

# Woodgate

PEASE POTTAGE

DISCOVER A MORE NATURAL WAY OF LIVING. EXCEPTIONAL NEW HOMES FRAMED BY LEAFY WOODLAND



## A development rooted in its surroundings

How nature has shaped and defined not only the nuanced character areas within Woodgate but the design of the homes themselves.

## Nurturing a passion for nature

How a unique Thakeham project run in conjunction with local schools and Wildlife Trusts aims to reconnect children with the natural world around them.

## Majestic trees and magical moments

On your doorstep and out of the ordinary, the 370-acre Tilgate Forest and Park is a rich tapestry of woodland, lakes and diverse habitats to explore and enjoy.

## A wide choice of homes for all

From the Alphium Apartments, a unique opportunity for lateral living, to Thakeham's Villas on the Green, modern homes inspired by history – Woodgate offers homes for all lifestyles and life stages.



WELCOME TO  
Woodgate

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# A PLACE FOR LIFE

*Now and for the future.*

A brand-new home and a new community set in wonderfully green surroundings framed by leafy woodland. A place for 21st Century living with timeless values like a sense of belonging at its heart. A place that offers a balanced lifestyle from its harmony with nature to its wider connections.

Taking inspiration from how the best traditional village communities evolve, Woodgate offers a modern village life that is well-designed, well-served, and well-placed, with facilities like its brand-new Primary school which opened in September, and planned

village shop, café and Community Hub opening Summer 2022. It's also where, whatever your lifestyle or life-stage, you'll find a home that works beautifully for you. Whether it's your first home, for a new or growing family, or for downsizing after children have moved on, you'll find the perfect apartment, house or villa to relax, entertain, enjoy leisurely nights in, have children's friends for sleepovers or the grandchildren stay for weekends.

When it comes to commuting, the Fastway rapid transit bus stops within Woodgate, a greener way to travel with its network of smart bus lanes

for less stress, services and routes designed around the community to Three Bridges station, Crawley and Gatwick. Woodgate is also very well placed to access major road routes for travel across the region. And when you come home, it's to a place where green space is just a hop, skip or a jump away - where you can get closer to nature walking, exercising on the Village Green, jogging on the fitness trail or feeling the wind in your face cycling. Moving to Woodgate simply feels a more natural way to live.





# Built on VALUES that matter



*It's the collaboration and joint vision of Thakeham and Abri that ensures that Woodgate is not just a new community, it's a unique and sustainable one.*

Taking its inspiration from historic Sussex villages as well as from forward-looking European cities like Amsterdam, Stockholm and Copenhagen with their pedestrian and bike-friendly initiatives, Woodgate is the result of the combined strengths and resources of leading independent housebuilder Thakeham and Abri, one of the south's largest housing providers.

Abri



THAKEHAM



## *A place that offers a truly rare quality of life*

The question asked before a brick was laid was 'how can this development benefit both its community and its wider surroundings?' The answer was strong place-making values that create community, interaction and opportunity, and it meant ensuring these were delivered in reality. So, from the calibre of design, the on-site amenities and diversity of landscaping - to ensuring the Village Green is large enough to host various social events and activities - careful consideration has been built into every aspect of Woodgate.

Many developments look to finish homes first, but at Woodgate we felt it was vital for the success of the community to design and plant green pathways early so that people could enjoy them and informally meet others from day one. The new Woodgate Primary School is now open, and spring will see the Woodgate village shop, café and community hub open their doors for people to meet up in the heart of the development, looking out on to the Village Green.

## *A zero carbon initiative.*

But it's not just our progressive approach to creating communities that makes Woodgate special; it's how we're driving change by creating some of the most energy efficient homes available. That means lower heating bills, better air quality and a more comfortable environment. Taking the U-values of the main external walls for different types of properties, a Woodgate home is 4 times more energy efficient than a 1970s house and 7 times more energy efficient than a Victorian home.

We're constantly looking at new materials, new methods of construction and new technologies for all of our homes. This includes windows with Low Emissivity glass to regulate sunlight and maintain comfort across the seasons, whole house ventilation systems that cleanse and purify the air, and electric car charging points to many of the homes. But this is just part of the bigger picture to address our impact on climate change. For future developments, Thakeham's aim is that by 2025, each of their homes will be zero carbon in operation and carbon neutral in production. We call this ambition Net Zero by 2025; it's about being the agents for change and inspiring a way forward.





# TRUSTING IN THE FUTURE

Run for the community,  
by the community.

*The Thakeham Group has partnered  
with the Plunkett Foundation,  
a national charity with a wealth  
of experience in supporting over  
600 community businesses.*



Community businesses are enterprises owned and run democratically by and on behalf of local people who come together to create and run facilities such as shops. While small businesses can often struggle, community businesses have an impressive 95% long-term success rate.

This resilience helps secure vital local services for the future. But community trusts do even more, by reducing isolation and loneliness, and even addressing work and training. By bringing community members together, whether through volunteering, or as customers who chat while they shop, they promote wellbeing and health and make rewarding places to live.

Thakeham will be building, fitting out, then gifting the Woodgate village shop to the community business with support from the Plunkett Foundation who have been sharing their expertise through engaging with the local communities to enable it to operate and flourish.

The Woodgate Community Business is an active group who have already run a number of events in advance of the handover in Summer 2022; such as a Summer launch on The Green, a Halloween pumpkin trail and most recently "Christmas at Woodgate" which included a light switch on, festive foods and carol singing.

Find out more on the social media pages for the Woodgate Community Hub at:



@WoodgateHub



@Woodgate Hub



“Woodgate’s Community Hub is a place for residents of all ages to meet and socialize, or take part in the various activities offered by different clubs and groups.”



# A special place *by design*



Rooted in its surroundings, Woodgate is where beautifully crafted new homes blend seamlessly with their natural setting.

The rolling West Sussex countryside in which it sits was the inspiration for the organic feel of Woodgate and the style of the homes themselves. Indeed, nature defined and shaped the development from the start. The facilities like the new school, village store, café and community hub are just as rooted in the local landscape too, from the architectural design to the materials they are built with. The network of green open spaces are influenced by the surroundings too, from the Village Green and linear park to the pathways, woodland areas and landscaped areas that gently envelop Woodgate, giving it its essential character.

Just as in nature, varied eco-systems exist side-by-side yet are beautifully integrated into one wider landscape. Working closely with Thakeham, JTP, the masterplanners and architects of Woodgate, have created a series of nuanced character areas.

Each has its own look and feel and its own perspective over Woodgate picking up on the natural features, from Field View and Green Reach, Meadow View and Parkside, to Waterside Edge and Woodland Edge.



# BEST IN CLASS

The new school year has begun and the youngest pupils of the brand new Woodgate Primary School have made the momentous step into their learning journey, alongside pupils of the former Warringlid Primary. The school will eventually teach up to 210 children, and offer early years learning provision. What greets all pupils and parents is a building that makes an incredible first impression; its timber style inspired by its woodland surroundings.

With £4 million of investment from Thakeham and Abri, it's at the cutting-edge of architectural design and building research. Forget dingy school corridors, Woodgate Primary School is bathed in light, from the large central hall to the classrooms with roof-lights. The building harnesses solar gain from its external glazed walls, and its thermal performance comfortably exceeds building regulations.

An advanced carbon-neutral passive ventilation system creates the optimal balance of fresh air and temperature

in each room, so it is an environment that works to create a healthy, comfortable, and inspiring environment for learning, play, and development with a reduced carbon footprint. Outside an abundance of space provides space for play, sports, and outdoor activities, learning, and projects.

Since the homes at Woodgate are within five minutes' safe walking distance of school, parents can drop-off and pick-up children with no school-run parking issues, or importantly, traffic-fumes. And in delivering the school at such an early stage of the development, Thakeham recognized the vital role a school plays in building a community. Parents chat with others, and those new to Woodgate make connections in an informal, natural way. Most important of all, for any youngster, that interaction increases the chances of that most highly-prized entry in the diary, the after-school play date.





# SUSTAINABILITY

*There's a sea-change in addressing the problem of ocean plastics and we're on-board.*



Thakeham is linking up with Ocean Sheroes whose vision and passion is providing inspiration across the world. If there is one part of the earth that stands as a symbol of the need for a more sustainable world it's our oceans. From concerns about rising levels and what that could mean for coastal communities across the globe to the dangers for its sea-life from plastic pollution and debris, the oceans are a barometer of human activity in more ways than one.

The Ocean Sheroes are a team of rowers campaigning to make a difference. Their fundraising supports the Seabin Project which captures plastic waste from marina ports and they're also involved in preventative activities such as community activation and education programs, data collection and scientific research.

This year, the Ocean Sheroes' four-woman rowing team took part in the Great Pacific Race where crews from around the world compete

in a journey of over 2,400 nautical miles from San Francisco to Waikiki, Hawaii. More than rowing an ocean, the epic race was designed to raise awareness of plastic pollution as Ocean Sheroes aims to take people on their own sustainable journey, working with a network of

change-makers to make a positive impact for people and the planet, and that includes practical and tangible solutions for reducing plastic in the world's oceans.

As a sustainable community creator, the Thakeham Group were inspired by Ocean Sheroes' vision for the future, and provided corporate backing for the rowers' feat. The Ocean Sheroes team

not only completed the Great Pacific Race, they are officially the New World Record holders for the fastest female foursome. And it would also seem that with Thakeham's objectives of increasing the use of sustainable materials and reducing plastic ones, Thakeham and the record-breaking rowers may not be oceans apart.





More than just a green space, your garden is a

# FORCE OF NATURE

Your new garden at Woodgate is the perfect opportunity to create a haven for nature at the same time as you develop your own outside space. With many habitats and species declining across the UK, helping nature through wildlife gardening has never been more important – or rewarding. In fact, our gardens add up to more land than all the country's nature reserves put together, so every garden makes

an impact. And the more you create a wildlife-welcoming garden the more enjoyment you will gain from it, as your world connects with the world of nature.

Four different gardens, four different habitats, each adds a different dimension to your garden, and each benefits wildlife. Why stop at one? All will enrich the biodiversity and beauty of your garden.

## FORAGER GARDEN

Cute scrabbling hedgehogs, the birds performing a dawn chorus – if you add a hedgehog house and bird feeders from hanging styles to tray ones for ground-feeders your wildlife visitors will return again and again.

***DID YOU KNOW?** Hedgehogs love dog or cat food, wet or dry, washed down with fresh water.*



## KITCHEN GARDEN

Nothing compares to the taste of home-grown salad leaves, tomatoes, and strawberries. Add a herb planter and you'll have fresh herbs for cooking and pollinators will love them too.

***DID YOU KNOW?** Companion planting is a way to control pests naturally, for example Pot Marigold is a great companion for tomatoes as it repels whitefly.*



## POLLINATOR GARDEN

Ensure you include wildflowers in your garden and the bees as well as butterflies will flock for the nectar and pollen – and do their vital pollinating.

***DID YOU KNOW?** It's easy to create a Nectar Café for insects. Use colourful, scented plants including night-flowering in a patch or pot, and they'll be flying in from miles around.*

## WETLAND CORNER

Water adds a sense of calm to a garden, while water attracts frogs, newts, dragon and damselflies.

***DID YOU KNOW?** In winter, birds and wildlife need fresh drinking sources, so when temperatures plummet, drop a tennis ball in the pond or bird bath, and as it bobs around it will help prevent it freezing over.*



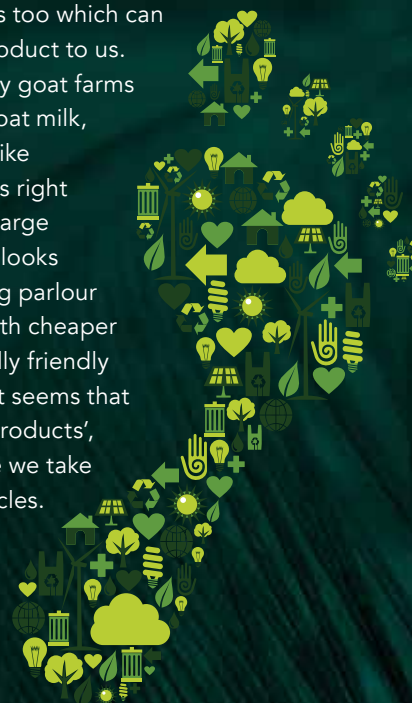
# Green products

Do we see their true colour?

Green products. Eco-friendly, green, natural, planet-friendly – the buzz-words everyone keen to buy responsibly to protect the world and its eco-systems is drawn to. As those selling to us know, green is big business. However, some claims are so much hogwash, or rather greenwash.

Greenwash is where on closer inspection products are not quite as impressive as they seem. Even the terms used are not easy to define. What does 'contains natural ingredients' mean, what are they and what percentage is natural? How far did the product travel – even if the product was produced in the UK where did the ingredients come from and how?

In addition, beware of being enticed by visuals of trees, fruits, and flowers too which can subconsciously sell the product to us. You'll find wonderful family goat farms making soap using only goat milk, essential oils and flowers like chamomile and rose petals right here in Sussex, but many large conglomerates' soap that looks fresh from the goat milking parlour but is industrially made with cheaper and far less environmentally friendly ingredients like palm oil. It seems that when it comes to 'green products', we must always make sure we take off our rose-tinted spectacles.





# HERITAGE DESIGNS

*beautifully crafted*



18



19

Classically styled designs and inspiration that's drawn from the traditional Sussex style, the Thakeham homes at Woodgate feature architectural detailing such as hanging tiles and timber boarding as well as feature chimneys. Rich toned brickwork shades create beautiful exteriors, while inside, the spacious living spaces feature a curated specification that includes a full range of energy efficient appliances from leading brands.



THAKEHAM





**WITH THEIR OWN DISTINCTIVE STYLE THE ALPHIUM HOMES  
AT WOODGATE ARE DESIGNED FOR CONTEMPORARY LIVING.**

Introduced to complement the Thakeham homes at Woodgate, Alphium was positioned as more of a lifestyle brand appealing to younger buyers. Designed to make a statement from first sight, these homes feature aspects like metal-roofed porches and box bays, and grey-framed windows that add a sleek, modern look. Inside you'll find living spaces suffused with light, open-plan layouts that optimise both space and practicality.

Due to the overwhelming demand for these contemporary homes, all the current Alphium houses and apartments are selling fast, however an exciting new phase will be released in the future.



Introduced in April 2021, Help to Buy: Equity Loan is a government equity loan scheme designed to help first time buyers get on to the property ladder. Using the scheme you can buy a brand-new Woodgate home up to a value of £437,600 with just a 5% deposit.

How does Help to Buy work?

The cost of your new home is divided into three parts: a deposit, a loan and your mortgage. You will need a deposit of at least 5% of the purchase price. The government will lend you up to 20%\* with the remainder coming from your mortgage lender (most major lenders will lend to those making use of the scheme).

How much government loan interest will I pay?

You won't be charged any interest or fees on the government loan for the first five years of owning your home. In the sixth year, you'll be charged 1.75%, then each year afterwards 1.75% plus the rate of inflation plus 2%. This will be in addition to your mortgage interest. There is also a £1 monthly management fee payable by direct debit.

Who qualifies for a Help to Buy Equity Loan?

The new Help to Buy scheme is only available to first time buyers. The property must be a new-build home and fall within various regional price caps. Woodgate falls within the South East limit of £437,600.

When does the loan need to be repaid?

It must be repaid after 25 years, or earlier if you sell your home. The loan you pay back is the same percentage as the initial equity loan. So, if you received an equity loan for 20% of the purchase price, you repay 20% of the proceeds of the future sale.

What if I want to buy a bigger share of my home in the future?

You are free to do this if and when your financial circumstances change.

Help to Buy example

Your new Woodgate home costs	£350,000
You pay a 5% deposit of	£17,500
You receive a 20% equity loan of	£70,000
You take out a 75% mortgage of	£262,500
Total	£350,000

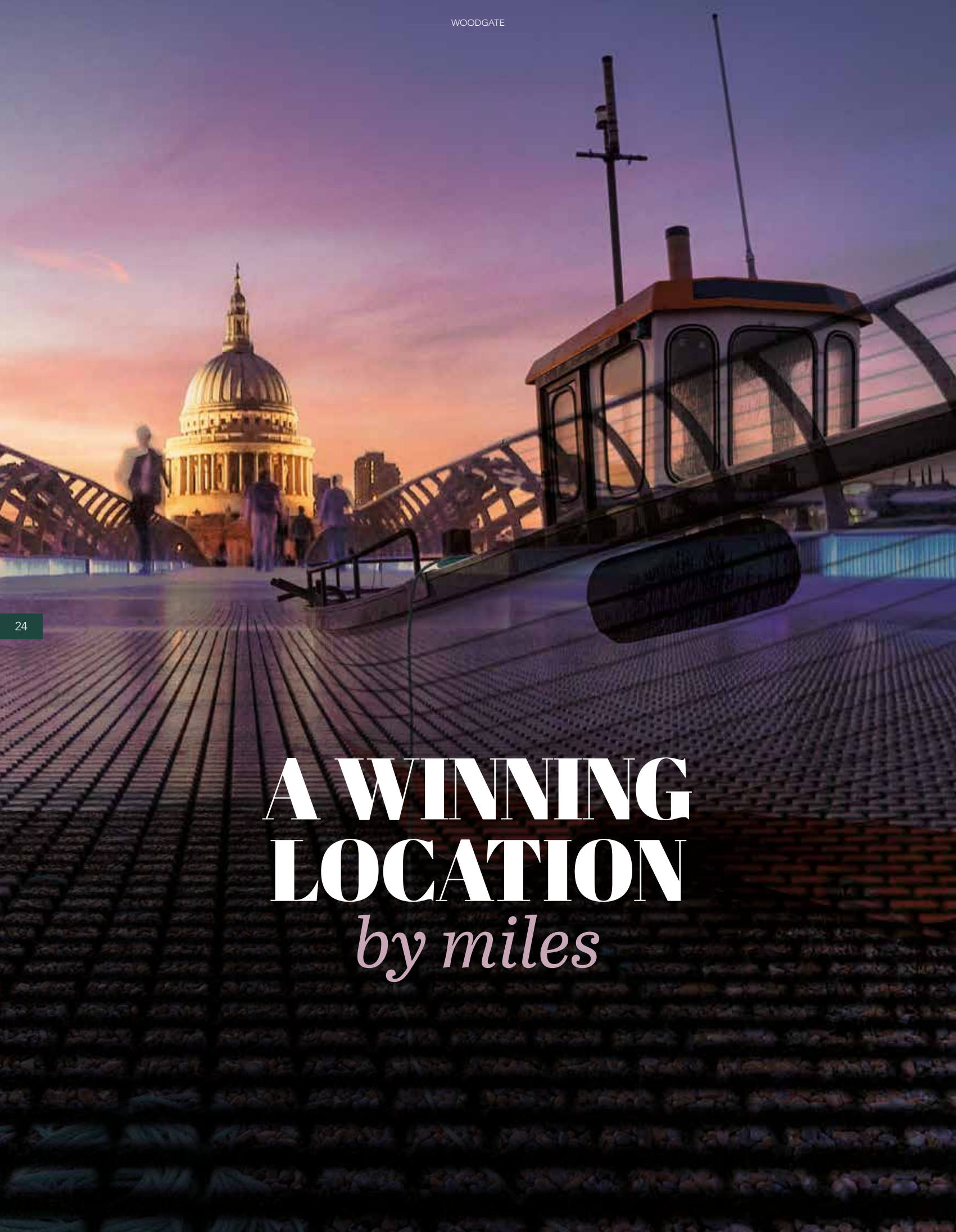
For further information visit:  
[www.ownyourhome.gov.uk/scheme/help-to-buy-2021-2023/](http://www.ownyourhome.gov.uk/scheme/help-to-buy-2021-2023/)

\*there are different rules relating to London Help to Buy.

# HELP TO BUY

Bringing your new Woodgate home closer.





# A WINNING LOCATION

*by miles*



**Global gateway**  
Whether you're heading off for a beach holiday on the Florida coast or a European city break, London Gatwick is just eight miles away.

Tilgate Park & Tilgate Forest	0.25 miles
Cottesmore Golf and Country Club	2 miles
Go Ape Tilgate Park	2 miles
Nyman's National Trust	2.5 miles
Crawley town	2.5 miles
St Leonard's Forest	2.8 miles
Three Bridges Station	3.7 miles
Cineworld Crawley	4.1 miles
Horsham	6.5 miles
Rookwood Golf Centre	8 miles
Gatwick Airport	8 miles
Bolney Wine Estate	9 miles
Wakehurst botanic garden	11.1 miles
The Bluebell Heritage Steam Railway	17 miles
Spring Farm Alpaca and Llama walking	18.3 miles
Brighton	21 miles

From commuting to soaking up the culture of the capital, at Woodgate you can enjoy an exceptional lifestyle without compromising on connectivity. And when it comes to long summer days down at the coast, watching the sun set on Brighton beach, then lingering late to enjoy the nightlife, that is just as easy to organize too.

Nearby Three Bridges station with over 300 parking spaces, offers fast and frequent services to London stations including London Bridge in 36 minutes, Victoria which is 37 minutes direct, and Blackfriars in 43 minutes via Thameslink services. So, whether it's city life or the city buzz, you can enjoy it all. As well as the theatre, shopping, Royal Parks and museums, there's a raft of annual events like South Bank's hot summer Latin American festival and Hyde Park's iconic Winterland.

Brighton is along the A23, and in under half an hour you can be sitting in a beachfront café, coffee in hand, the sea on the horizon, or walking North Laine in the heart of Brighton's cultural quarter. The city of Brighton and Hove has its own calendar of annual events, from the Brighton Fringe and Brighton Festival to the quirky March of the Mermaids and many more. And in-between capital and coast, at Woodgate you can enjoy places including traditional Sussex villages, handsome market towns like Horsham or days out like the Bolney Wine Estate, Wakehurst botanic garden or Nyman's National Trust.



**Capital connections**  
Three Bridges station, with over 300 parking spaces, has fast and frequent services to London stations in the west end and City.





# DESIGN, DETAIL

*and desirable living...*



*...The villas on the green stand tall.*

The look, the architectural flourishes, and the favoured materials may change, but good home design fuses practicality, style, form and function, borrowing influences from the best. So it is with the four-bedroom Villas on the Green which take their inspiration from masters of home design like the Edwardians whose villas delivered expansive space for the footprint, the Georgians who understood that where we place our living spaces within a home matters, and the Scandinavians whose interiors are infused with an innate sense of calm and comfort.





## *Homes inspired by history but shaped by light and flow.*

Visionary architects throughout history elevated living rooms to the first floor, and at the Villas on the Green you'll find a modern interpretation in a two-storey design with an upper living room with views out over the Village Green.

The three-storey homes take the concept further, opening up roof-spaces and entire top floors that are flooded with light and lead out to spectacular outdoor terraces, penthouse in character, for impressive alfresco family dining or entertaining. Each home has additional living space, glazed balconies and rooms that open to rear gardens via bifold doors. Flexibility is at the heart of each villa too, so an additional living room or the upper floor can be ideal spaces for home-offices.



## *A cool contemporary style that embraces warm and welcoming living spaces.*

The Danish philosophy of Hygge, creating an enveloping ambience for yourself, family and friends, has influenced the interior design at the Villas on the Green. Here you'll find this feeling throughout the homes; in areas perfect for cossetting in soft seating, in dining spaces for convivial meals, or for reading, contemplation and relaxation in private nooks.

And when it comes to specific design details, calming shades and tactile textures

reflect the appealing character of Nordic interiors. White walls are the backdrop for distinctive matt black ironmongery and a sophisticated colour palette including light wood kitchens and woollen carpets to the bedrooms in muted, mist-like shades, while the Amtico flooring to the hall, cloakrooms and kitchen/dining/family rooms (dependent on the house style) comes in two warm timber shades. The result is the timeless language of Scandinavian design with a contemporary accent.



# Nurturing a

# PASSION FOR NATURE

## Eddie and Ellie are leading the way.

We like to think that our children develop a knowledge and love of nature, well naturally, so findings from a survey showing that over 80% could not identify a bumblebee or even an oak leaf is both surprising and disheartening. But fear no more; two intrepid wildlife and nature-lovers, Eddie and Ellie are coming to the rescue.

Eddie and Ellie's Wild Adventures project is the brainchild of the Thakeham Group. A multi-faceted set of activities designed for KS2 youngsters, it's a breath of fresh air in its approach and its incredibly diverse ways of learning about nature.

Engaging the children of local communities around a new development such as Woodgate, the programme enables them to enjoy outdoor learning and gain a understanding of the local biodiversity and the care that goes into protecting and enhancing it.

It's a natural progression for Thakeham who are passionate about ensuring that children are not disconnected from their natural environment and who may miss out on precious experiences during childhood – and it aligns clearly with one of Thakeham's key Social Value goals, 'Building Future Generations'.

Thakeham coordinates with local schools, and a DBS-checked fully qualified teacher delivers workshops in partnership with Wildlife Trusts who also provide a school trip to a Wildlife Trust education day as part of the programme.

The programme itself is built around a story book and a suite of materials carefully created in consultation with education specialists and with parents and children providing their own feedback. As well as the Eddie and Ellie themselves there are wise owls, badgers and bats, hedgehogs and foxes. The wealth of worksheets highlights activities relating to mini-beasts and bird life, with 'how-to' ideas from growing runner beans to creating an underground hibernaculum (a chamber for amphibians and reptiles to protect them from the cold in winter) in the garden.

As well as benefits through cross-fertilisation with curriculum topics like geography, reading, creative writing and ICT, it's a programme that will capture youngsters' imaginations and creates a legacy where they appreciate and look after nature, with an impact that continues long after a development has been completed.



### An excerpt from Eddie and Ellie's Pollinator Worksheet.

Eddie & Ellie are watching the buzzing bees in their garden, but how do the bees pollinate the flowers? Without pollinators there would be no strawberries, chocolate, cherries or olives, and 80% of wildflowers depend on pollinators.

#### You will need:

- Paper plates coloured in to look like flowers
- Cheese puffs
- Scissors
- Finger puppets made of clean fabric/kitchen roll.

A handful of cheese puffs is placed on each plate. Each child wears two finger puppets and will buzz from flower to flower and 'feed'. They can eat the cheese puffs but must not to lick their fingers until the end! Then they are asked to look at their orange powdery fingers which represents the pollen and think about how it has moved from one flower to another – a simple and highly enjoyable way to understand the process of pollination.







# *The next* **EXCITING CHAPTER**

**B**ordered between the Linear Park and Tilgate Forest within the areas known as Parkland Edge, Forest Reach and Waterside Edge (see pages 10 & 11) is the next release of Thakeham homes.

Each of these new neighbourhoods enjoys its own distinctive character, but what really sets this brand new phase apart is the huge variety of distinctly different homes available to suit all lifestyles. This includes one and two-bedroom apartments, and two, three and four-bedroom houses - and for the first time at Woodgate, five-bedroom homes.

The designs are as varied as the accommodation and include two and three storey homes with a combination of brick and weatherboard finishes, and a wide choice of internal layouts. Most of the houses feature separate living rooms and some feature separate dining rooms too. In addition, most of the house types feature bifold doors opening from the kitchen/family/dining area and/or living rooms, on to the rear gardens.

To register your interest in Phase 4 visit  
*[mywoodgate.co.uk](http://mywoodgate.co.uk)*





# WOODGATE WELLBEING

*It's being in a good place.*



@FitOnTheGreen



A feeling of wellbeing is one of the most important things of life, and the positive – or negative – emotions we feel can affect our lives profoundly, as well as impact greatly on our health and happiness. The quality of the relationships we have with others and with our surroundings is at the heart of wellbeing.

Do we feel safe and contented in our home? Are there places to meet and connect with others, and spaces to experience and be close to nature? Do we feel like we belong? At Woodgate we have integrated wellbeing into every aspect of its design. It is quite simply, that important to you and to us.

## *Take it all in your stride.*

Exercise regimes don't have to be intensive or hard-going, and while doctors say at least 30 minutes of moderate-intensity physical activity most days of the week is the ideal, the good news is even if you do far less you will certainly benefit. In fact, 10 minutes of moving around on a regular basis has a beneficial effect.

Even better news, it doesn't matter how you take that exercise: a bit of gardening, a dance class, a bike ride, or walking all count. The key is to choose something you enjoy which will increase your chances of making it a habit. At Woodgate you'll find a wealth of options to get active: a walk in the linear park, a cycle ride along traffic-free routes or even bootcamp and personal training opportunities provided by Fit On The Green. To find out more, contact **Jane** on [contact@fitonthegreen.co.uk](mailto:contact@fitonthegreen.co.uk).

## *Hygge.* *What's not to love?*

Hygge – it's a concept we've become more familiar with it, if not with how to pronounce it (hue-guh). Hygge has its origins in Scandinavia, where countries experience less sunshine and long, harsh winters. Here in the UK we have fully embraced the hygge-ness of cuddly throws, flickering candles and mugs of warming drinks. However, for the Scandinavians, the concept is wider – and infinitely more interesting and impactful.



For many Danes (and Norwegians) it is a way of living, encompassing a sense of togetherness, a mood of cosiness and a feeling of wellness and contentment. You'll find it here at Woodgate too. The Villas on the Green at Woodgate took direct inspiration from it in the interiors, but it isn't just at the Villas that you can bring a real sense of hygge to your home. Make dining spaces comfortable places for everyone to linger over a meal or spend evenings with friends old and new. Don't forget the quiet spaces: add soft seating to a landing or less used corner or nook to read, contemplate and relax. Hygge is for everyone, for all ages, and whether you live alone or with others. In a fast world it helps to slow and dial down the distractions.





*A very rare opportunity to live in an apartment surrounded by greenery and woodland.*



Carina apartments, Alphium.

*Apartments at Woodgate from Alphium are perfectly attuned to the increasing desire by many people to recalibrate their priorities and live close to nature and enjoy a sense of space.*

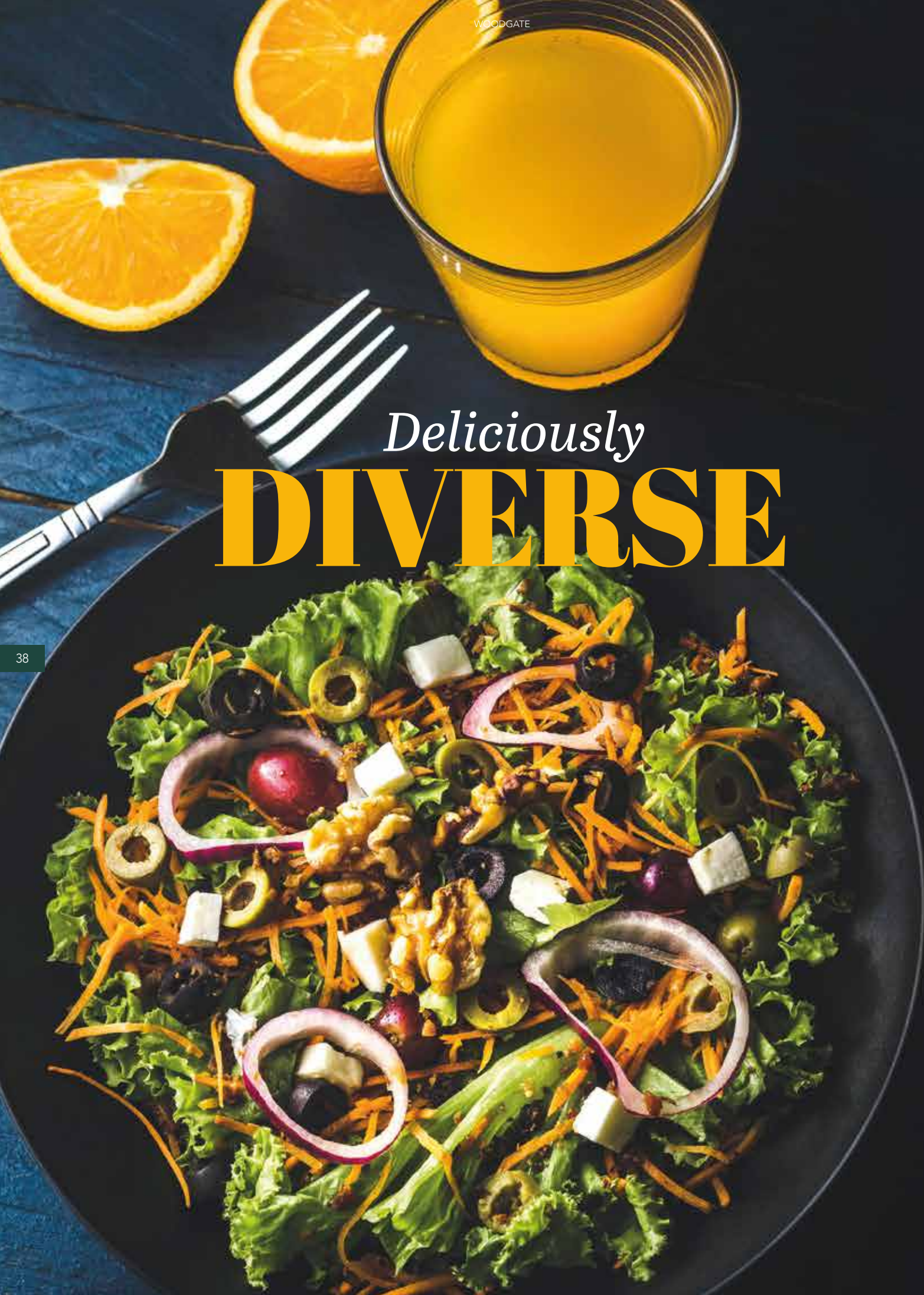
The urban apartment has long felt it's had the edge for lateral living however the pandemic and subsequent lockdowns have radically changed the way we want to live and the kind of property we want to buy. There's now a real desire to move out of towns or suburban settings into semi-rural locations with natural surroundings - but without compromising on convenience or quality.

Following on from the success of the Central Apartments from Thakeham, Alphium's Carina and Orion Apartments also tick these boxes, offering high quality one- or two-bedroom homes

with a contemporary open-plan kitchen/dining/living area with double doors to a Juliet balcony. Both are located just to the north of Woodgate in Woodlands Edge, within walking distance of Tilgate Forest and easy access to all the communal facilities and spaces.

Living at either block means you're perfectly placed to embrace and enjoy Woodgate's village life and take advantage of a very rare opportunity to live in an apartment surrounded by greenery and woodland that no built-up town or city street scape can compete with.





# Deliciously DIVERSE

## THE BLACK SWAN

Just down the road from Woodgate you'll find this quintessential village inn; a welcoming 18th-century hostelry complete with a rustic restaurant. The menu of warming pub fare includes the signature Steak & Tangle Foot Pie and the renowned house burger, while Sunday is when the pub's Sunday Roasts take centre stage. The Swan also keeps a good cellar of wines and quality ales with the stars of the show their Badger beers, brewed in the heart of the Dorset countryside and delivered fresh every week.

Old Brighton Rd N, Pease Pottage,  
Crawley RH11 9AJ  
0.4 miles.

## RESTAURANT TRISTAN

Founded by chef Tristan Mason, the cuisine of the restaurant has earned it a Michelin star for the past eight years, and it also holds the coveted 3AA Rosette award for culinary excellence. The menu varies with and is inspired by the seasons; it includes seafood and dishes like turbot, chimichurri, heritage tomato and bee pollen. You'll find a touch of whimsy too with the mango, cucumber, lime, and mint arctic roll, while desserts include a popular piña colada soufflé.

3 Stans Way, East Street,  
Horsham RH12 1HU  
6.6 miles.

## HERITAGE

Recognised as one of Sussex's finest rural destination venues and a beacon of quality food, drink and hospitality, Heritage nestles within beautiful countryside for the all-round fine-dining experience. Enjoy an aperitif in the bar area before dinner in the restaurant overlooking the garden. End the evening in the steam-punk lounge, with its plush seats and artwork. The menus are based on classical techniques with the chef's signature twists and includes multi-course tasting menus of three or nine courses.

Park Rd, Slaugham,  
Haywards Heath RH17 6AQ  
4.3 miles.

*From historic inns where a warm welcome has been a tradition for centuries, to relaxed family-friendly eateries, and restaurants that have received the ultimate accolade for excellence, living at Woodgate you'll find a wealth of choice when it comes to eating out nearby.*

## SMITH AND WESTERN

Hitch up your wagon – or head out in the car - for a piece of the old Wild West. This barn-style restaurant really embraces the theme in its décor and full-size wagons, and while it doesn't overlook the mountains of Colorado, it has great views overlooking a lake. It reputedly serves some of the best American food around, like home-made steak burgers and ribs. Eat inside, or sit outside as there is plenty of outdoor seating to enjoy the views of the countryside.

Tilgate Park, Tilgate Drive,  
Crawley RH10 5PQ  
3 miles.

## DA NICO ITALIAN

When it comes to traditional Sicilian cuisine it doesn't come more authentic; Da Nico's owner worked at a restaurant in Taormina for several years. The menu is packed with traditional Italian fare, cooked with the traditional Italian passion for good food, quality ingredients, and the pleasure of sharing the experience. Naturally, pizzas and pollo dishes are on the menu, as well as fish dishes inspired by the restaurant's roots and of course, there's an excellent choice of Italian wine.

7 High Street,  
Crawley RH10 1BH  
2.6 miles.

## THE DRAGON

In the ancient village of Colgate you'll find this contemporary, food-led, award-winning pub. Newly renovated, it features handcrafted furniture and a bright orangery, as well as large terrace or a garden where you can also dine or simply enjoy a drink. A modern country pub for food lovers, the menu centres around its robata charcoal grill, with searing, smoky meat dishes. It is also dog-friendly too so four-legged members of the family can also enjoy the experience.

Forest Rd,  
Horsham RH12 4SY  
2.4 miles.



# Discover a very UNIQUE FOREST

*Bordering Woodgate, Tilgate Forest and Park is a unique and rich tapestry of woodland and lakes, a place of diverse habitats, eco-systems and experiences, and for many different-journeys from walks along secluded pathways in the Peace Park to whizzing descents by zip-wire in the trees or across water in a rowing boat, kayak or canoe.*



## GO APE

Rope ladders, zip-wires, wobbly bridges and platform crossing are the means of transport travelling between and swinging through trees on the Treetop Adventures. Thrill-seekers will have great fun in the daytime, while the Sundown sessions, held when the nights draw in bring an added dimension with the subdued lighting heightening the experience. If you prefer to explore the forest on firmer ground take out an all-terrain Segway.



## TILGATE PARK GOLF CENTRE

With its driving range, and indoor putting studio fitted with the latest Lab technology, Golf Academy and performance coaches, whether you are seasoned golfer or looking to learn, the Golf Centre is the go-to place to improve your skills. The Centre offers flexible ways to play, so you can join just for a month, for the summer, or begin a new golfing passion that lasts forever.

## WOODLAND WALKS

Broadleaf trees that change with the season means you can watch as the first catkins on the hazel trees appear in spring, see the lush canopies of the beech trees in full leaf in summer, and gaze at the russets and reds of the oaks in autumn, while winter in a forest is a natural frosty wonderland. There are signposted walks as well as cycling trails and bridleways throughout the forest. Listen out for the deer rutting in the woods or the sound of nightjars singing on a balmy summer evening.



## THE NATURE CENTRE

Get close to an amazing collection of over 100 species that the Nature Centre studies and protects. There's a brand-new Americas Zone with species from North and South America - Brazilian tapir, capybara, coatis, parrots and macaws. Don't miss the special experience events throughout the year from Predators and Pumpkins for a spookier visit at Halloween to the Christmas events where the reindeer are the star of the show.



## THE PEACE GARDEN

The beautiful Peace Garden is set along a series of small ponds that follow a stream which descends to Tilgate Lake. The tranquil ambiance, tall trees reaching to the sky that give a sense of scale, and the soothing sound of water create an atmosphere that is perfect for relaxation or contemplation. It is a well-loved part of Tilgate and is particularly beautiful in spring.



## THE TREE TRAIL

The Tree Trail is a collection featuring some of the finest examples of trees from across the globe and includes thirty champion trees of each species from China, Africa, Europe and North and South America. You can immerse yourself in a treescape of diversity and majesty, while each of the trees along the trail has been identified with its name and a number which children and adults will both have fun finding.





# Woodgate

PEASE POTTAGE



@woodgatepeasepottage



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Woodgate, Pease Pottage RH11 9AA

Marketing Suite and Show Homes Open Daily 10am - 5pm

[mywoodgate.co.uk](http://mywoodgate.co.uk)

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