

HAMMOND'S

MILL

AMBLEHURST GREEN

# HAMMOND'S MILL

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An exciting development of 52 new homes in the village of Billingshurst, West Sussex.  
Choose your new home from either the 3, 4 or 5 bedroom Farmstead Collection or the 2, 3 or 4 bedroom Village Collection – there's something to suit everyone.

Billingshurst is a thriving village on the edge of the stunning South Downs, less than 20 miles from the beaches on the South Coast and 8 miles West of Horsham. Positioned on the old London to Chichester Road (Stane Street), it also lies on the London mainline railway line and the route of the Wey and Arun Canal.

## MEDIEVAL ENGLAND

The oldest building in the village is probably St Mary's Parish Church, dating from the 12th Century and located on the highest point of the village. There are many notable buildings which give Billingshurst an old-fashioned charm, such as the Kings Arms pub and Ye Olde Six Bells, which has a picturesque overhanging jetty, typical of late medieval England. The High Street also contains an interesting 18th Century Unitarian Chapel, which has been home over the years to a local library and school.

## EDUCATION & LEISURE

There are many good education options today in the area, including Billingshurst Primary School and the well-regarded Weald Community School and Sixth Form college. There are further outstanding options, both State and Independent, in Horsham and the surrounding areas.

The Weald School also provides the village with a leisure centre, swimming pool and gym. Jubilee Fields has football and cricket pitches, a skate park and exercise trail. There are also plenty of local clubs and societies including a Horticultural Society, Rotary Club, Choral Society, WI, Chamber of Commerce and Dramatic Society, plus various sports clubs including Billingshurst Tennis Club just across from the station.

## PROCESSION OF SHOPS

There is a real community spirit in Billingshurst, demonstrated by various annual festivals and events. These include the Billifest Family Fun Day and Christmas Fayre, when the High Street is closed to traffic and the Christmas stalls plus entertainment take over. The Billingshurst Show and Carnival Procession in June often features a dog show, falconry displays, fairground rides and even lawnmower racing!

The village has an impressive range of local independent shops and facilities that include Sainsbury's Local and Tesco Express. You can get pretty much everything you need here, although there are further options at Cranleigh (10 miles) and Horsham (8 miles) - where you'll find the larger supermarkets, Waitrose and John Lewis at Home. There are also several weekly local markets, providing a range of fresh and locally grown produce. For something more cultural, there are several theatres, museums and galleries in Horsham, mostly centred around The Capitol Arts Centre, home to the nearest cinema.

## EASY ACCESS

Billingshurst benefits from excellent transport connections, with a mainline station less than half a mile away, for trains to Horsham in 10 minutes and then a further hour direct into London Victoria. If you're travelling by road, the A24 is just 6 miles away, linking quickly to the A23/M23 meaning that Brighton, the M25 and London are all within reach. This also brings Gatwick airport within easy reach (20 miles) should you wish to travel further afield.



St Mary's Parish Church



Billingshurst Post Office



The Six Bells Public House



Billingshurst High Street






**Important Note:** No description or information given, whether or not in the particulars and whether written or verbal (information) about the properties or their value may be relied upon as a statement or representation of fact under the Property Misdescriptions Act 1991. Neither Devine Homes Plc, nor its appointed agent, have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Devine Homes Plc or its appointed agent. Any photographs or computer generated images used in this brochure are shown for style purposes only and are not to be relied upon for their accuracy. Any area measurements or distances are approximate only and are not intended to induce or form part of any contract. Imperial dimensions shown in this brochure are rounded to the nearest inch. Maps not to scale. Occasionally, during the construction process, some minor changes may be necessary to the development or an individual property.

# SITEPLAN

The exciting development of Hammond's Mill in the village of Billingshurst comprises 52 new homes. There are a wide range of housetypes with something for everyone - from the practical 2-bed Nutbourne with open plan living/dining through to the impressive 5-bed Ashington with a large kitchen/family area plus separate living and dining rooms.

## FARMSTEAD COLLECTION

### 5 BEDROOM HOMES

-  **The Ashington**  
Plot 1
-  **The Cranleigh**  
Plot 3
-  **The Dunsfold**  
Plots 4 & 5

### 4 BEDROOM HOMES



-  **The Byworth**  
Plot 2

### 3 BEDROOM HOMES




-  **The Ewhurst**  
Plots 6 & 7

## VILLAGE COLLECTION

### 4 BEDROOM HOMES



-  **The Loxwood**  
Plots 9, 13, 20, 24, 33 & 38
-  **The Shipley**  
Plots 21, 37, 44 & 45

### 3 BEDROOM HOMES

-  **The Hickstead**  
Plots 8, 12, 19, 29 & 39
-  **The Maplehurst**  
Plots 10, 11, 17, 18, 25, 26, 27, 28, 31, 32, 34, 35, 46 & 47
-  **The Wiston**  
Plots 30 & 36

### 2 BEDROOM HOMES

-  **The Nutbourne**  
Plots 14, 15, 16, 22 & 23

-  Shared Ownership
-  Affordable Rent
-  Shed
-  Unallocated Visitors Parking

Important Note: The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Landscaping is indicative. Please refer to the Landscape Plan, Surface Plan and Engineering Layout available from the Site Sales Advisor or Agents.













# THE ASHINGTON

## 5 Bedroom Detached House

1983 sq ft

For positioning of garages and parking spaces  
please refer to site layout.

### Plot 1

As shown

### GROUND FLOOR

#### Living Room

7763mm x 3661mm (25'6" x 12')

#### Kitchen / Family Room

7039mm x 3678mm (23'1" x 12'1")

#### Dining Room

3770mm x 3678mm (12'4" x 12'1")

### FIRST FLOOR

#### Bedroom 1

3850mm x 3678mm (12'6" x 12'1")

#### Bedroom 2

3687mm x 3141mm (12'1" x 10'3")

#### Bedroom 3

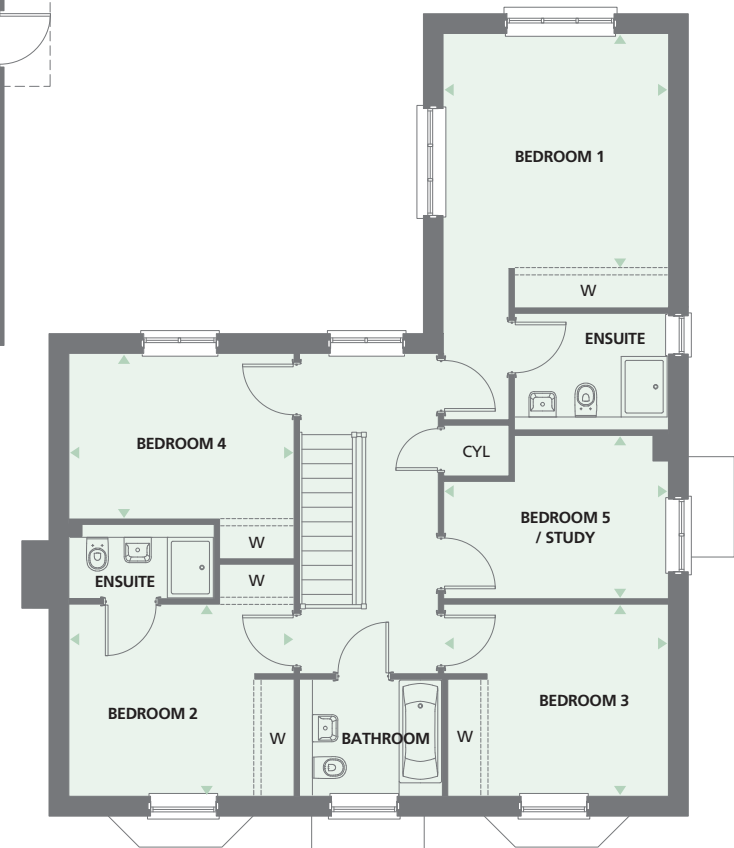
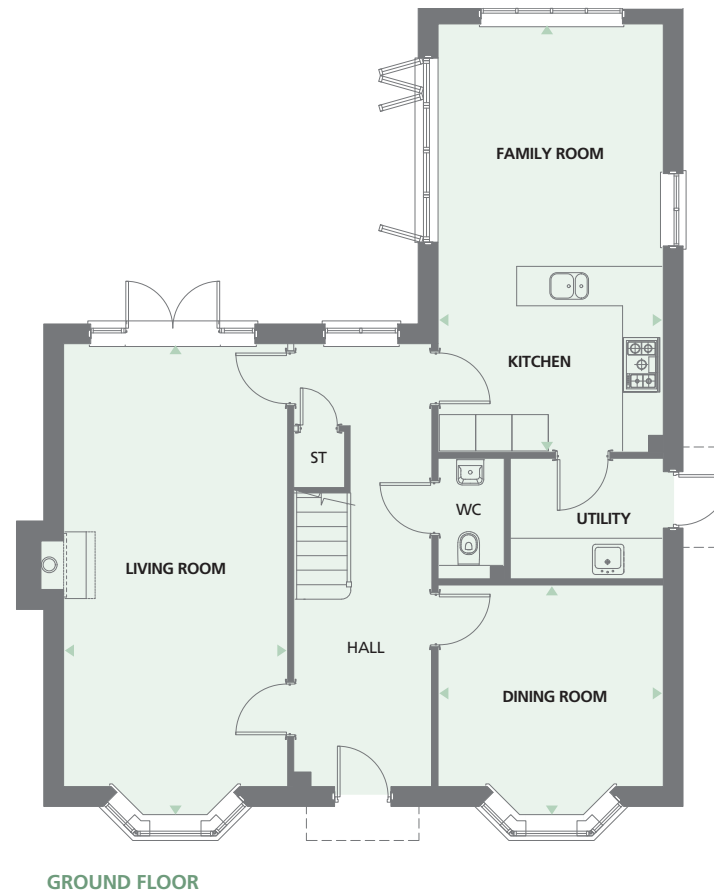
3678mm x 3141mm (12'1" x 10'4")

#### Bedroom 4

3678mm x 2698mm x (12'1" x 8'10")

#### Bedroom 5 / Study

3678mm x 2671mm x (12'1" x 8'9")



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# THE CRANLEIGH

## 5 Bedroom Detached House

1765 sq ft

For positioning of garages and parking spaces  
please refer to site layout.

### Plot 3

As shown

### GROUND FLOOR

#### Living Room

6491mm x 3610mm (21'4" x 11'10")

#### Kitchen / Family Room

6167mm x 4241mm (20'2" x 13'11")

#### Dining Room

3892mm x 3103mm (12'9" x 10'2")

### FIRST FLOOR

#### Bedroom 1

5050mm x 4241mm (16'7" x 13'11")

#### Bedroom 2

3955mm x 3119mm (13'1" x 10'3")

#### Bedroom 3

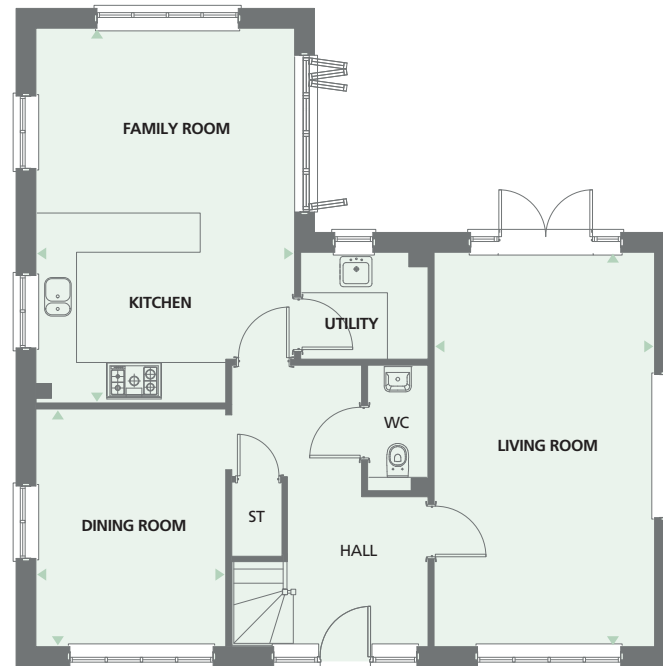
3422mm x 2675mm (11'3" x 8'9")

#### Bedroom 4

3422mm x 2290mm (11'3" x 7'6")

#### Bedroom 5 / Study

2675mm x 2394mm (8'9" x 7'10")



GROUND FLOOR



FIRST FLOOR

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# THE DUNSFOLD

## 5 Bedroom Link Detached House

2012 sq ft

For positioning of garages and parking spaces  
please refer to site layout.

### Plot 4

As shown

### Plot 5

Layout handed

## GROUND FLOOR

### Kitchen

4693mm x 3381mm (15'4" x 11'1")

### Dining / Family Room

4693mm x 4122mm (15'4" x 13'5")

### Living Room

4200mm x 3791mm (13'8" x 12'4")

### Study

3116mm x 2556mm (10'3" x 8'4")

## FIRST FLOOR

### Bedroom 1

5258mm x 5280mm (17'3" x 17'4")

### Bedroom 2

4717mm x 3914mm (15'6" x 12'10")

### Bedroom 3

4069mm x 3474mm (13'4" x 11'5")

### Bedroom 4

2969mm x 2627mm (9'9" x 8'7")

### Bedroom 5

2626mm x 2358mm (8'7" x 7'9")

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# THE BYWORTH

## 4 Bedroom Detached House

1621 sq ft

For positioning of garages and parking spaces  
please refer to site layout.

### Plot 2

As shown

### GROUND FLOOR

#### Living Room

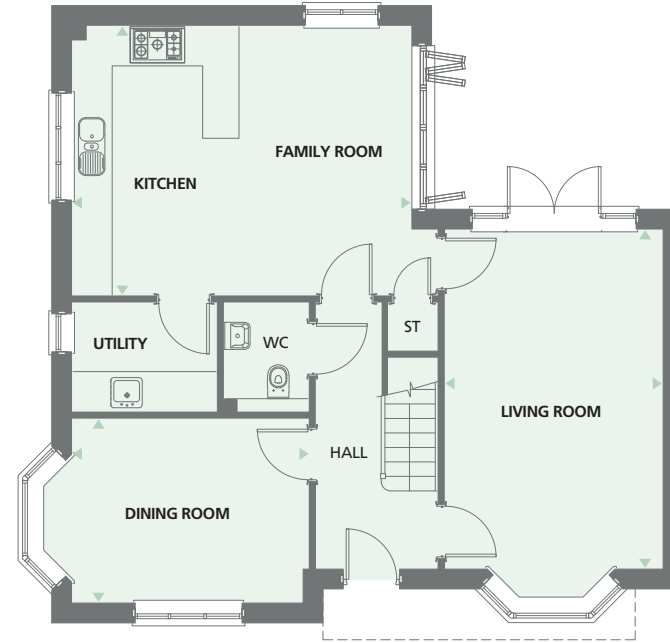
5591mm x 3583mm (18'3" x 11'9")

#### Kitchen / Family Room

5591mm x 4440mm (18'3" x 14'7")

#### Dining Room

3902mm x 3020mm (12'10" x 9'11")



GROUND FLOOR

### FIRST FLOOR

#### Bedroom 1

4250mm x 3913mm (13'11" x 12'10")

#### Bedroom 2

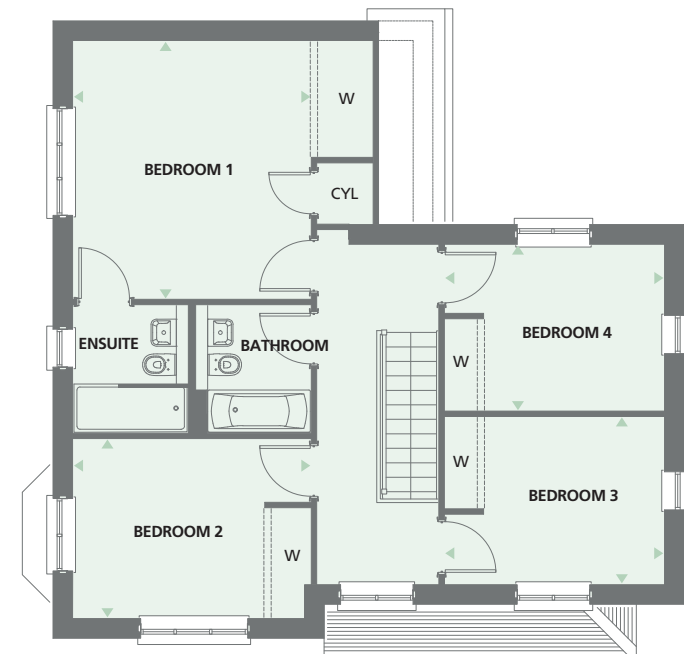
3913mm x 2946mm (12'10" x 9'8")

#### Bedroom 3

3604mm x 2749mm (11'10" x 9')

#### Bedroom 4

3604mm x 2728mm (11'10" x 8'11")



FIRST FLOOR

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# THE EWHURST

3 Bedroom Semi-Detached House  
1001 sq ft

For positioning of garages and parking spaces please refer to site layout.

## Plot 6

As shown

## Plot 7

Layout handed

Variation - No bay window but side window

## GROUND FLOOR

Living / Dining Room

5690mm x 5054mm (18'8" x 16'7")

Kitchen

3380mm x 2760mm (11'1" x 9'1")

## FIRST FLOOR

Bedroom 1

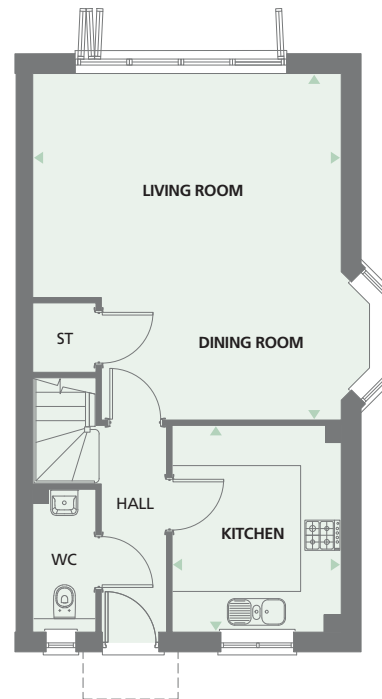
4250mm x 3535mm (13'11" x 11'7")

Bedroom 2

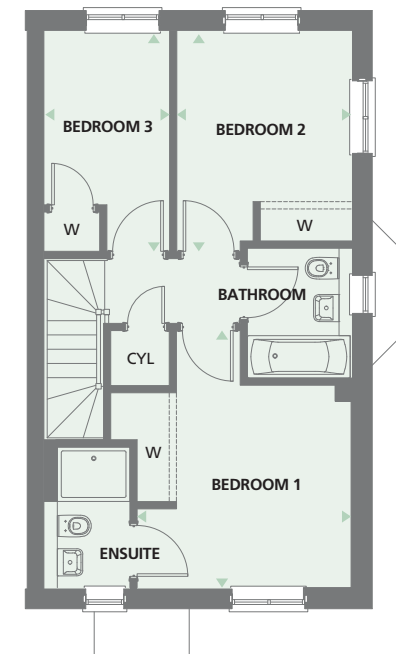
3631mm x 2879mm (11'11" x 9'5")

Bedroom 3

3638mm x 2054mm (11'11" x 6'9")



GROUND FLOOR



FIRST FLOOR

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# THE LOXWOOD

## 4 Bedroom Detached House

1621 sq ft

For positioning of garages and parking spaces please refer to site layout.

### Plot 9

As shown

### Plot 13

Variation – Porch, roof pitch, additional tile hanging, chimney, side light, additional side window to bedrooms 3 and 4, smaller landing window

### Plot 20

Variation - Hardiplank Sail Cloth, additional side windows to bedroom 3 and 4, roof colour

### Plot 24

Variation - Brick colour, porch, side light, chimney, roof pitch, additional tile hanging, smaller landing window

### Plot 33

Variation - Brick colour, Hardiplank Sail Cloth, additional side windows to bedroom 3 and 4

### Plot 38

Layout handed

Variation - Brick colour, porch, side light, chimney, roof pitch, additional tile hanging, additional side windows to bedrooms 3 and 4, small landing window

## GROUND FLOOR

### Living Room

5591mm x 3583mm (18'4" x 11'9")

### Kitchen / Family Room

5591mm x 4440mm (18'4" x 14'7")

### Dining Room

3902mm x 3020mm (12'10" x 9'11")

## FIRST FLOOR

### Bedroom 1

4250mm x 3915mm (13'11" x 12'10")

### Bedroom 2

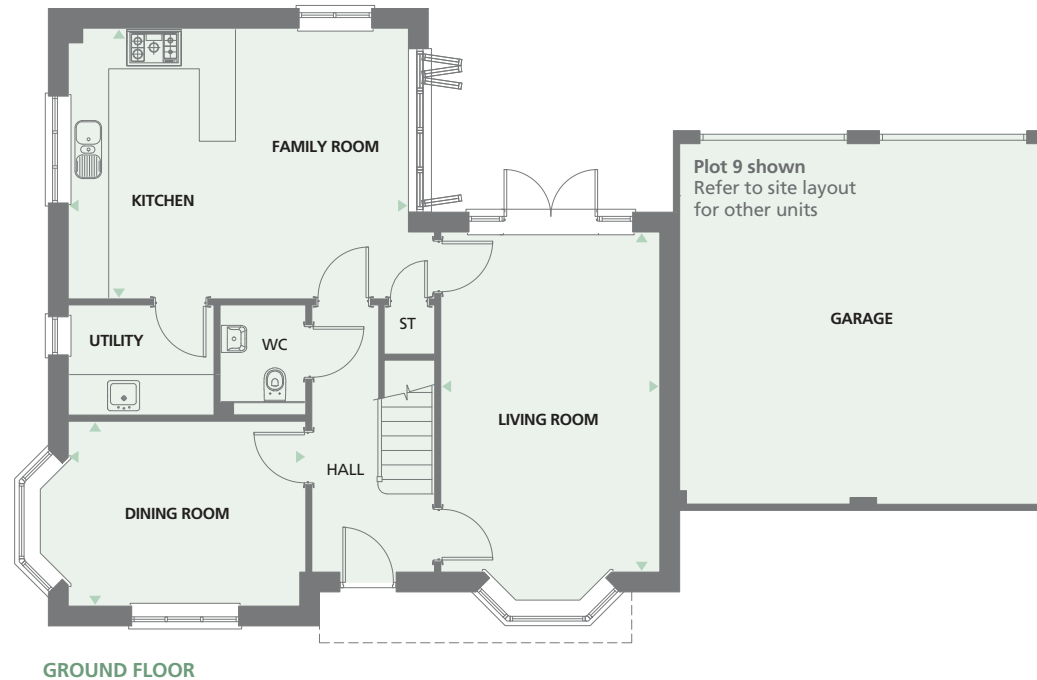
3915mm x 2946mm (12'10" x 9'8")

### Bedroom 3

3608mm x 2749mm (11'10" x 9')

### Bedroom 4

3608mm x 2728mm (11'10" x 8'11")



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# THE SHIPLEY

## 4 Bedroom Detached House

1539 sq ft

For positioning of garages and parking spaces  
please refer to site layout.

### Plot 21

As shown

### Plot 37

Layout handed

Variation - No side window to Study, Dining room,  
Landing or Bedroom 3

### Plot 44

Layout handed

Variation - Brick and roof colour

### Plot 45

Variation - Brick and roof colour, tile hanging



## GROUND FLOOR

### Living Room

4031mm x 3737mm (13'3" x 12'3")

### Kitchen / Dining Room

7952mm x 3395mm (26'1" x 11'2")

### Study

2795mm x 2579mm (9'2" x 8'6")

## FIRST FLOOR

### Bedroom 1

3925mm x 3674mm (12'11" x 12'1")

### Bedroom 2

3161mm x 2759mm (10'4" x 9'1")

### Bedroom 3

3506mm x 2815mm (11'6" x 9'3")

### Bedroom 4

2765mm x 2640mm (9'1" x 8'8")



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# THE HICKSTEAD

## 3 Bedroom Detached House

1153 sq ft

For positioning of garages and parking spaces please refer to site layout.

### Plot 8

As shown

### Plot 12

Layout handed

Variation - Hardiplank Soft Sail, roof colour, no side kitchen window, one side window in Family / Dining room, no side window in Bedroom 3

### Plot 19

Layout handed

Variation - No side windows in Kitchen and Family / Dining room or Bedroom 3

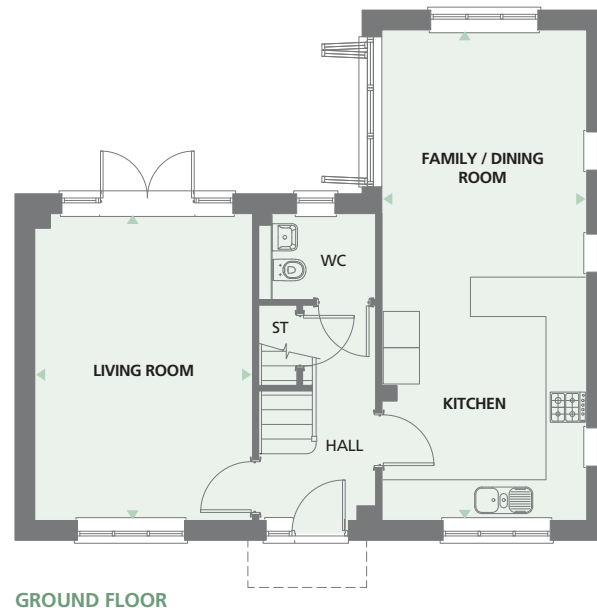
### Plot 29

Layout handed

Variation - Brick colour, Hardiplank Sail Cloth, no side window in Kitchen and Family / Dining room or Bedroom 3

### Plot 39

Variation - Brick colour, Hardiplank Sail Cloth



## GROUND FLOOR

### Living Room

5033mm x 3555mm (16'6" x 11'8")

### Kitchen / Dining / Family Room

8063mm x 3340mm (26'5" x 10'11")

## FIRST FLOOR

### Bedroom 1

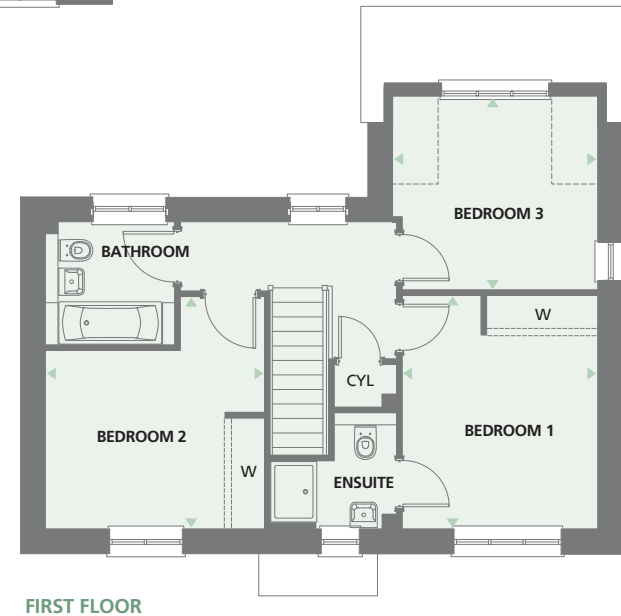
3820mm x 3198mm (12'6" x 10'6")

### Bedroom 2

3801mm x 3577mm (12'6" x 11'7")

### Bedroom 3

3346mm x 3158mm (11'x 10'4")



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# THE MAPLEHURST

## 3 Bedroom Semi-Detached House

986 sq ft

For positioning of garages and parking spaces please refer to site layout.

### Plot 10

As shown

### Plot 11

Layout handed

Variation - Roof pitch, porch

### Plot 17

Variation - Tile hung, roof pitch, porch, side window to dining area

### Plot 18

Layout handed

Variation - small side window to dining area and Bedroom 2

### Plot 25

Variation - Brick and roof colour, no bathroom window

### Plot 26

Layout handed

Variation - Brick colour, roof pitch, roof colour, porch, no bathroom window

### Plot 27

Layout handed

Variation - Roof pitch, porch, small side window to dining area

### Plot 28

Variation - Small side window to dining area

### Plot 31

Variation - Brick colour, roof pitch, roof colour, porch, no bathroom window

### Plot 32

Layout handed

Variation - Brick and roof colour

### Plot 34

Variation - Hardiplank Sail Cloth, small side window to dining area

### Plot 35

Layout handed

Variation - Roof pitch, porch, no bathroom window

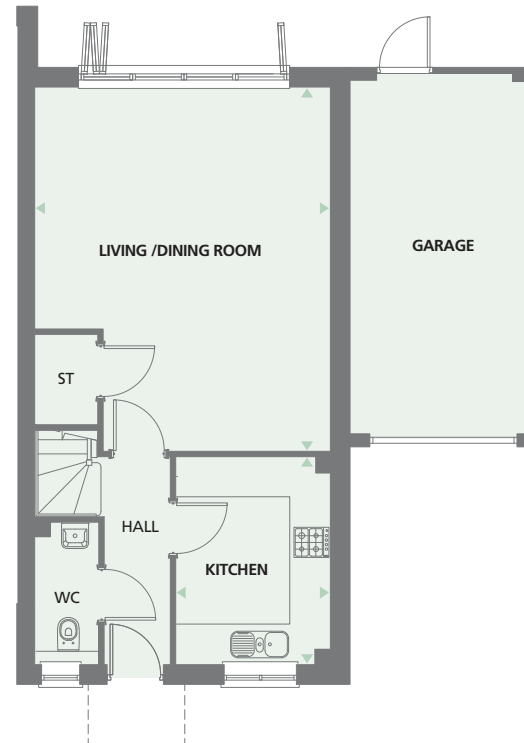
### Plot 46

Variation - Roof pitch, porch, no bathroom window

### Plot 47

Layout handed

Variation - small side window to dining area

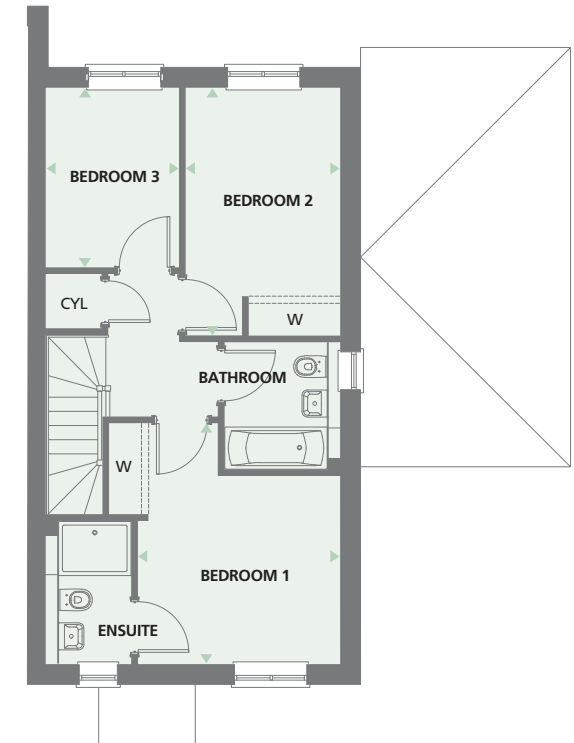


**Plot 10**  
**GROUND FLOOR**

### GROUND FLOOR

Living / Dining Room  
5999mm x 4854mm (19'8" x 15'11")

Kitchen  
3409mm x 2525mm (11'2" x 8'3")



**Plot 10**  
**FIRST FLOOR**

### FIRST FLOOR

Bedroom 1  
3973mm x 3334mm (13" x 10'11")

Bedroom 2  
4092mm x 2545mm (13'5" x 8'4")

Bedroom 3  
2962mm x 2187mm (9'9" x 7'2")

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# THE WISTON

## 3 Bedroom Detached House

**Plot 30** 995 sq ft  
As shown

**Plot 36** 986 sq ft  
Variation – Brick colour, tile hanging to front and side elevation only

For positioning of garages and parking spaces please refer to site layout.

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### PLOT 30 GROUND FLOOR

Living / Dining Room  
5773mm x 5030mm (18'11" x 16'6")

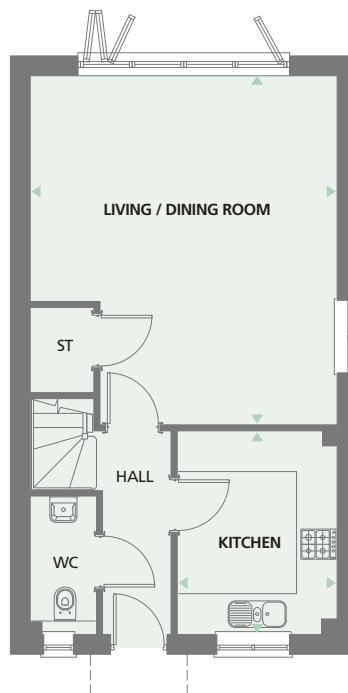
Kitchen  
3318mm x 2607mm (10'11" x 8'7")

### FIRST FLOOR

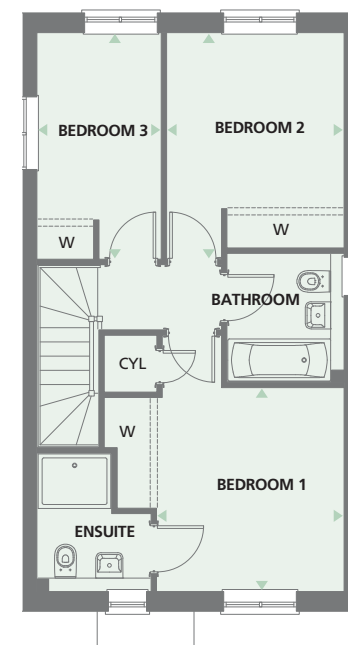
Bedroom 1  
3392mm x 3064mm (11'2" x 10'1")

Bedroom 2  
3710mm x 2897mm (12'2" x 9'6")

Bedroom 3  
3710mm x 2019mm (12'2" x 6'7")



### Plot 30 GROUND FLOOR



### Plot 30 FIRST FLOOR

### PLOT 36 GROUND FLOOR

Living / Dining Room  
6078mm x 4838mm (19'11" x 15'10")

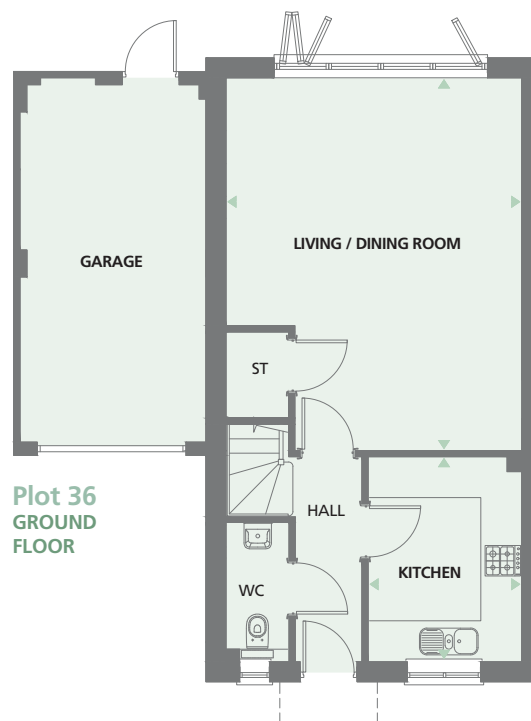
Kitchen  
3338mm x 2478mm (10'11" x 8'2")

### FIRST FLOOR

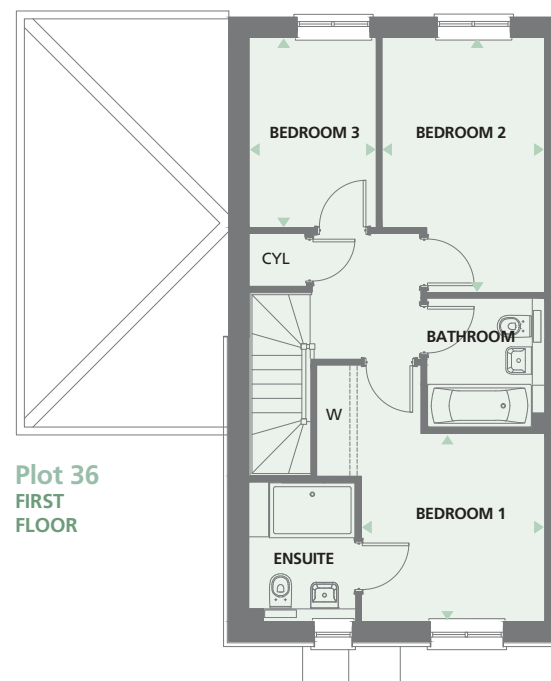
Bedroom 1  
3017mm x 2970mm (9'11" x 9'9")

Bedroom 2  
4115mm x 2630mm (13'6" x 8'8")

Bedroom 3  
2954mm x 2049mm (9'8" x 6'9")



### Plot 36 GROUND FLOOR



### Plot 36 FIRST FLOOR





# THE NUTBOURNE

## 2 Bedroom Terrace House

803 sq ft

For positioning of garages and parking spaces please refer to site layout.

### Plot 14

As shown – End of terrace

### Plot 15

Layout handed - Middle Terrace  
Variation – No side window to dining area or bathroom

### Plot 16

As shown – End of terrace  
Variation – No side window to dining area or bathroom

## PLOTS 14-16 GROUND FLOOR

Living / Dining Room  
5634mm x 4240mm (18'6" x 13'11")

Kitchen  
3105mm x 1907mm (10'2" x 6'3")

## FIRST FLOOR

Bedroom 1  
3668mm x 3590mm (12' x 11'9")

Bedroom 2  
3590mm x 2786mm (11'9" x 9'2")

## 2 Bedroom Semi-Detached House

803 sq ft

For positioning of garages and parking spaces please refer to site layout.

### Plot 22

Variation - Brick and roof colour,  
Hardiplank Sail Cloth, bay window to dining area, bathroom layout

### Plot 23

Layout handed  
Variation - Brick and roof colour,  
Hardiplank Sail Cloth, bathroom layout

## PLOTS 22 & 23 GROUND FLOOR

Living / Dining Room  
5634mm x 4240mm (18'6" x 13'11")

Kitchen  
3105mm x 1907mm (10'2" x 6'3")

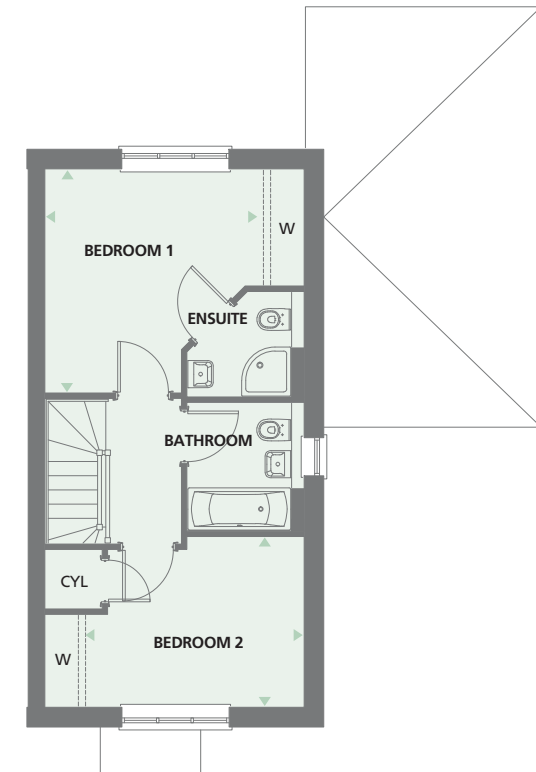
## FIRST FLOOR

Bedroom 1  
3668mm x 3590mm (12' x 11'9")

Bedroom 2  
3590mm x 2786mm (11'9" x 9'2")



GROUND FLOOR



FIRST FLOOR

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The homes at Hammond's Mill, whether from our Farmstead or Village Collection, enjoy a modern and high quality specification. They include a range of luxury appliances, features and finishes, as standard, to create your beautiful new home.

### LUXURY KITCHENS

- Individually designed kitchens with choice of doors and worktop (subject to stage of construction)
- Stainless steel integrated oven and microwave - 2 bed homes
- Stainless steel integrated oven and compact oven - 3, 4 & 5 bed homes
- Stainless steel gas hob, extractor hood and light
- Integrated fridge/freezer, dishwasher and washer/dryer
- 1½ bowl stainless steel sink and mixer tap
- Worktop level power points
- Ceramic floor tiling

### DOORS & INTERNAL JOINERY

- Wood effect internal doors
- Contemporary chrome fittings
- Deep moulded skirting and architrave

### QUALITY BATHROOMS

- Contemporary bathroom suites
- Thermostatically controlled showers
- All bathrooms part-tiled with shower areas fully tiled
- Ceramic floor tiling to cloakroom

### ELECTRICAL & LIGHTING

- Downlighters to kitchen, bathroom and ensuite/s
- Shaver point, light and extractor fan in bathroom / ensuite/s
- Under kitchen unit lighting
- Light in garage and loft
- Double socket in garage

### HEATING & WATER SERVICE

- Gas fired central heating
- Radiators with individual thermostatic controls (except hall and bedroom 1)
- Room thermostat

### COMMUNICATIONS

- Telephone points to living room and bedrooms
- TV aerial points to living room and bedrooms
- Communal satellite system to supply Sky Q point in living room (family room or study if applicable)
- FIRS - Fibre to the Home with integrated TV reception system

### EXTERNAL

- Garages and parking spaces located as shown on site plan
- Outside tap and electric socket
- Landscaped and turfed front garden

### FINISHING TOUCHES

- Decorative plaster cornice to living room
- Moulded cornice to all other rooms
- Smooth ceilings throughout
- Built-in wardrobes with hanging rail and shelf (where shown on drawings)

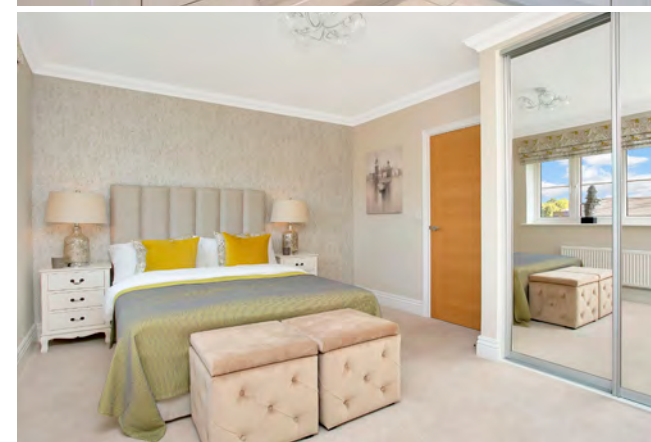
### SECURITY & PEACE OF MIND

- Cover under NHBC Buildmark Warranty
- Mains fed smoke detector with battery back-up fitted to hall
- Security locking to all external doors
- Windows fitted with security locks except for escape windows
- Management Company

### ENHANCED SPECIFICATION FOR OUR 4 & 5 BEDROOM FAMILY HOMES

- Silestone worktops with upstand to kitchen and utility (if applicable)
- Washing machine and tumble dryer in utility (if applicable)
- Internal doors with detail
- Brushed chrome finished switches and sockets

Important Note: Images shown depict a typical Devine Homes interior



SPECIFICATION

HAMMOND'S MILL  
AMBLEHURST GREEN





Sat Nav: **RH14 9DA**

HOW TO FIND US

HAMMOND'S **MILL**  
AMBLEHURST GREEN



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