



THAKEHAM



FOREST REACH APARTMENTS

Woodgate
PEASE POTTAGE



WELCOME TO WOODGATE

More than just exceptional new homes in a woodland setting surrounded by rolling West Sussex countryside, Woodgate is a brand new community designed from the outset to protect the environment for future generations.

With a network of distinctive character areas and green spaces at the heart of its design, Woodgate is a place that offers a balanced lifestyle in harmony with nature, yet easily connected to town and city; a reinterpretation of traditional village life for the modern homebuyer. A place people feel they belong and are proud to call home.

THE NATURAL PLACE TO LIVE

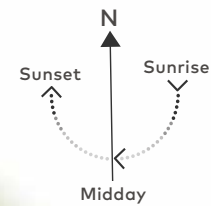
A special place, by design

Woodgate's imaginative landscape design and strong architectural vision was for the design of the homes, and the spaces between them, to each have a unique character that makes the whole development feel vibrant, special and memorable.

The result is the creation of a series of distinctive and appealing character areas, or neighbourhoods that give each part of the development its own unique identity, which also influence the design,

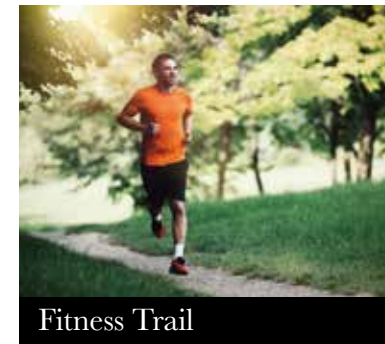
style and finish of the homes themselves, so they blend seamlessly with their natural setting.

Set within the neighbourhood known as Waterside Edge, the Forest Reach apartments overlook an expansive pond, home to a variety of wildlife and are close to Tilgate Forest to the south. The serenity of the water and the tranquil surroundings imbue this particular location with a true sense of calm; almost an oasis within Woodgate itself.



Village Green

Woodgate is set around a tranquil village green; a picturesque focal point for the community and a quintessential feature of traditional village life.



Fitness Trail

Whether it's an early morning run on the Fitness Trail, a workout in the linear park or a casual kickabout on the Village Green, at Woodgate you can find your favourite green open space and make it your own.

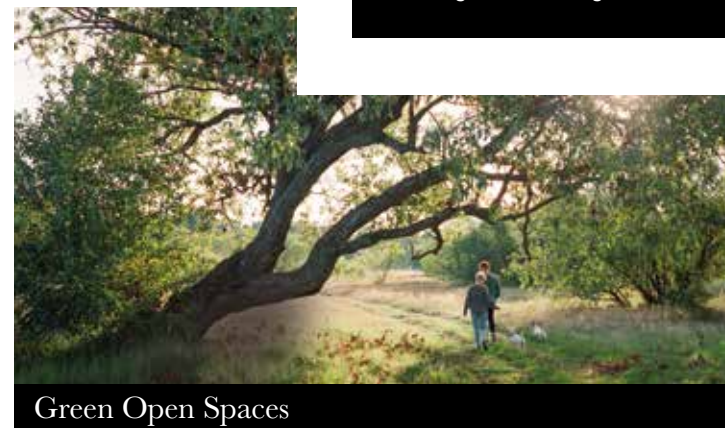
Community Amenities

A place to meet neighbours and make friends, you'll find a village store, coffee shop and meeting rooms for activities, all in the Community Hub overlooking the Village Green.



An exciting new community in the making

Something really special about Woodgate is the wide variety of facilities on the development. The new primary school, shop, café and hub will provide a focus for the growing community, encourage residents to make connections with their neighbours and also welcome existing Pease Pottage residents.



Green Open Spaces

Enjoy the great outdoors at Woodgate with children's play areas, meadowland, ponds, a linear park and the adjacent 370-acre Tilgate Forest.

Woodgate Primary School

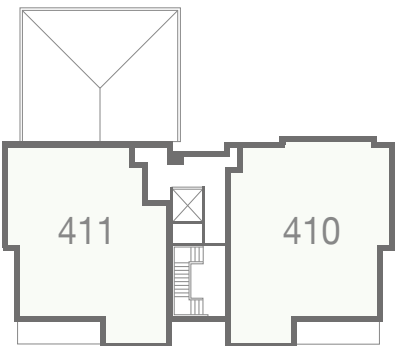
The new £4m Woodgate Primary School within the development opened in September 2021. A place where youngsters can flourish, safely walking to school and back along routes where they can connect with nature each day.



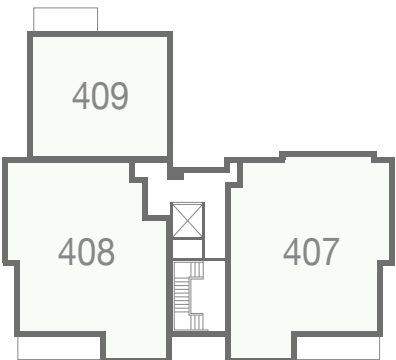
APARTMENT LOCATOR

Set within a characterful building that features rich red brickwork and white weatherboarding in a homage to traditional Sussex architecture, the Forest Reach apartments offer just eight one- and two-bedroom luxurious homes.

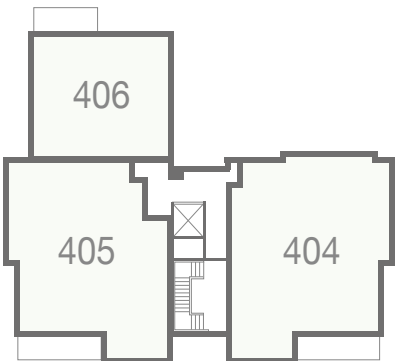
Dependant on individual plots, these apartments feature a choice of internal layouts with either separate living rooms or open-plan Kitchen/Living/Dining areas. The two-bedroom apartments benefit from en-suite bathrooms and built-in wardrobes to the main bedroom, and some also enjoy sizable dressing areas. All first and second floor apartments also feature spacious terraces.



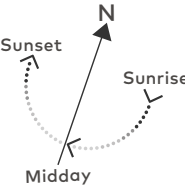
Second Floor



First Floor

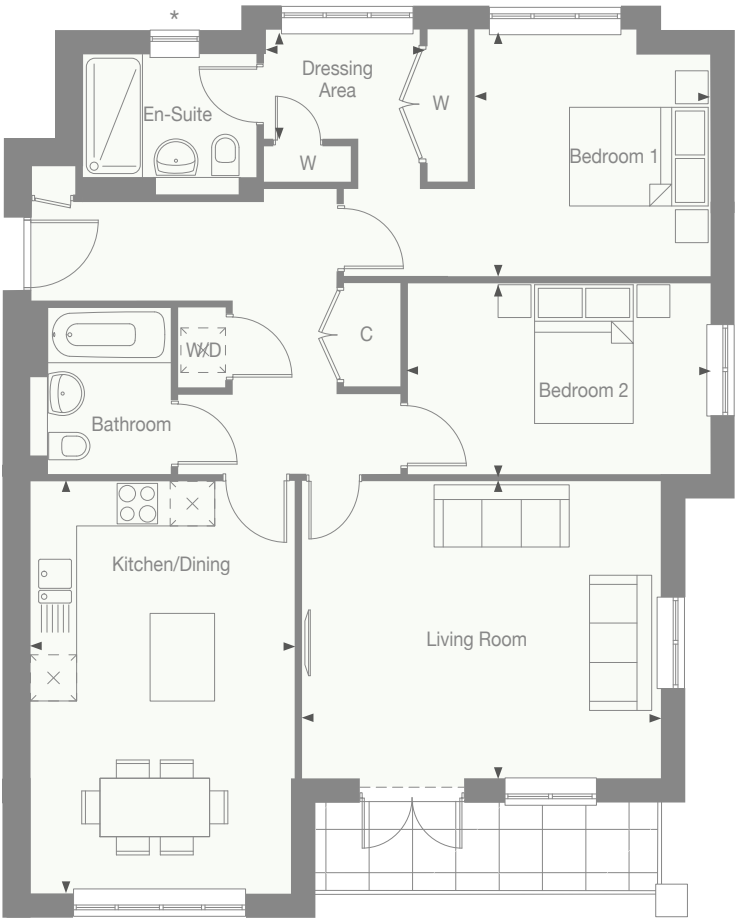


Ground Floor



NUMBER 404, 407 & 410

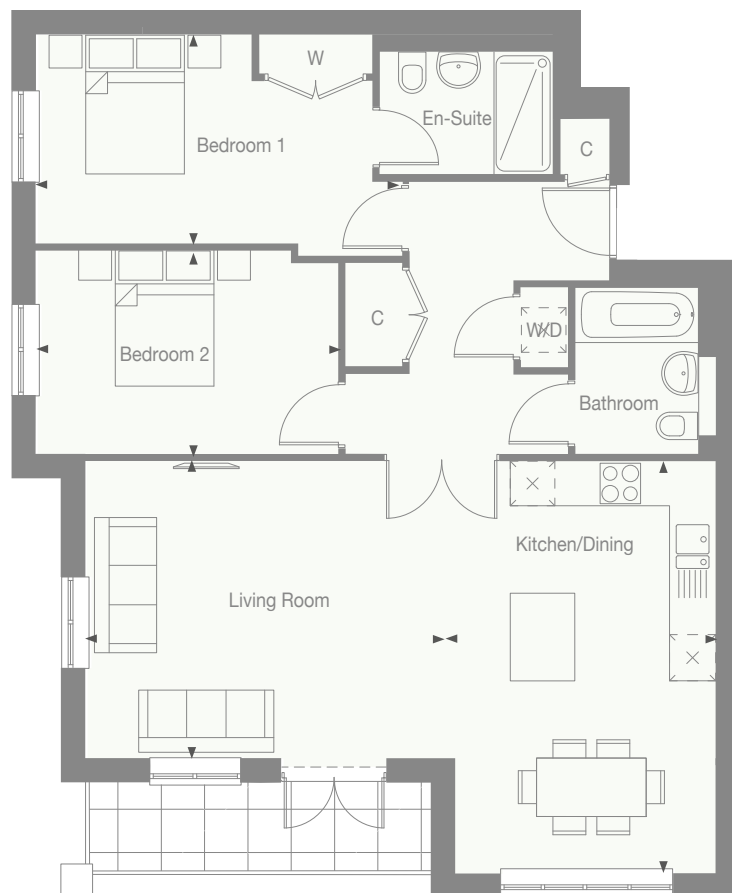
2 BEDROOM APARTMENT



Kitchen/Dining Area	5.58m x 3.53m	18'3" x 11'5"
Living Room	4.90m x 4.03m	16'0" x 13'2"
Bedroom 1	3.24m x 3.20m	10'6" x 10'4"
Dressing Area	2.09m x 1.47m	6'8" x 4'8"
Bedroom 2	4.12m x 2.56m	13'5" x 8'3"
Total area	96.43m ²	1038ft ²

- Key:
- C - Cupboard
 - W - Wardrobe
 - W/D - Space for washer/dryer
 - * - Window to plots
404 & 407 only

NUMBER 405, 408 & 411
2 BEDROOM APARTMENT



Kitchen/Dining Area	5.59m x 3.57m	19'6" X 11'7"
Living Room	5.06m x 4.02m	16'6" x 13'1"
Bedroom 1	4.99m x 2.82m	16'3" x 9'2"
Bedroom 2	4.12m x 2.74m	13'5" x 8'9"
Total area	89.67m ²	965ft ²

Key:
C - Cupboard
W - Wardrobe
W/D - Space for washer/dryer

NUMBER 406 & 409
1 BEDROOM APARTMENT



Kitchen	3.73m x 3.18m	12'2" x 10'4"
Living/Dining Area	3.92m x 3.31m	12'8" x 10'8"
Bedroom	3.80m x 3.77m	12'4" x 12'3"
Total area	55.82m ²	601ft ²

Key:
C - Cupboard
W - Wardrobe
W/D - Space for washer/dryer



SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- AEG single multi function oven
- Induction hob with integrated extractor hood
- Energy efficient integrated slimline AEG dishwasher
- Energy efficient integrated AEG 70/30 split fridge/freezer
- Provision for washer/dryer in hall cupboard

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Wall hung concealed cistern WC
- White steel enamel bath with over bath shower screen
- Shower in en-suite
- Wall mounted bath/shower mixer tap by Vado
- Chrome summer use towel warmers with TRVs
- Saloni tiles to selected areas
- Polished edge mirror over basin
- Recessed mirrored cabinet in en-suite to two beds only

INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

ECOLOGY

- Hedgehog houses in communal landscaped areas

SECURITY AND PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen/dining, bathroom, en-suite, cloakroom & dressing room (two bed only) with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- Brushed steel shaver sockets in all bathrooms
- Wired for terrestrial TV to communal loft void and communal riser cupboard
- Wired for Sky Q to living room and all other rooms via communal Sky Q technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Communal electric car charging point



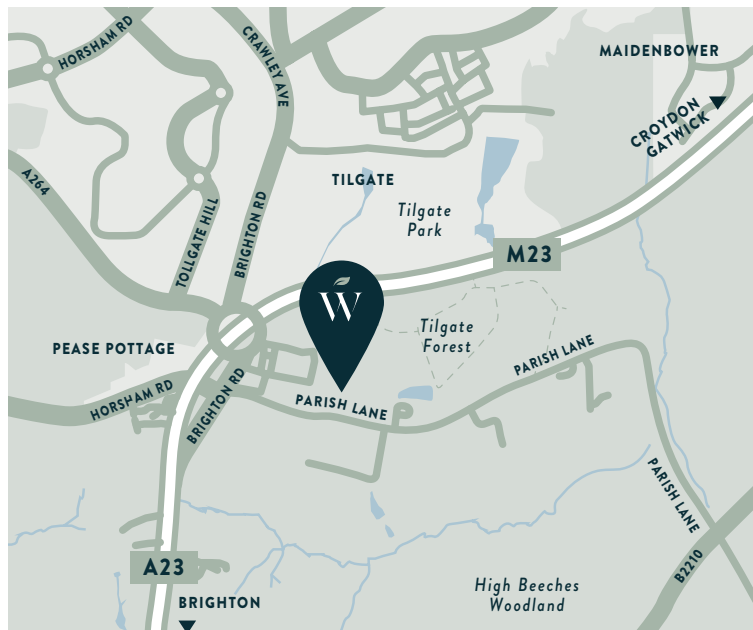
BEAUTIFULLY CRAFTED HOMES, INSIDE AND OUT

Thakeham is one of the South East's leading developers, awarded a five-star customer satisfaction rating by the Home Builders Federation. As aspiring placemakers, developments such as Woodgate enable us to deliver far more for the local community. We have the opportunity to provide public open spaces, infrastructure improvements, and community facilities. As a socially responsible developer, this is important to us.





THAKEHAM



Woodgate Pavilion, Grace Holland Avenue,
Pease Pottage, Crawley, West Sussex RH11 9SL

Marketing Suite and Showhomes open daily 10am - 5pm

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Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Thakeham reserves the right to amend the specification as necessary and without notice. Information provided about the wider community at Woodgate and the overall vision, is subject to the relevant planning approvals. This does not form any part of a contract of sale.