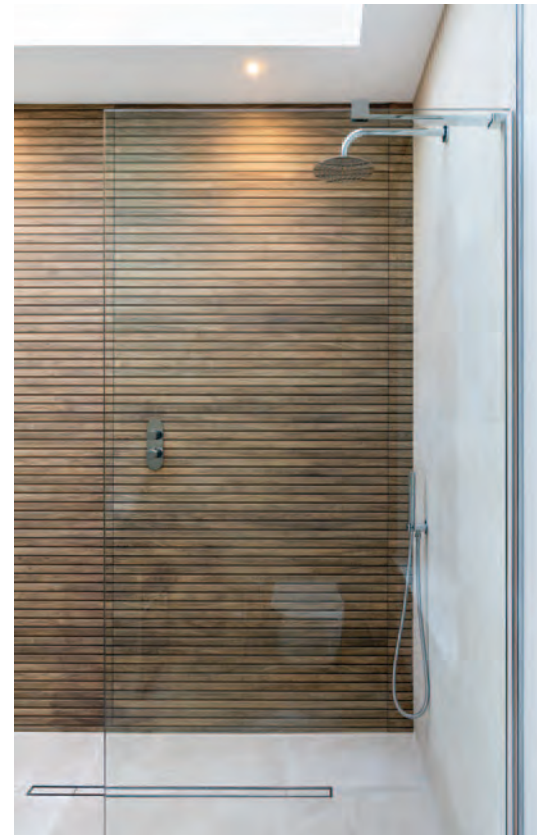
TV WIRED WITH FREE SATELLITE

UTILITY/LAUNDRY/BOOT ROOM WITH EXTERNAL ACCESS INCLUDING:  
SIEMENS WASHER • SIEMENS DRYER • COMPOSITE STONE WORKTOPS • BLANCO UNDERMOUNTED SINK & TAP  
EXTERNAL DOG/BOOT WASH WITH HOT & COLD WATER

FITTED CUPBOARDS TO ENTRANCE HALL.

SONOS ELECTRICAL SYSTEM THROUGHOUT





# SPECIFICATION

## BATHROOMS & ENSUITES

PORCELANOSA 'BOTTEGA CALIZA' FLOOR TILES

PORCELANOSA 'BOTTEGA CALIZA' WALL TILES

PORCELANOSA "LEXINGTON MAPLE" TILES TO FEATURE WALL IN BATH & SHOWER ENCLOSURES

BRANDED SANITARYWARE

FULLY TILED SHOWERS TO INCLUDE WALK IN SHOWER, WITH FIXED SHOWER SCREEN

SHOWERS TO INCLUDE BOTH FIXED SHOWER HEAD & ADDITIONAL HANDSET

FREESTANDING BATH IN PRINCIPAL SUITE

WALL HUNG WC WITH CONCEALED DUAL FLUSH CISTERN & SOFT CLOSE SEAT

ILLUMINATED LED MIRROR

UNDERFLOOR HEATING

SMART NIGHT LIGHT UNDER VANITY (WHERE APPLICABLE)

DROP PENDANT LIGHTING TO PRINCIPAL EN-SUITE

MARBLE COUNTERTOP TO PRINCIPAL EN-SUITE



# SPECIFICATION

## HEATING, SUSTAINABILITY & ENERGY EFFICIENCY

VAILLANT AIR SOURCE HEAT PUMP

HEAT RECOVERY SYSTEM

SPV SOLAR PANELS

MARSH ENSIGN SEWAGE TREATMENT PLANT

EV CHARGING POINTS

UNDERFLOOR HEATING THROUGHOUT WITH SEPARATE HEATING ZONES TO GIVE MAXIMUM COMFORT

FACILITY FOR WOOD BURNER IN LIVING ROOM IF DESIRED\*\*

## SECURITY & PEACE OF MIND

ELECTRIC ENTRANCE GATE WITH VIDEO ENTRY INTERCOM

COMMUNAL CCTV & EXTERNAL LIGHTING

EACH HOUSE IS PRE-WIRED FOR 6 X CCTV CAMERAS

SMOKE DETECTOR & HEAT DETECTORS

DESIGNATED CYCLE STORAGE WITH EXTERNAL ACCESS

10 YEAR BUILDZONE WARRANTY



\*\*At additional cost and dependent on stage of construction. Please discuss with your Sales Consultant.





# SPECIFICATION

## EXTERNAL

PAVED PATIO WITH LEVEL THRESHOLD TO HOUSE

DECKED BALCONIES AND TERRACES WITH GLASS BALUSTRADE

PRINCIPAL BEDROOM TERRACE IS PART-COVERED AND BENEFITS FROM LIGHTING  
(HOUSES 1-5)

SOLID OAK BOLLARDS WITH LIGHTING TO DRIVEWAY

LAWNED GARDEN

WILDFLOWER BANK

OPTIONAL OUTDOOR KITCHEN FROM GRILLO LIVING AND ASSOCIATED LANDSCAPING  
BY RACHEL GOOZEE TO INCLUDE SEATING AREA, PAGODA AND FIRE PIT. OUTDOOR  
KITCHEN CAN INCLUDE ITEMS SUCH AS GAS BBQ, CHARCOAL BBQ, PIZZA OVEN,  
GLASS FRONTED FRIDGE, BAR AREA, SINK AND ICE WELL\*

PLANT ROOM WITH EXTERNAL ACCESS



\*\*At additional cost and dependent on stage of construction. Please discuss with your Sales Consultant.

# CREATE YOUR OWN landscape

WITH PERSONALISATION OPTIONS FOR LANDSCAPING AND INTERNAL AND EXTERNAL KITCHENS, YOU CAN TRULY MAKE THESE HOMES YOUR OWN\*.

TAKE INSPIRATION FROM OUR SHOW HOME'S LANDSCAPING, WHICH FEATURES A GRAVEL DRIVEWAY, NATIVE TREES, AND CAREFULLY DESIGNED ZONES FOR OUTDOOR RELAXATION, DINING, AND STARGAZING.

A discreet deer fence and gate provide safety and access to your own piece of The South Downs National Park, whilst keeping your children and pets secure.

A gravel driveway framed with privacy hedging, native trees and generous planting borders creates a grand entrance striking a perfect balance between hard and soft landscaping.

Decorative planks of stack bond block paving, linked with grass in-fills creates a sense of arrival and ample parking.

A mix of gravel, composite decking and porcelain plank paths guide you around the garden to the key areas and focal points. The transitions are like mini avenues, whether for practicality to get to screened off storage, or intrigue to discover carefully placed zones. The rectilinear design is softened with planting at every turn.

Native trees punctuate and add vertical interest to link with the surrounding countryside and bring the eye back into the garden.

A lounge patio sits just off the rear of the house for that seamless transition from inside to out, with a backdrop of well stocked planting and feature trees.

Beyond the planting, through a gravel garden with water fountain bowl, a louvred canopy/pergola with outdoor kitchen draws you away from the house for a fully immersive cooking and dining experience. After sunset, why not cosy up around the rustic fire pit for a spot of star gazing?

\*Personalisation options are dependent on the stage of development. Please speak with a sales consultant for more information.



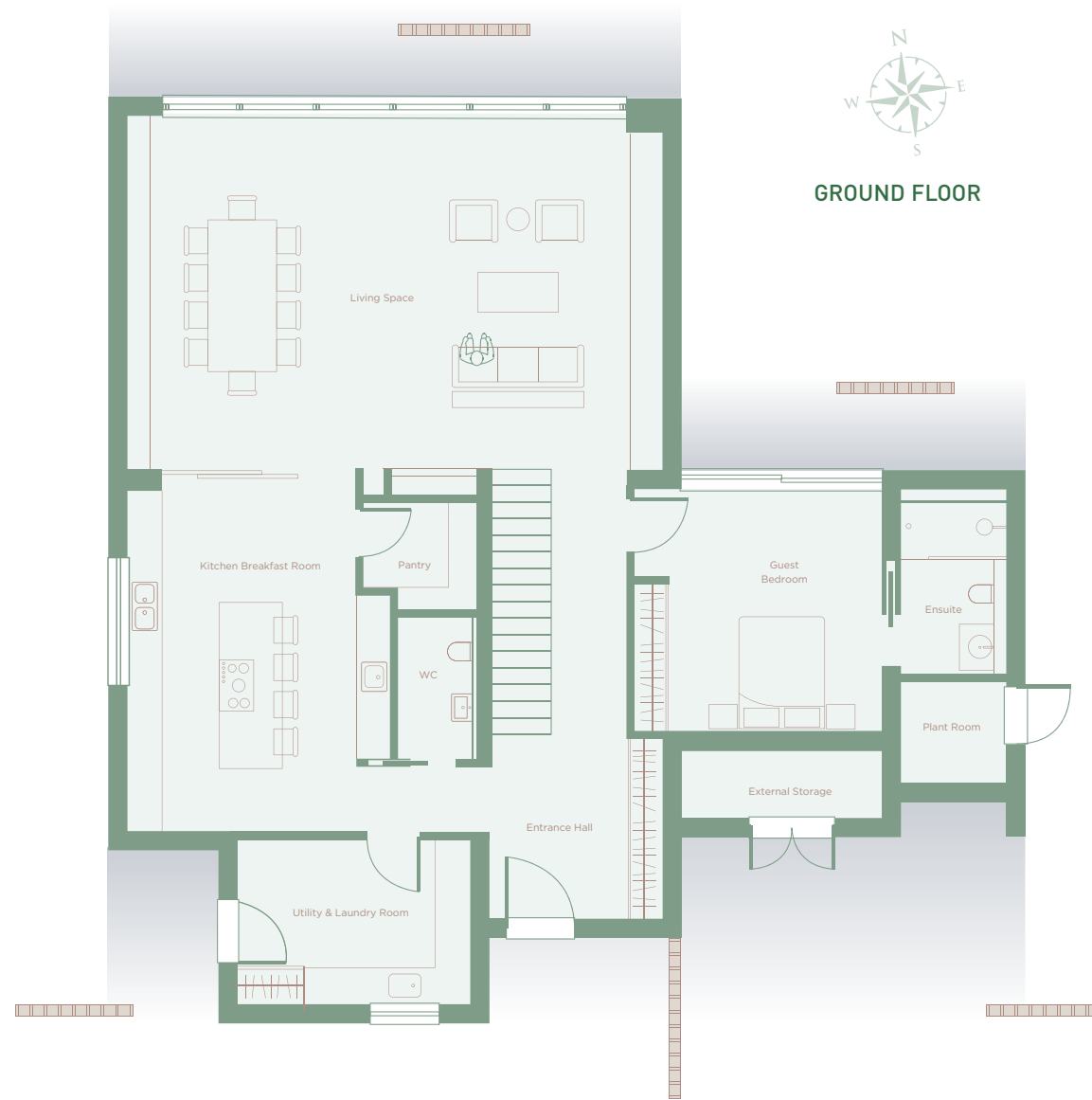
# SITE PLAN



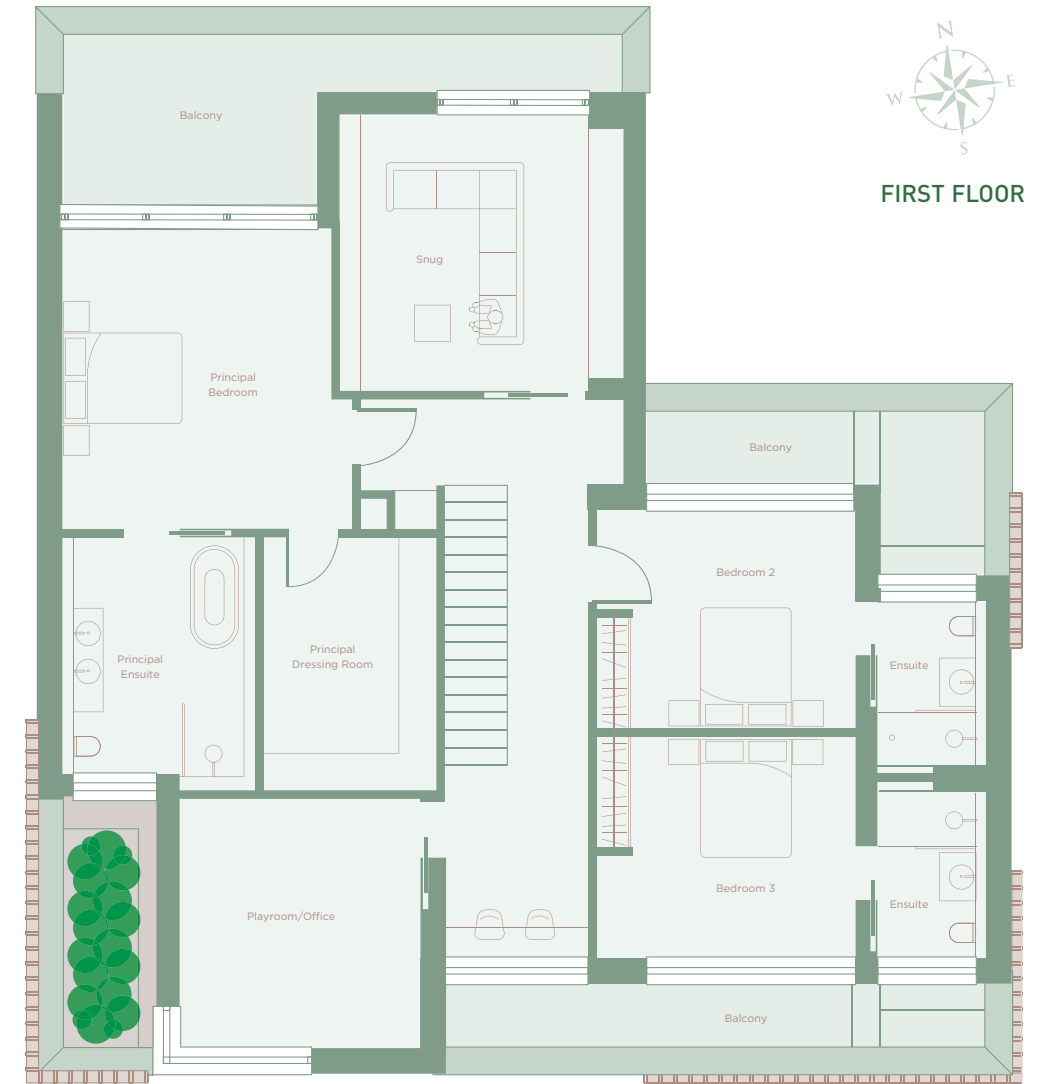
TWINEHAM  
GRANGE FARM  
FLOOR PLANS

# 1

# FLOOR PLANS

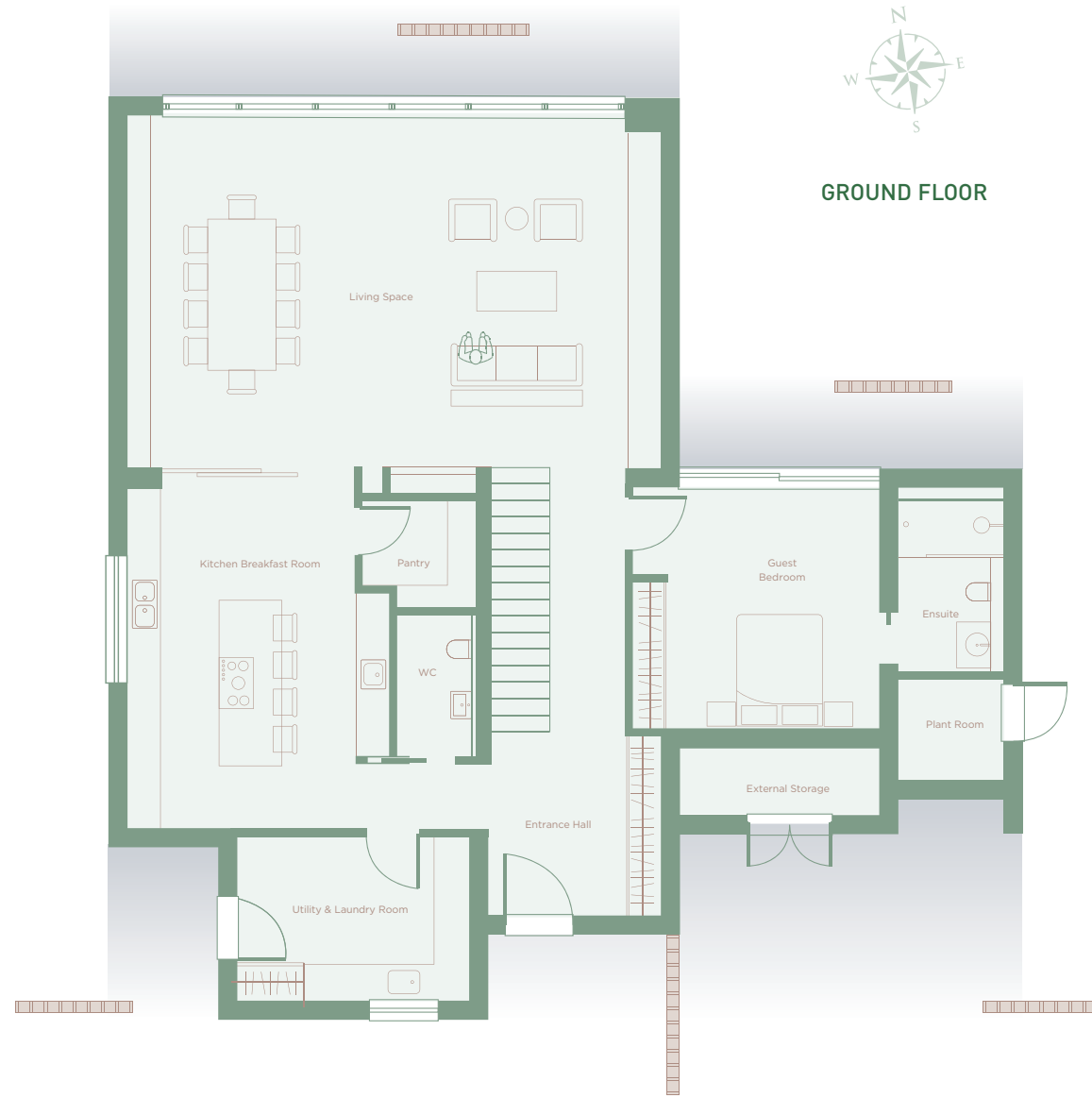


GROUND FLOOR	METRES	FEET
Open Plan Living/Dining/Kitchen	12.52 x 9.32	41'1 x 30'7
Guest Bedroom	4.37 x 4.32	14'4 x 14'2
Guest Ensuite	3.17 x 1.78	10'5 x 5'10
Utility Room	4.01 x 2.87	13'2 x 9'5
Store	3.48 x 1.14	11'5 x 3'9
Plant Room	1.78 x 1.73	5'10 x 5'8

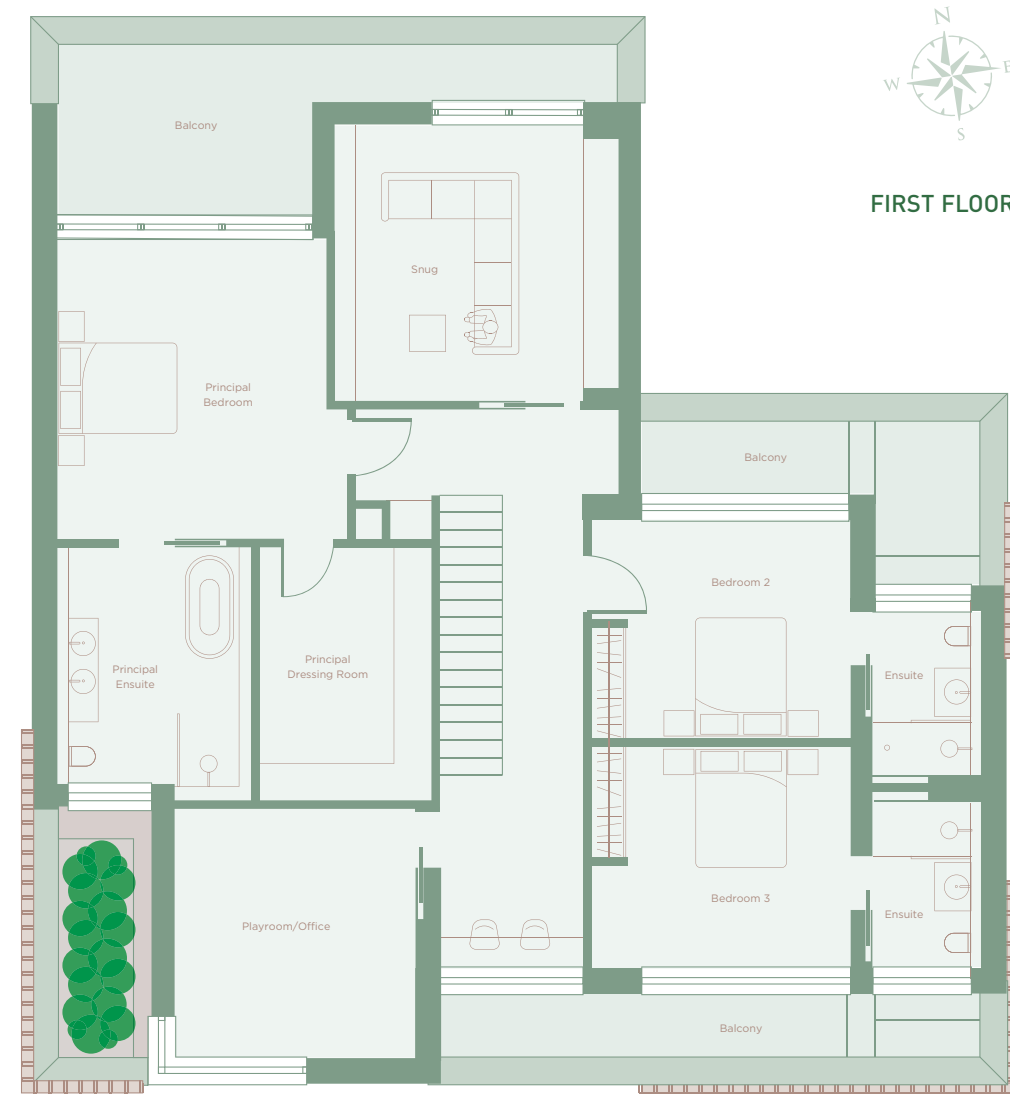


FIRST FLOOR	METRES	FEET
Principal Bedroom	5.54 x 4.60	18'2 x 15'1
Principal Dressing Room	4.11 x 2.77	13'6 x 9'1
Principal En-Suite	3.84 x 3.05	12'7 x 10'0
Snug	4.80 x 4.70	15'9 x 15'5
Bedroom Two	4.34 x 4.01	14'3 x 13'2
Bedroom Two En-Suite	2.84 x 1.75	9'4 x 5'9
Bedroom Three	4.29 x 3.73	14'1 x 12'3
Bedroom Three En-Suite	2.90 x 1.78	9'6 x 5'10
Playroom/Office	4.11 x 4.01	13'6 x 13'2
<b>TOTAL INTERNAL AREA</b>	<b>333.5 SQM</b>	<b>3,590 SQ FT</b>

Measured by RICS Certified Property Measurer



GROUND FLOOR	METRES	FEET
Open Plan Living/Dining/Kitchen	12.52 x 9.32	41'1 x 30'7
Guest Bedroom	4.37 x 4.32	14'4 x 14'2
Guest Ensuite	3.17 x 1.78	10'5 x 5'10
Utility Room	4.01 x 2.87	13'2 x 9'5
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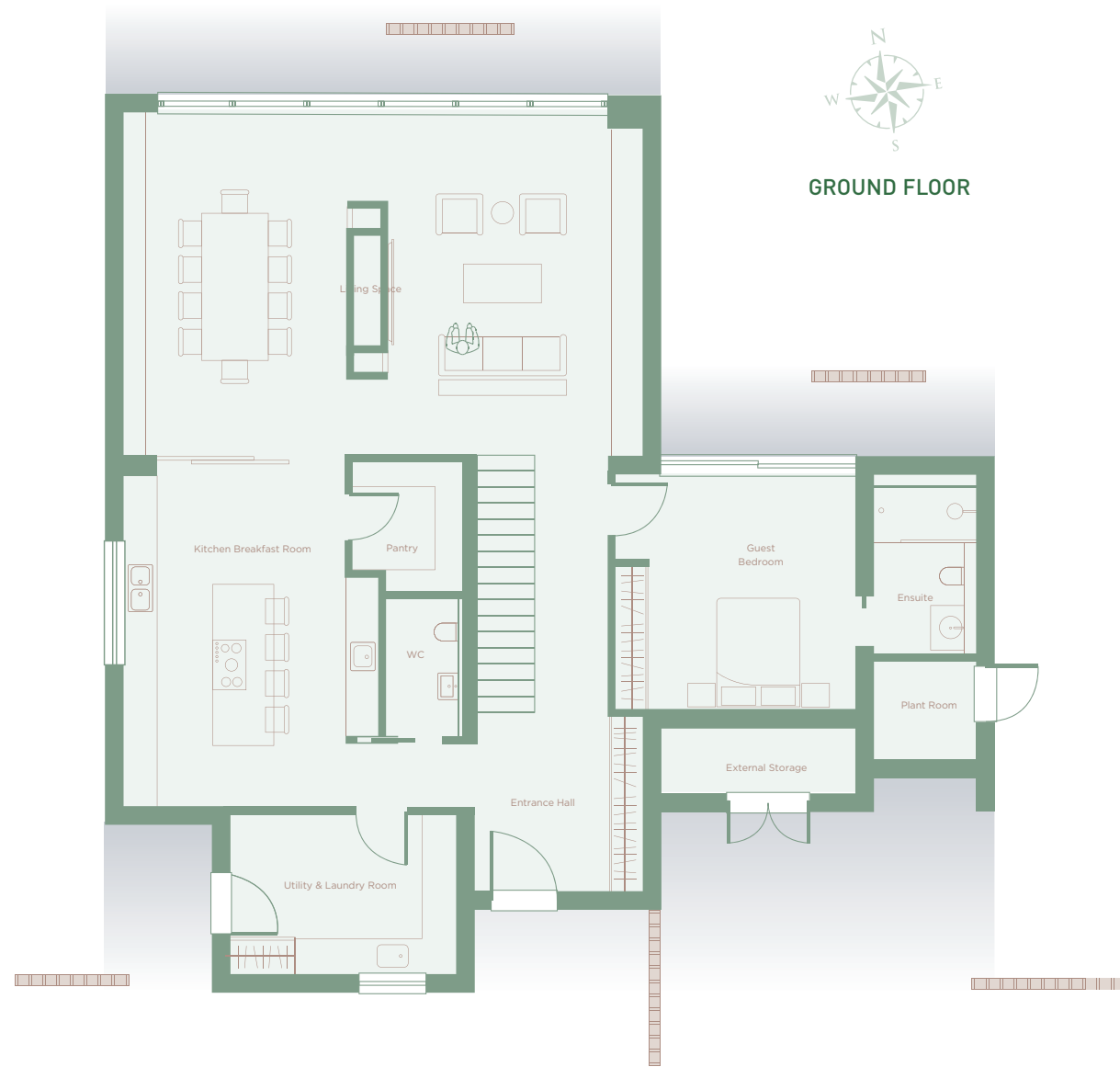
FIRST FLOOR	METRES	FEET
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<b>TOTAL INTERNAL AREA</b>	<b>333.5 SQM</b>	<b>3,590 SQ FT</b>

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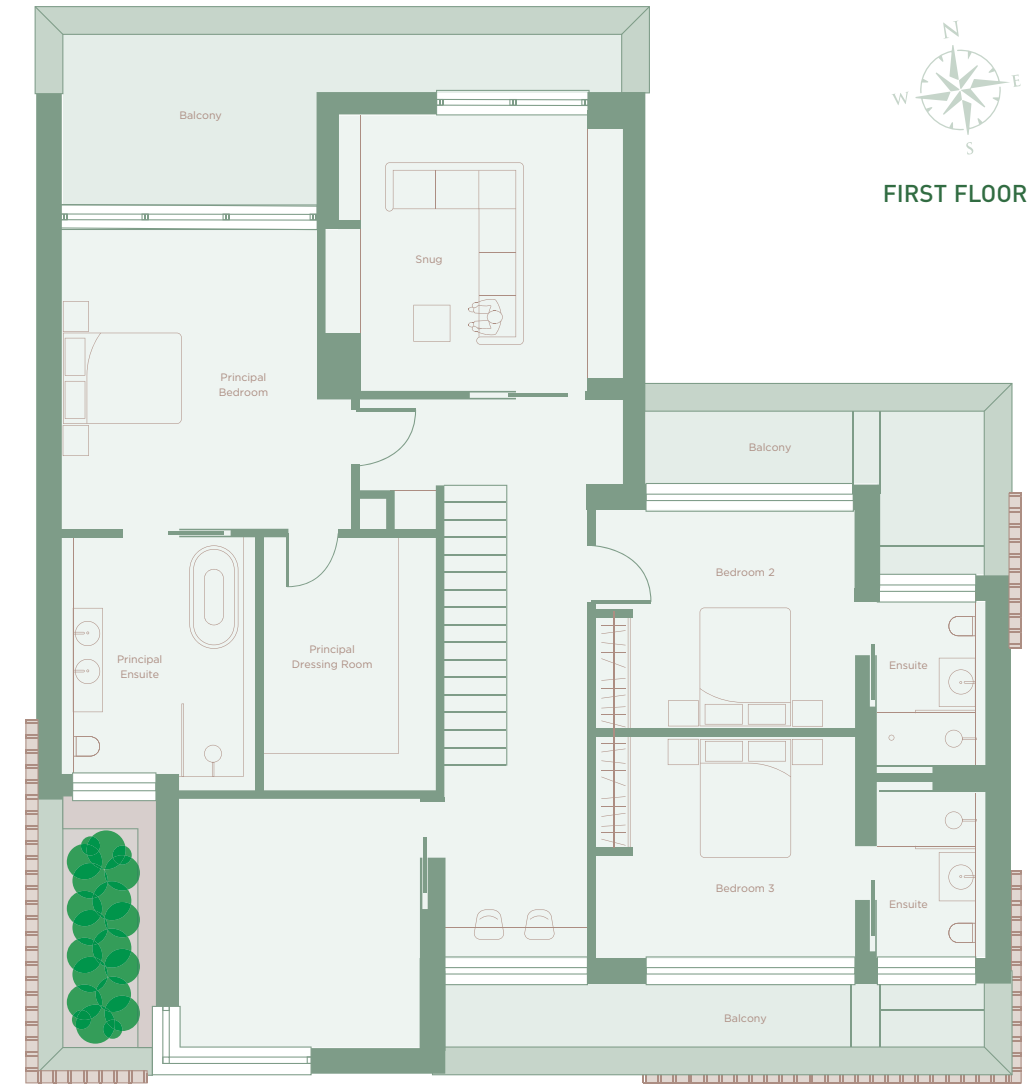


# 3

# FLOOR PLANS



GROUND FLOOR	METRES	FEET
Open Plan Living/Dining/Kitchen	12.52 x 9.32	41'1 x 30'7
Guest Bedroom	4.37 x 4.32	14'4 x 14'2
Guest Ensuite	3.17 x 1.78	10'5 x 5'10
Utility Room	4.01 x 2.87	13'2 x 9'5
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Plant Room	1.78 x 1.73	5'10 x 5'8

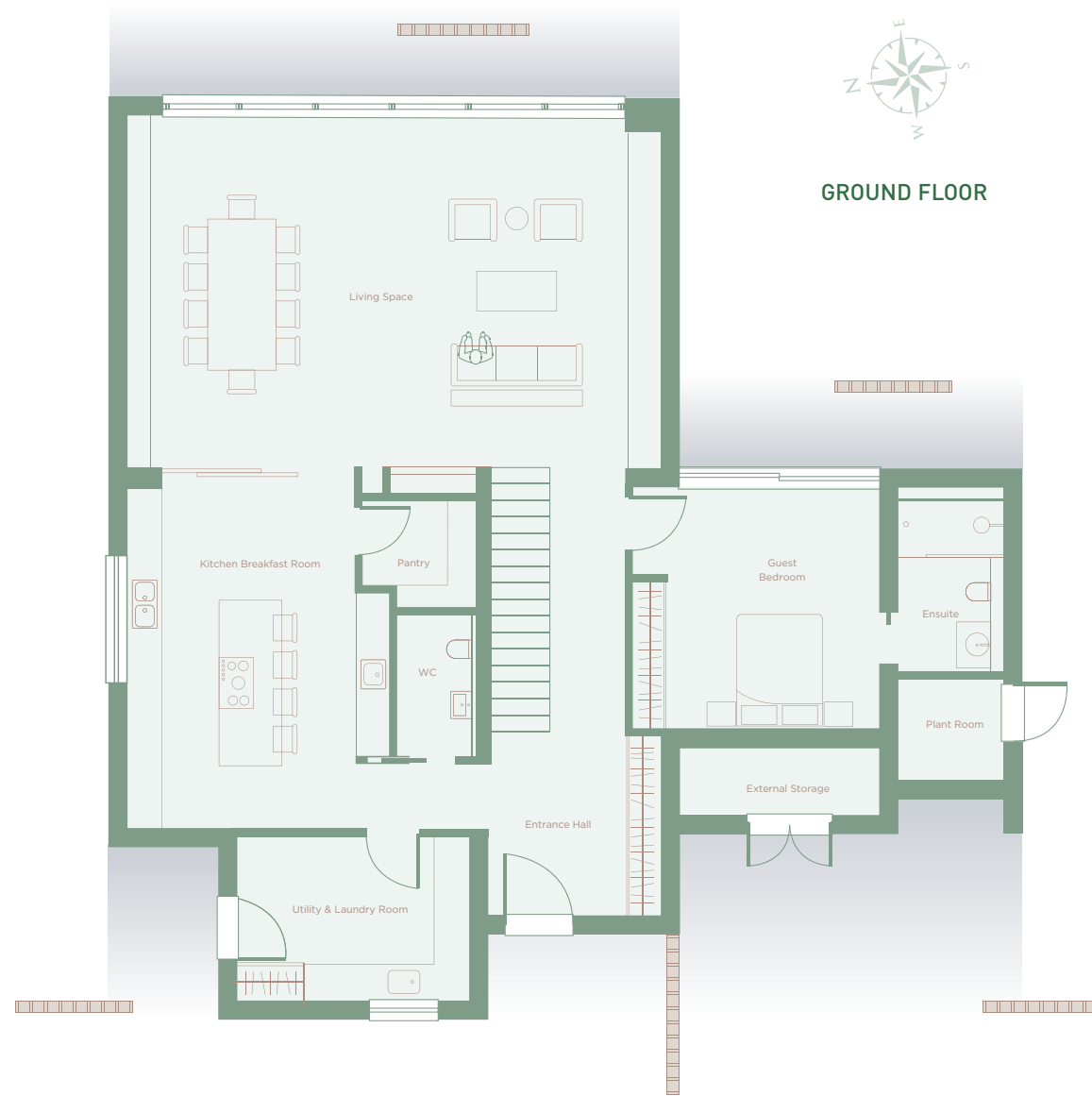


FIRST FLOOR	METRES	FEET
Principal Bedroom	5.54 x 4.60	18'2 x 15'1
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Playroom/Office	4.11 x 4.01	13'6 x 13'2
<b>TOTAL INTERNAL AREA</b>	<b>333.5 SQM</b>	<b>3,590 SQ FT</b>

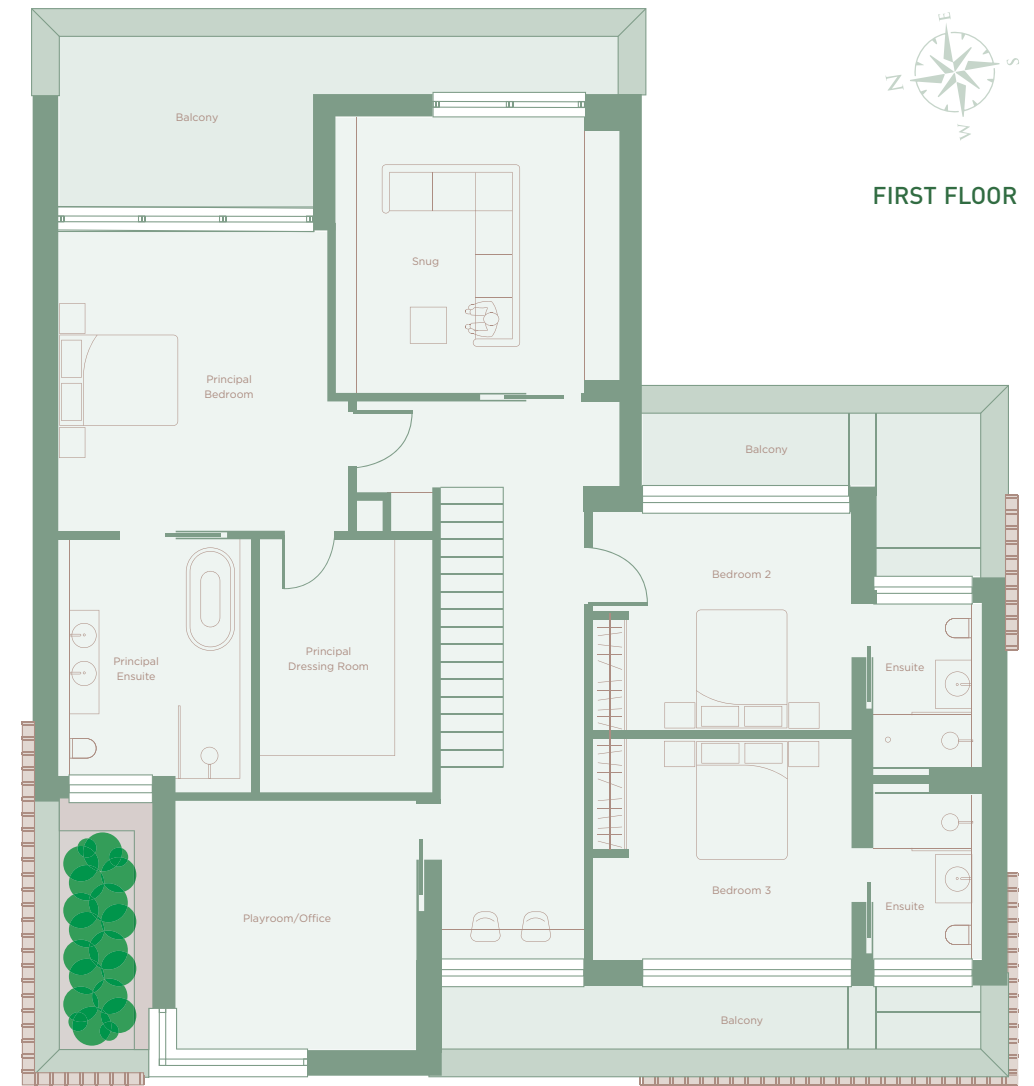
Measured by RICS Certified Property Measurer

# 4

# FLOOR PLANS

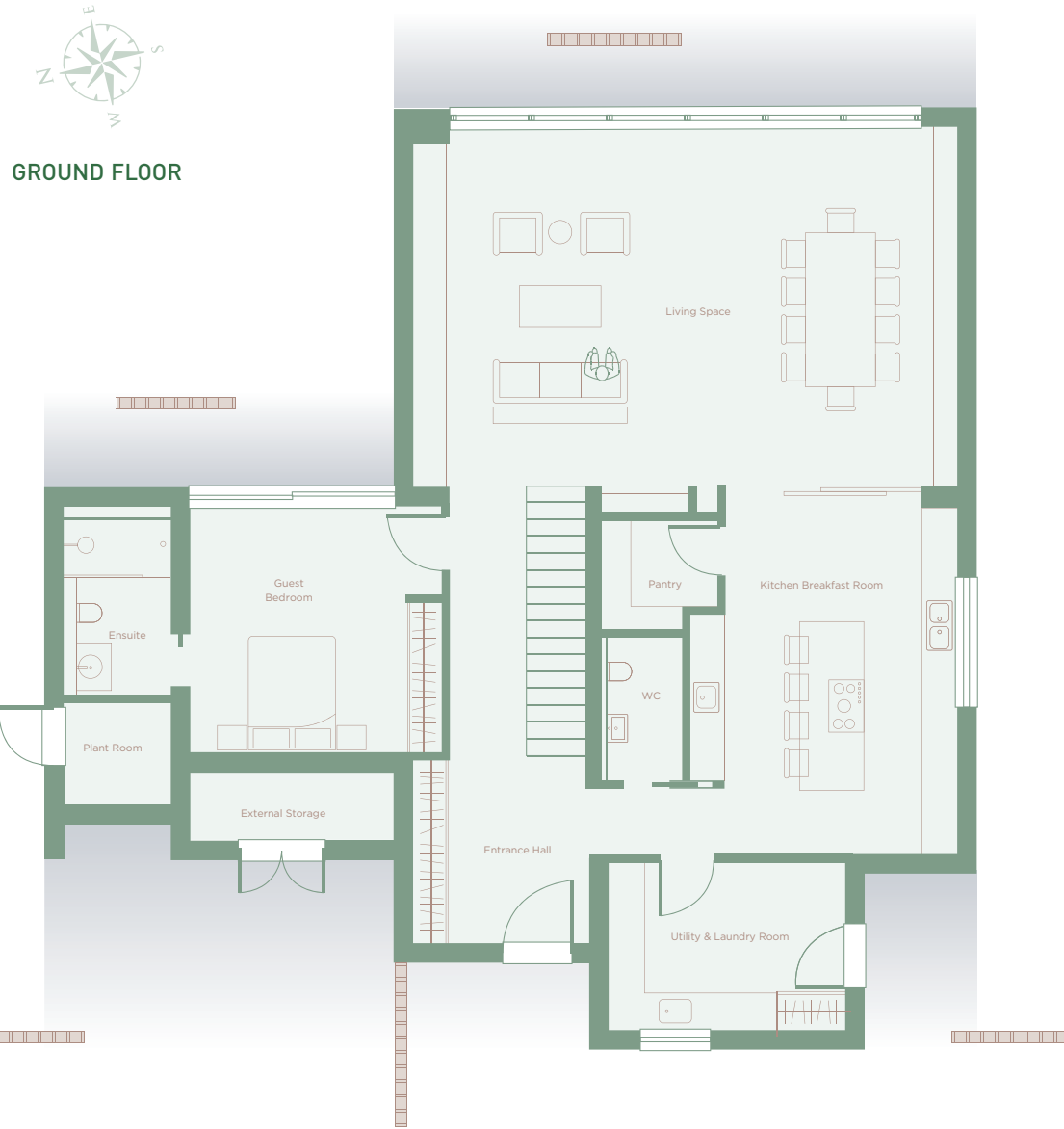


GROUND FLOOR	METRES	FEET
Open Plan Living/Dining/Kitchen	12.52 x 9.32	41'1 x 30'7
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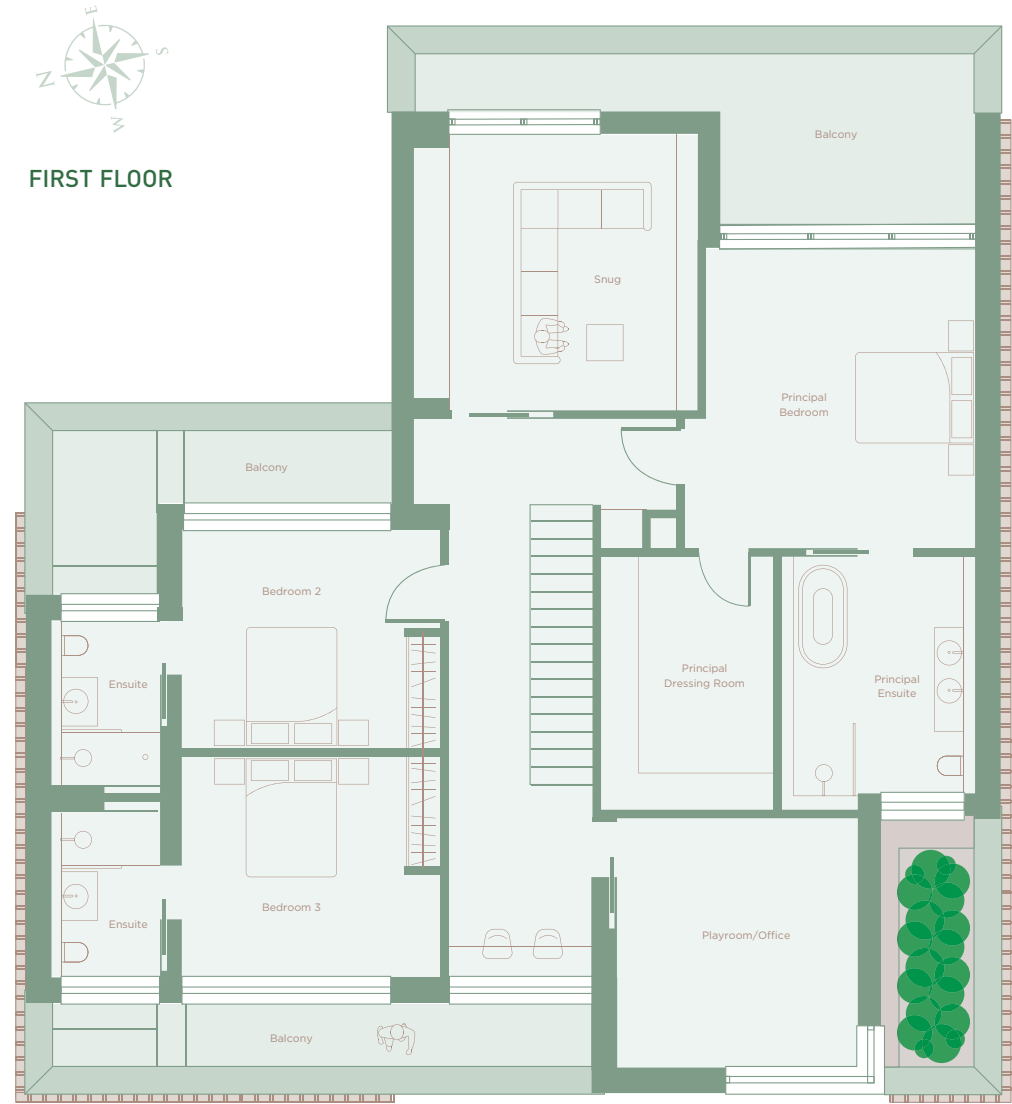
FIRST FLOOR	METRES	FEET
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<b>TOTAL INTERNAL AREA</b>	<b>333.5 SQM</b>	<b>3,590 SQ FT</b>

Measured by RICS Certified Property Measurer



GROUND FLOOR

GROUND FLOOR	METRES	FEET
Open Plan Living/Dining/Kitchen	12.52 x 9.32	41'1 x 30'7
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FIRST FLOOR

FIRST FLOOR	METRES	FEET
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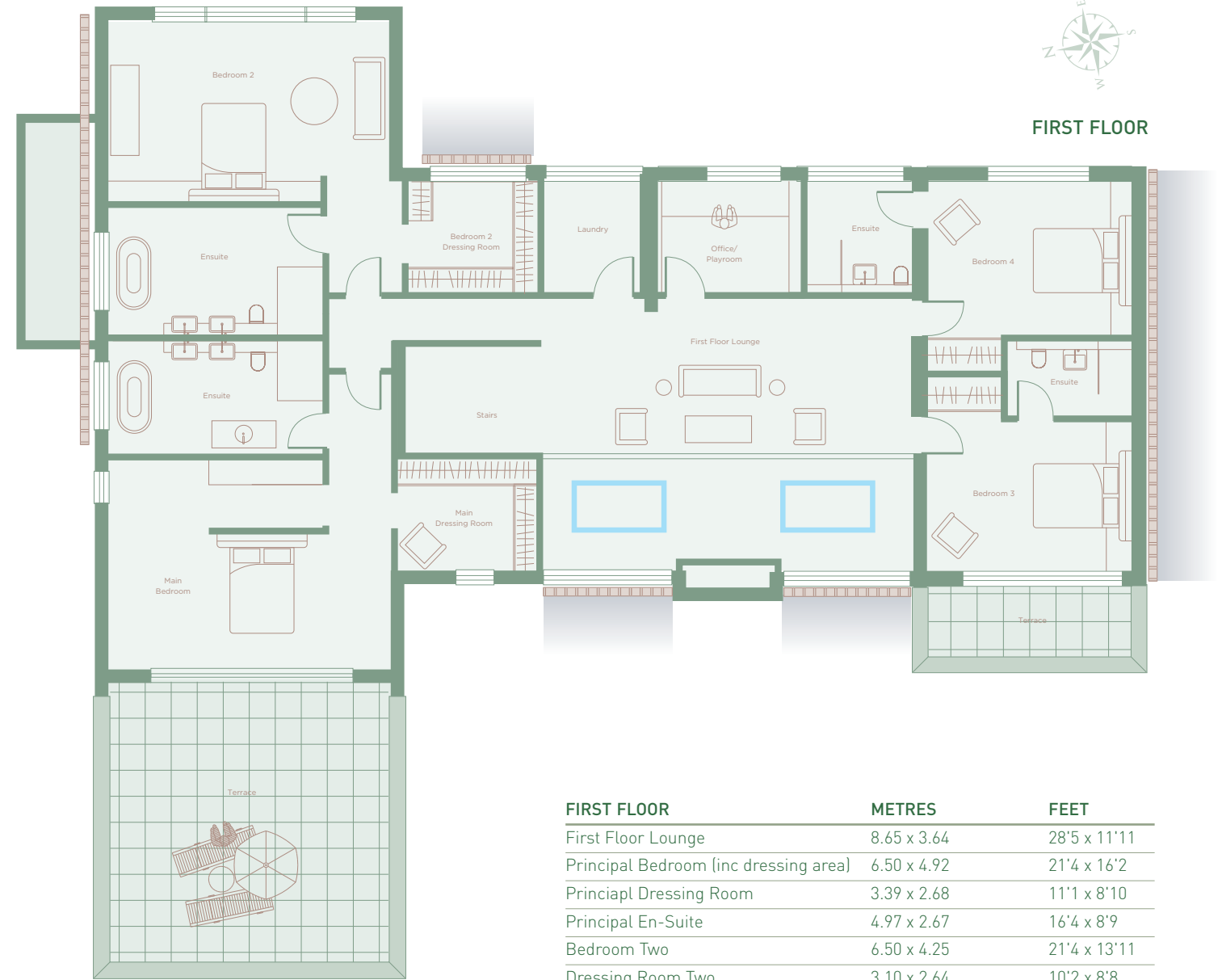
# 6

# FLOOR PLANS



GROUND FLOOR

GROUND FLOOR	METRES	FEET
Kitchen	6.50 x 5.54	21'4" x 18'2"
Dining Area	5.95 x 3.77	19'6" x 12'4"
Living Room	8.55 x 5.83	28'1" x 19'1"
Guest Bedroom	4.80 x 4.83	15'9" x 15'10"
Snug	4.80 x 6.14	15'9" x 20'2"
Utility Room	4.79 x 2.05	15'8" x 6'9"
Pantry	1.85 x 2.54	6'1" x 8'4"
Garage	6.50 x 6.52	21'4" x 21'5"



FIRST FLOOR

FIRST FLOOR	METRES	FEET
First Floor Lounge	8.65 x 3.64	28'5" x 11'11"
Principal Bedroom (inc dressing area)	6.50 x 4.92	21'4" x 16'2"
Principl Dressing Room	3.39 x 2.68	11'1" x 8'10"
Principal En-Suite	4.97 x 2.67	16'4" x 8'9"
Bedroom Two	6.50 x 4.25	21'4" x 13'11"
Dressing Room Two	3.10 x 2.64	10'2" x 8'8"
En-Suite Two	4.97 x 3.02	16'4" x 9'11"
Bedroom Three	4.80 x 3.53	15'9" x 11'7"
Bedroom Four	4.80 x 3.62	15'9" x 11'10"
Office / Play Room	3.75 x 2.64	12'4" x 8'8"
Laundry Room	2.36 x 2.64	7'9" x 8'8"
<b>TOTAL INTERNAL AREA</b>	<b>465 SQM</b>	<b>5,005 SQ FT</b>

Measurements from Architectural Drawings. Total floor area provided by Quantity Surveyor.



## THOUGHTFUL DESIGN & EXQUISITE FINISHES

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EVERY DETAIL IS METICULOUSLY CONSIDERED, FROM THE LEVEL THRESHOLD ONTO THE REAR PATIO AND GARDEN, TO THE STRIKING FLOATING STAIRCASE WITH AN OVERHEAD ROOFLIGHT. EXTERNALLY, THE HOUSES ARE ADORNED WITH LONG FORMAT TEXTURED BRICKS, GIVING EACH HOUSE ITS OWN UNIQUE IDENTITY. WOODEN FINISHERS ADD A DESIGNER TOUCH TO THE FAÇADE.

## CONVENIENCE & SUSTAINABILITY

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TWINEHAM GRANGE FARM OFFERS PARKING WITH ELECTRIC CHARGING FACILITIES, REFLECTING OUR COMMITMENT TO SUSTAINABLE LIVING.



## OAK-INSPIRED FLOORING

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THROUGHOUT THE FIRST FLOOR,  
WIDEBOARD OAK-EFFECT ENGINEERED  
WOOD FLOORING WITH UNDERFLOOR  
HEATING CREATES A WARMING AMBIANCE.

## ENVIRONMENTALLY CONSCIOUS LIVING

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TWINEHAM GRANGE FARM HOMES  
EMBRACE SUSTAINABLE LIVING WITH  
AN AIR SOURCE HEAT PUMP WITH  
EXTERNAL ACCESS FOR MAINTENANCE  
AND SOLAR PANELS.



## THE DEVELOPER

BLUE STONE WAS ESTABLISHED IN 2006 AND IS A TIGHT-KNIT FAMILY RUN BUSINESS WITH A WEALTH OF KNOWLEDGE AND EXPERIENCE IN THE CONSTRUCTION AND DEVELOPMENT INDUSTRY.

THE DIRECTOR OF BLUE STONE, PAOLO PACKHAM HAS BEEN A PROPERTY DEVELOPER FOR THE PAST 15 YEARS, AS WELL AS HAVING 10 YEARS' EXPERIENCE AS A QUANTITY SURVEYOR AND BUILDING CONSULTANT. PAOLO HAS WORKED TOGETHER ALONGSIDE HIS SON DARIO PACKHAM TO CARRY OUT THIS AMAZING DEVELOPMENT.

THE TEAM AT BLUE STONE ARE PASSIONATE ABOUT PROPERTY DEVELOPMENT AND GREATLY COMMITTED TO THE PROJECT.



**BLUESTONE**  
CREATEDBYBLUESTONE.CO.UK



TWINEHAM  
GRANGE  
FARM





## KEY TO SCHOOLS

- 1 TWINEHAM C OF E SCHOOL (1.5 MILES)
- 2 BURGESS HILL GIRLS SCHOOL (5.6 MILES)
- 3 ARDINGLY COLLEGE & PRE-PREP (9.8 MILES)
- 4 HURSTPIERPOINT COLLEGE & PRE-PREP (4.5 MILES)
- 5 ROEDEAN GIRLS (15.7 MILES)
- 6 BRIGHTON COLLEGE & PREP (13.9 MILES)
- 7 LANCING COLLEGE (14.3 MILES)
- 8 LEWES OLD GRAMMAR SCHOOL (17.4 MILES)



## ADDRESS

Twineham Grange Farm, Bob Lane, Twineham, RH17 5NH

[TWINEHAMGRANGEFARM.CO.UK](http://TWINEHAMGRANGEFARM.CO.UK)

## VIEWING

For further information & viewing by  
appointment through sole agents



01273 688881

[oakleyproperty.com](http://oakleyproperty.com)

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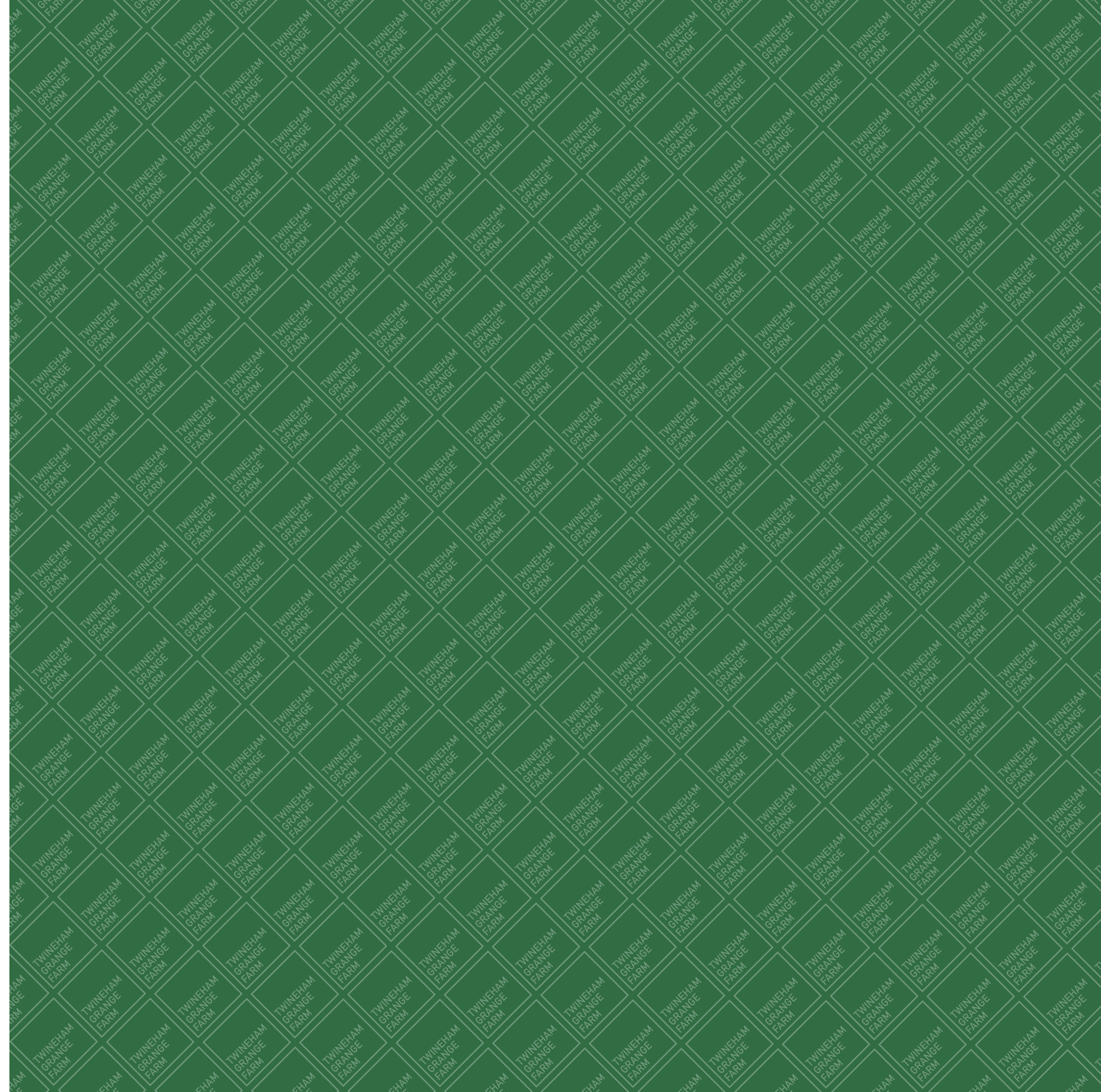
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Design by Proworx : : [proworx.co.uk](http://proworx.co.uk)



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