



BROOKFIELDS
PULBOROUGH, WEST SUSSEX

CONNECTED, CONTEMPORARY,
COUNTRY LIVING



LATIMER

A NEW NEIGHBOURHOOD FOR
HISTORIC PULBOROUGH

Inspired by the historic charm of Pulborough village,
Brookfields is a new neighbourhood of exemplary homes
offering connected, contemporary country living.





Computer generated image is indicative only


WELCOME HOME

Surrounded by the rolling Sussex countryside of the South Downs, close to the coast and within reach of London, Brookfields brings together tree-lined lanes, leafy open spaces and natural meeting places to create a new, enduring and distinctive neighbourhood, welcome to all.

Homes here are a harmonious mix of spacious and well appointed two to five bedroom family houses, generous bungalows and light-filled apartments.

Rising above Brookfields, Pulborough's church spire signposts everyday necessities at hand: primary schools, health centres, convenient local shopping and other essentials for contemporary country living.



An aerial photograph of a rural landscape at sunrise. The sun is low on the horizon, creating a bright glow and casting long shadows. A river winds through the fields, and a stone bridge crosses it in the foreground. The air is filled with mist, which catches the light from the sun. The sky is a mix of blue and orange, with some wispy clouds and faint contrails.

LIVING WELL AT
BROOKFIELDS IS THE
SUM OF MANY THINGS:
LOCAL LIFE, HIGH LIFE,
WILDLIFE AND THE BEST
OF COUNTRY LIFE.

A CHARMING VILLAGE LIFESTYLE

Pulborough's high street has been bustling since Roman times. These days it's an ideal mix of post office and pubs, shops and boutiques, cafés and supermarkets.

With the South Downs National Park close by there is lots to enjoy and explore, from historic Sussex houses and castles, to nature reserves and National Trust, restaurants and famous vineyards.

Pulborough's nearby station sends trains directly through the glories of the Arun valley to London, Arundel and the South Coast.

With an established, flourishing local scene, and a thriving modern village hall, Pulborough has something for Brookfields residents of all ages and interests, from horticulture to high culture: Cubs and Brownies, rugby and football for men, women and juniors, cricket and cycling, bridge and bowls.





Coughtrey's Butchers on Stane Street. All their meat is sourced from within a 20 mile radius of the shop



The Flower Shop on Lower Street



Architectural Café at Architectural Plants on Stane Street



The shop also stocks a range of seasonal giftware and household items



An aerial photograph of a natural landscape. On the left, a long, narrow wooden walkway or boardwalk runs vertically, with several people visible on it. To the right of the walkway is a dense forest of trees with vibrant yellow and orange autumn foliage. Further to the right is a large, open field of green grass, possibly a meadow or pasture, with some shadows cast across it. The overall scene is captured from a high angle, showing the textures of the ground, the canopy of the trees, and the layout of the walkway.

WITH THE SOUTH DOWNS
NATIONAL PARK AS A NEIGHBOUR
THERE IS LOTS TO ENJOY
AND EXPLORE.

EXCELLENCE IN EDUCATION

Brookfields benefits from a wide choice of schools in the immediate area, and within easy reach.

Pulborough itself offers preschools and local primary schools. In West Sussex, there is a wide choice of secondary day and boarding, state or independent and special needs schools.

List of schools in the local area:

Primary

St Mary's CofE Primary School, Pulborough
West Chiltington Community Primary School, Pulborough
St James' CofE Primary School, Coldwaltham, Pulborough
Fittleworth CofE Village School, Fittleworth
Storrington Primary School, Pulborough
Thakeham Primary School, Pulborough
Amberley CofE Primary School, Arundel
Bury CofE Primary School, Pulborough
Wisborough Green Primary School, Billinghamurst
Billinghamurst Primary School, Billinghamurst
Ashington CofE Primary School, Pulborough
William Penn School, Horsham

Secondary

The Weald School, Billinghamurst
Steyning Grammar School, Thakeham

Independent Schools

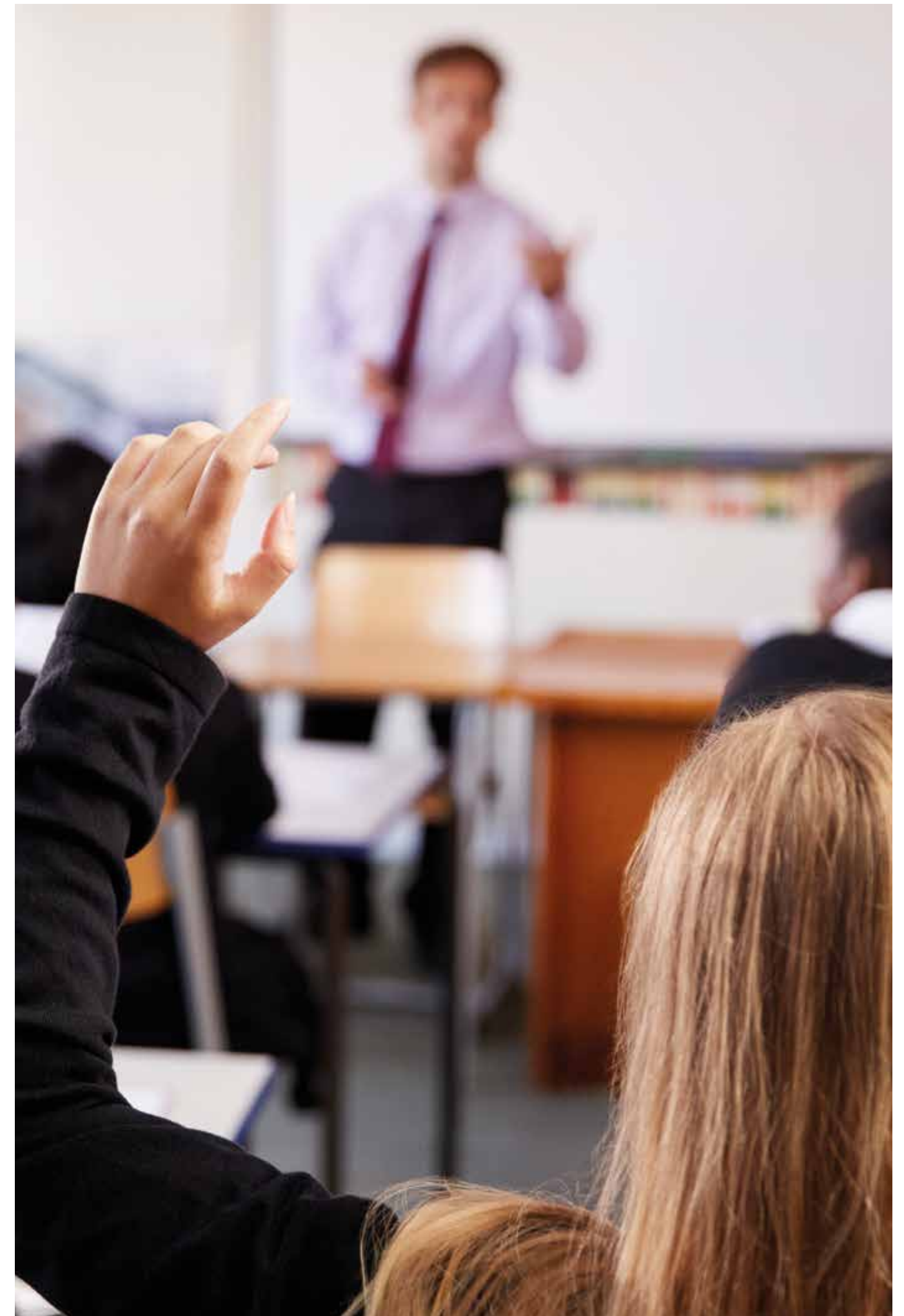
Dorset House School, Pulborough
Windlesham House School, Pulborough

Further Education

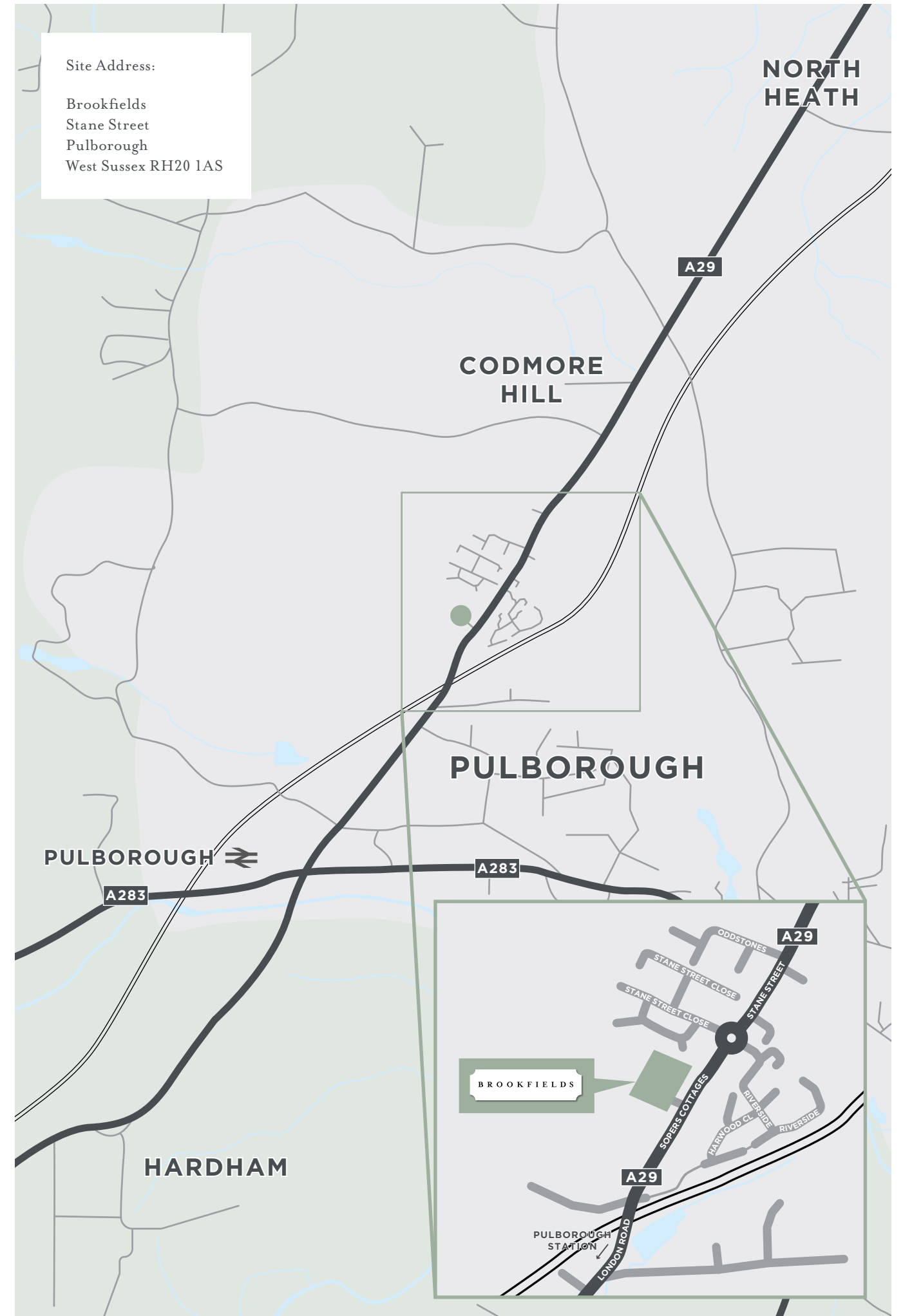
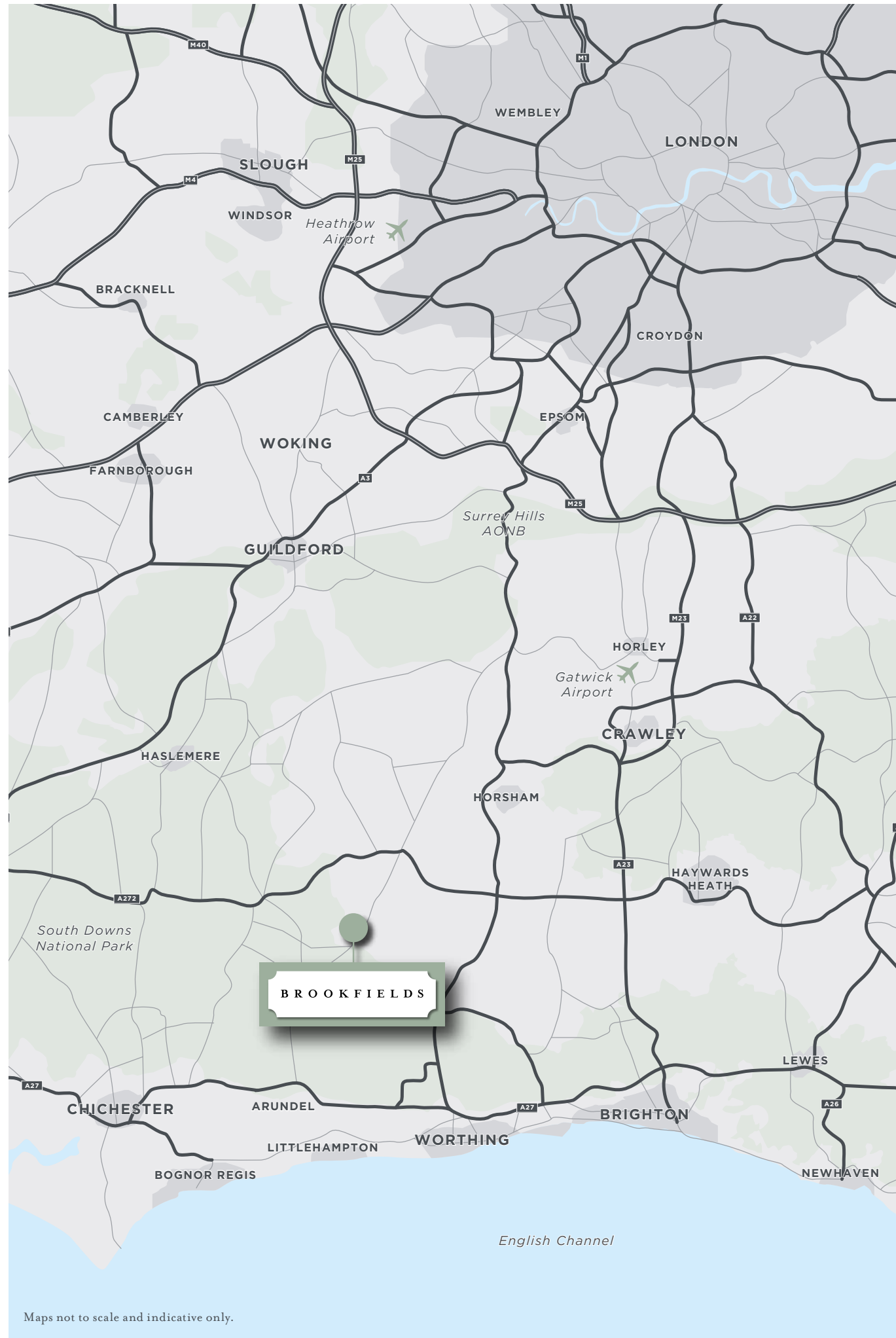
University of Chichester
University of Sussex
Chichester College (Brinsbury Campus in Pulborough)

Schools located within a 10 mile radius of Brookfields.

Details taken from www.compare-school-performance.service.gov.uk and www.isc.co.uk







CONNECTED COUNTRY LIVING

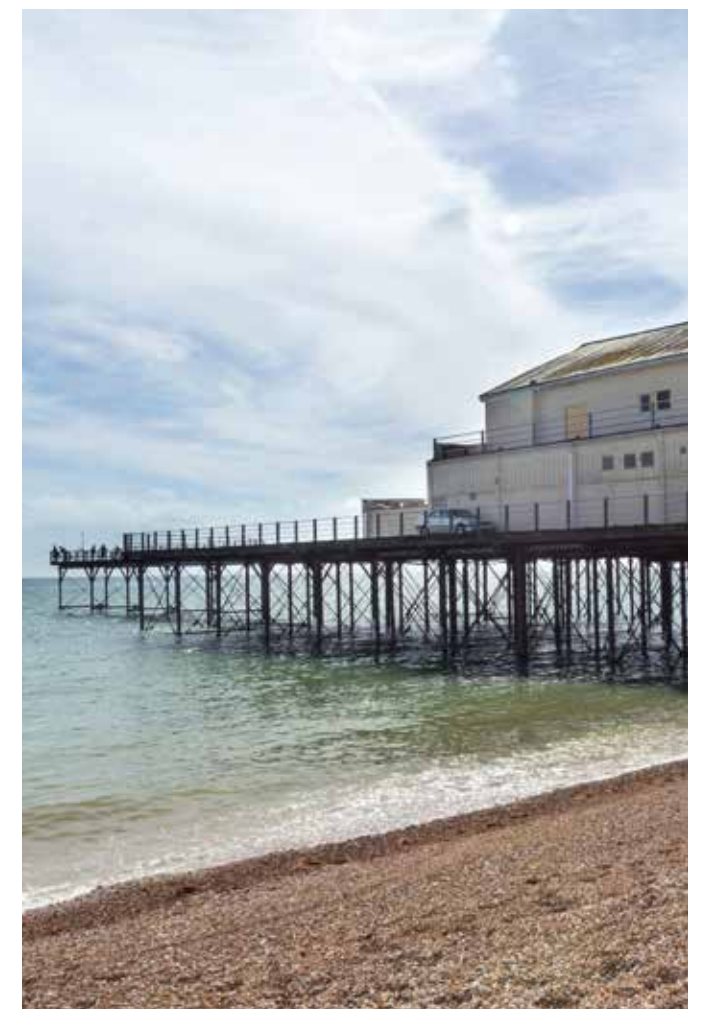
Pulborough station, only a mile from Brookfields, makes easy work of a London commute, and turns the dream of country life into an attainable reality.

Two direct trains per hour take just over an hour to reach London Victoria.
By car London is an hour and three quarters away.

The charming market town of Horsham and the cathedral city of Chichester are both about half an hour away by car.

For travel further afield, Gatwick Airport can be reached within forty five minutes by car and by train, with up to thirty five trains per day passing through Pulborough to the airport.

Travel times and distances taken from Google Maps and TfL.gov.uk.
Times may vary depending on the time of day.





Show home imagery is indicative only

HOMES AT BROOKFIELDS

A landscape of winding lanes, a roofscape of curves and points, a traditional Sussex palette of brick and flint evokes Pulborough's timeless architecture and lends Brookfields' contemporary homes their character.

Designed as ideal homes for their West Sussex surroundings and lifestyle, there is something for every generation, at every stage in life.

Family homes here have versatile, flexible rooms for eating or homework, and quiet corners for privacy too, with gardens to play in and create memories.

Bungalows at Brookfields are designed to be adaptable, as life evolves and needs change.

Apartments are optimised for efficient use of space and clever storage to provide a comfortable home with a minimum of effort.



Show home imagery is indicative only

SITE MAP

Brookfields enjoys a leafy location set back from the main road, with fields behind. To enhance this semi-rural setting, the neighbourhood incorporates landscaped green spaces and a play area, where residents can enjoy time outdoors. Although homes come with at least one parking space, there is a cycle path to encourage an active lifestyle.

Architecture is in keeping with the local area, with a mix of houses, bungalows and apartments. Homes range in size from 2 bedrooms to 5 bedrooms in a variety of layouts to suit modern lifestyles, and from a single storey to just 2.5 storeys high.

KEY

	2 Bedroom Apartments
	2 Bedroom House
	3 Bedroom Bungalow
	3 Bedroom House
	4 Bedroom House
	5 Bedroom House
	Affordable Homes



Map is indicative only and not to scale





SPECIFICATION

KITCHENS

- Symphony kitchens with a choice of colour finishes*
- Complementary laminate worktop and matching upstand
- Under-unit LED lighting
- Integrated Bosch appliances including:
 - electric fan assisted oven (double oven to 4 and 5 bedroom homes)
 - 4-ring gas hob (5-ring to 4 and 5 bedroom homes)
 - dishwasher
 - fridge freezer
 - chimney hood extract
- Washer/dryer (either integrated in kitchen or free-standing in hallway cupboard, subject to layout)
- One-and-a-half bowl stainless steel sink, with Blanco chrome mixer tap
- Porcelanosa ceramic floor tiles

FINISHES

- Porcelanosa ceramic floor tiles to dining areas
- Neutral decoration throughout
- 5-panel textured white moulded doors throughout
- TV points throughout (provision for SkyQ in the living room)
- Turfed gardens and patios dependent on layout
- External garden tap to rear

PEACE OF MIND

- 10 year NHBC warranty
- Wired for future provision of CCTV cameras
- Smoke & fire detectors
- External lighting to outdoor areas
- Audio entry system to apartments
- Car charging points to garages and to some communal parking spaces

*Colour choices dependent on availability.
Please speak to a member of the sales team for more details.

BATHROOMS, ENSUITES AND WCS

- Stylish white Roca sanitaryware, including close coupled WC and pedestal basin
- Separate shower cubicle with plain glass screen to master ensuite
- Shaver socket in all shower and bathrooms
- Chrome heated towel rail to all shower and bathrooms
- Porcelanosa ceramic floor tiles

BEDROOMS

- Primo plus carpet with a selection of colours available*
- Built-in wardrobes to master bedrooms. Additional wardrobes in selected units dependent on layout. See floorplan for details.
- TV and BT points



Show home imagery is indicative only





LATIMER

WHY BUY WITH LATIMER?

IT ALL BEGINS HERE.

Latimer by Clarion Housing Group creates new homes and communities nationwide, ranging from contemporary apartments to family homes within rural landscapes and central locations.

All share our commitment to excellent design and quality thanks to our strong partnerships with architects, designers and contractors. We also pride ourselves on delivering exceptional customer service and after care.

With a selection of prestigious developments already for sale or coming soon, Latimer has an active development programme across a range of geographical markets and price points.

As part of Clarion Housing Group, all proceeds from Latimer's new home sales are invested in our social purpose activities.



Conningbrook Lakes, Kent



NOMA, London



Willowbrook, Cranleigh

Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Latimer in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Latimer and associated companies reserve the right to amend the site, tenure or home layouts, specifications or materials. All details correct as above at time of going to print. July 2019.



LATIMER