

# BRACKENWOOD

## COUNTRY HOMES WITH EDWARDIAN SPLENDOUR

Imagine awaking to the regal surroundings of King Edward VII Estate in the South Downs National Park. A landmark location with fully restored Grade II and Grade II\* buildings and gardens, this is the historic new home of Brackenwood, CALA's exclusive collection of three bedroom mews cottages and four bedroom detached homes.

Ranging from 1,208 to 3,241 sq ft, these wonderfully spacious homes offer the height of contemporary living and period elegance. Together with 165 acres of parkland, plentiful local amenities and planned on-site facilities to include an indoor swimming pool, gym, tennis courts, café, farm shop and walks within majestic grounds.



Local area photography



Photography of a previous CALA development

## MIDHURST

### AN AREA OF OUTSTANDING BEAUTY AND VARIETY

Situated three miles away, the thriving market town of Midhurst resides on the Surrey and Sussex border. Full of listed buildings, attractive shops and narrow lanes, it's also blessed with charming hotels, gastro-pubs and restaurants.

Discover more extensive havens of choice in nearby Haslemere and Chichester, while neighbouring Petworth has a variety of shops and National Trust parkland.

Leisure pursuits abound – from walking, cycling and horse riding in the National Park, to golf, shooting and fishing in historic Cowdray Park next door, which is also the home of English polo and the Veuve Cliquot Gold Cup. Sailors and theatre-goers will love Chichester and for racing enthusiasts, glorious Goodwood is within a short drive too.

Schooling in the area is second-to-none, with Easebourne C. of E. Primary, Midhurst C. of E. Primary and Midhurst Rother College. Along with a whole host of independent schools; including the well-regarded Conifers Preparatory School in Midhurst and the Royal School in Haslemere.







Local area photography

## COMMUTING AT YOUR CONVENIENCE

Taking in the tranquil scenery of King Edward VII Estate, you could be miles from anywhere.

However, with the A286 running from Midhurst to Haslemere in the north and Chichester to the south, you're perfectly placed for commuting in either direction. The A272 westbound takes you to Petersfield, with Hindhead Tunnel creating a gateway to London.

Haslemere station sits on the London Waterloo (via Guildford) to Portsmouth line, trains reaching Waterloo in 52 minutes, or Portsmouth in 47 minutes. While Heathrow and Gatwick airports are only 44 and 37 miles away respectively.

Journey times taken from [www.thetrainline.com](http://www.thetrainline.com)



Local area photography



## AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting and larger than average windows bathe every corner in natural light.

Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have all the high specification, flexibility and clever storage to reflect your contemporary lifestyle.



Photography from a previous CALA development



Photography from a previous CALA development





## BRACKENWOOD – THE DEVELOPMENT

-  THE HIGHBROOK  
PLOTS 16, 18, 24, 25, 26
-  THE HENFIELD  
PLOT 19
-  THE HARTING  
PLOT 17
-  THE HAYWOOD  
PLOTS 2, 3
-  THE HAMBROOK  
PLOTS 13, 15
-  THE HARTFIELD  
PLOTS 1, 4, 14, 21
-  THE HIGHLEIGH  
PLOTS 20, 22, 23
-  THE HANDCROSS  
PLOTS 10, 11
-  THE HOYLE  
PLOT 12
-  THE HICKSTEAD  
PLOT 9
-  THE WOODGATE  
PLOT 5, 8
-  THE WATERSFIELD  
PLOTS 6, 7
-  THE TICEHURST  
PLOTS 28, 29, 31, 32, 34-36
-  THE TILINGTON  
PLOTS 27, 30, 37
-  THE TREYFORD  
PLOT 33



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.



Photography from a previous CALA development



# SPECIFICATION

Group A – The Ticehurst, The Tilington, The Treyford

Group B – The Highbrook, The Henfield, The Harting, The Haywood, The Hambrook, The Harfield, The Highleigh, The Handcross, The Hoyle, The Hickstead, The Woodgate, The Watersfield

Group A	Group B	
<b>KITCHEN &amp; UTILITY ROOMS</b>		
✓	✓	Quality kitchen and utility units by Paula Rosa Manhattan
✓	✓	Stone worktop with upstand to kitchen
✓	✓	Stone splashback to hob
	✓	Laminate worktop with upstand to utility
✓		Laminate worktop with upstand to utility cupboard
✓		Bosch 5-ring stainless steel gas hob
✓		Bosch stainless steel double oven
✓		Bosch stainless steel extractor chimney hood
	✓	Rangemaster stainless steel range cooker with 5 burner gas hob, 2 separate ovens and grill
	✓	Rangemaster stainless steel extractor chimney hood
✓	✓	Bosch dishwasher
	✓	Bosch tall fridge freezer
✓		Bosch fridge
✓		Bosch freezer
	✓	Wine cooler

Group A	Group B	
✓	✓	Under-unit space for a washing machine and tumble dryer or washer / dryer
✓	✓	Under-cupboard lighting
✓	✓	Under-mounted stainless steel sink to kitchens
	✓	Single bowl stainless steel sink to utility rooms
✓		Floor tiling to kitchen / dining room
	✓	Floor tiling to kitchen / breakfast / family room

Group A	Group B	
<b>CLOAKROOMS, BATHROOMS AND EN SUITE(S)</b>		
✓	✓	White ROCA sanitaryware
	✓	White ROCA wall-hung vanity units
✓	✓	Hansgrohe mixer taps
✓	✓	Hansgrohe showers
✓	✓	Glass shower doors
✓	✓	Shaving point to master en suite and main bathroom
✓	✓	Wall and floor tiling*



Photography from a previous CALA development

Group A Group B

Group A	Group B	
	✓	Gas-fired boiler heating system with underfloor heating to the ground floor and radiators to first and second floors
✓		Gas-fired boiler heating system with radiators to ground and first floors
	✓	Electric panel heater(s) to room over garage (where applicable)
	✓	Chrome towel radiators to cloakrooms, bathroom(s) and en suite(s)

Group A	Group B	
✓	✓	Eye level chrome electrical fittings to ground floor rooms and first and second floor landings, white fittings to all other locations
	✓	Downlights in entrance hall, kitchen / breakfast / family room, utility, first and second floor landings, master bedroom and all bathrooms
✓		Downlights in entrance hall, kitchen / dining room, utility cupboard and all bathrooms
✓	✓	Pendants to all other rooms
✓	✓	PIR lamp to front and rear door

Group A Group B

Group A	Group B	
	✓	Pre-wiring for BT Fibre Optic / TV / satellite (compatible with Sky Multiscreen) to living room, family room (where applicable) and master bedroom
✓		Pre-wiring for BT Fibre Optic / TV / satellite (compatible with Sky Multiscreen) to living room, kitchen/dining room and master bedroom
✓	✓	TV points to all bedrooms
✓	✓	NACOSS approved alarm system
✓	✓	Pre-wiring for upgrading to an electric operated garage door

Group A	Group B	
<b>DOORS AND WINDOWS</b>		
✓	✓	White painted timber windows and French doors
	✓	Lacquered oak cottage style internal doors
✓		Painted cottage style internal doors
	✓	Fully-fitted Osborne Furniture wardrobe to master bedroom

\*See detailed specification for individual rooms.

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Group A	Group B	INTERNAL FINISHES
✓	✓	Smooth ceilings finished in white paint
✓	✓	All walls finished in a soft neutral paint, except the cloakroom, bathroom and en suite (s), which are finished in white paint
✓		Painted white softwood staircase
	✓	French-polished American oak staircase
✓	✓	All other woodwork finished in white paint
	✓	Decorative cornice to entrance hall, first and second floor landing, living room and dining room (where separate room)
	✓	First floor concrete floors
	✓	Carpets fitted in all areas except utility, open plan kitchen areas and all wet rooms

Group A	Group B	EXTERNAL
✓	✓	Paved paths and patio areas
✓	✓	Landscaping to front garden and turf to front and rear gardens
✓		Juliet balcony
✓	✓	Balcony or terrace

Group A	Group B	ENVIRONMENTAL DETAILS
✓	✓	Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage†
✓	✓	Double or triple-glazed timber windows (depending on plot number) providing a high level of thermal insulation and reduced heat loss
✓	✓	Dual-flush mechanisms to toilets to reduce water use
✓	✓	Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
✓	✓	Low energy lighting throughout
✓	✓	Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development



Photography from a previous CALA development

† Not all domestic appliances have an EU energy label. Please refer to Sales Advisor for further details.



## PERFECTLY LOCATED

Brackenwood, King's Drive, Midhurst, West Sussex, GU29 0BJ



REGIONAL MAP



LOCAL AREA MAP

## WHAT'S NEAR



ON FOOT

- Duke of Cumberland Arms - 1.4 miles



BY CAR

- Midhurst Rother College - 1.9 miles
- Conifers Preparatory School - 2.3 miles
- Easebourne C of E Primary - 2.3 miles
- Cowdray Park - 2.3 miles
- Cowdray Farm Shop - 2.3 miles
- Cowdray Park Golf Club - 2.5 miles
- Michael Courtney Family Butcher - 2.8 miles
- Midhurst Village Centre - 3 miles
- The Grange Leisure Centre - 3.6 miles
- Haslemere Station - 6.5 miles
- Lythe Hill Hotel & Spa - 8.2 miles
- Goodwood Racecourse - 9.1 miles
- Gatwick Airport - 39 miles
- Heathrow Airport - 42 miles



BY RAIL (FROM HASLEMERE STATION)

- Portsmouth - 47 minutes
- London Waterloo - 52 minutes

Travel times are approximate and may vary. Travel times taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)



# CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England, we build premium homes with sensitivity and consideration in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.

