

AVERY DRIVE

HORSHAM

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES



Computer Generated Image of Plots 1,6,5 & 4 (from left to right)

A development of

BEAUTIFUL FAMILY HOMES

EVERY DRIVE

Chartwell Land & New Homes are pleased to introduce this beautiful collection of 2,3 and 4 bedroom homes in the picturesque and award winning town of Horsham.





London Victoria
only 52 minutes
direct from
Horsham





*Horsham
strikes the
perfect
balance of
culture and
practicality*

Avery Drive is located within the historic market town of Horsham, with its impressive mix of older properties, including historic buildings from the 1400s and 1500s with later additions from the Georgian, Victorian and Edwardian eras. Head out along The Causeway and you'll see every style, from 15th century homes to new builds, on one superb road. If you like walking in beautiful countryside you'll be spoilt for choice in Horsham. The Pavilions in the Park leisure centre has indoor and outdoor heated pools and an aerial adventure course with ropes and a climbing wall. For more cultural pursuits, the Capitol Theatre and Cinema on North Street has a busy calendar of both theatrical productions and the latest movies. Located within a few miles of Avery Drive you will find the 'New Town' of Horsham which offers an extensive range of shops as well as Waitrose, John Lewis, and Swan Walk which is

the town's modern and busy shopping centre. Residents and visitors alike are attracted to the continental al fresco style of the town centre. You'll also find a huge selection of eateries, bars, cafés and pubs in the town and a particularly high density of restaurants along East Street that has given rise to its nickname, 'Eat Street'. In addition Avery Drive offers a great location for families with a variety of schools, both state and private, junior and senior. Millais, Tanbridge House, Farlington, Windlesham House, St Marys and Heron Way all have excellent Ofsted ratings and have received equally positive reviews from pupils and parents. With easy access to Gatwick airport and versatile transport links to London it is the perfect location for both commuters and families.



Computer Generated Image of Plots 3 & 2 (from left to right)





Photography taken from a previous Chartwell Development.

ATTENTION TO DETAIL

Kitchen

- Bespoke designed kitchen
- Induction hob or gas option
- Stainless steel built in extractor hood
- Combination oven
- Single oven
- Integrated dishwasher
- Integrated washer/dryer (plots 2-6)
- Ready plumbed space in separate utility room for washer and condensing dryer (Plot 1)
- Stainless steel sink and mixer tap
- High-quality appliances
- Quartz composite stone worktop with upstands
- Glass splashback to hobs

Family Bathrooms and En-suites

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Fitted mirrors
- Chrome brassware and thermostatic showers
- Ceramic floor and wall tiles
- Fully tiled shower, half height to other walls
- Heated towel rails

Internal Fixtures and Fittings

- Contemporary painted doors
- Modern skirting and architraves
- Satin chrome door furniture
- Cornice to all rooms except bathroom/ensuite /kitchen
- Fitted wardrobes to master bedroom
- PVCu double glazing featuring multipoint locking systems
- Hard flooring to hallway, kitchen and living areas and WC
- Carpet to bedrooms, stairs and landing

Heating and Electrical

- Underfloor heating to ground floors
- Radiators to first floors
- PV electric solar panels
- Sealed/pressurised water cylinder (plots 2-6)
- Gas boiler (combi boiler to plot 1)
- LED recessed downlights to kitchens and bathrooms
- Pendant lighting to living rooms and bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets
- BT, Freeview TV
- Wired data network
- Fitted burglar alarm system

External Features

- Multipoint locking system to front doors
- Large bi-folding patio doors
- Decorative porch and patio lights
- Block paving to driveways
- Manor Stone paving slabs to patios
- Landscaped front gardens
- Turfed rear gardens
- External tap to rear
- External power socket to rear

Additional Information

Colour and product options are available to off-plan purchasers depending upon the stage of construction.

Disclosure: These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings of similar quality.

Avery Drive comes with a 10 year Build-Zone Structural Warranty

DEVELOPMENT LAYOUT

Avery Drive



PLOT 1



DIMENSIONS

Living Space

6.15m x 5.86m 20'2" x 19'3"

Study

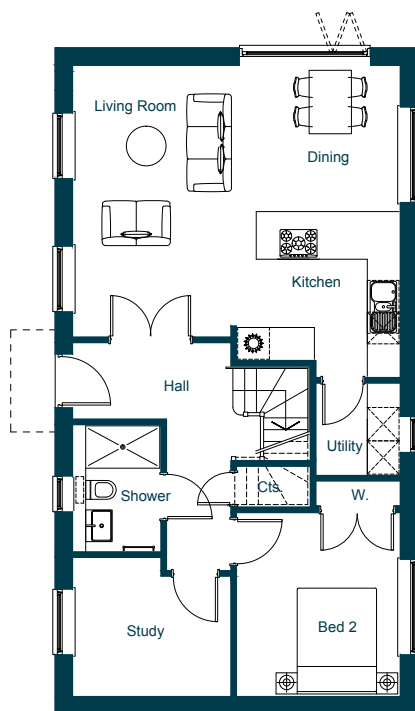
2.95m x 2.58m 9'8" x 8'6"

Bedroom 1

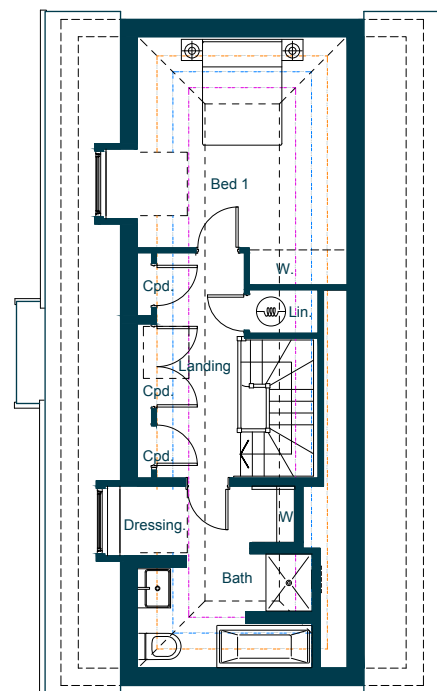
4.27m x 3.22m 14'0" x 10'7"

Bedroom 2

3.43m x 3.05m 11'3" x 10'3"



Ground Floor



First Floor

* at the maximum measurement

PLOT 2



DIMENSIONS

Living & Dining Room

5.92m x 4.15m 19'5" x 13'8"

Kitchen

3.50m x 3.12m 11'6" x 10'3"

Bedroom 1

4.58m x 3.52m 15' x 11'7"

Bedroom 2

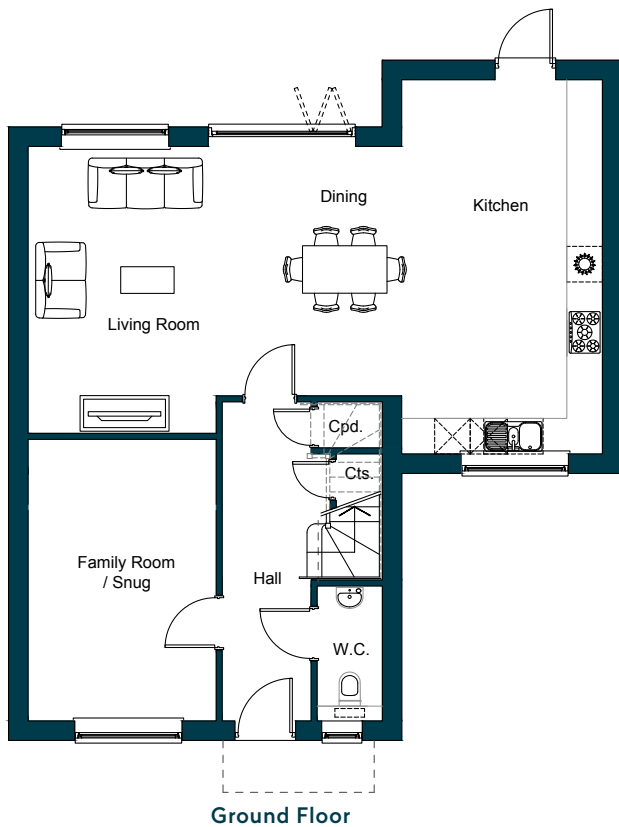
3.79m x 3.34m 12'5" x 10'11"

Bedroom 3

3.44m x 3.42m 8' x 8'7"

Bedroom 4

3.11m x 2.19m 10'2" x 7'2"



PLOT 3



DIMENSIONS

Living & Dining Room

6.37m x 5.99m 20'11" x 19'8"

Kitchen

3.57m x 3.50m 11'9" x 11'6"

Bedroom 1

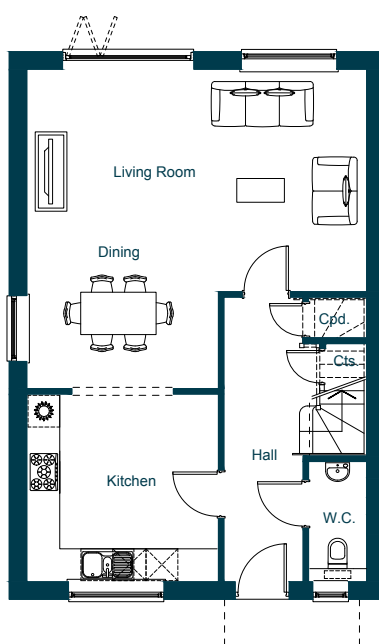
5.03m x 3.52m 16'6" x 11'7"

Bedroom 2

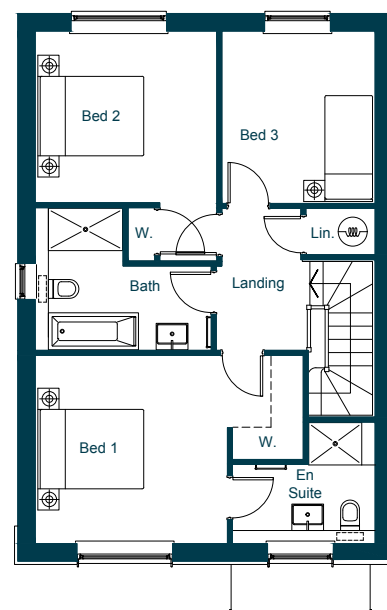
3.40m x 3.20m 11'2" x 10'6"

Bedroom 3

3.22m x 2.86m 10'7" x 9'5"



Ground Floor

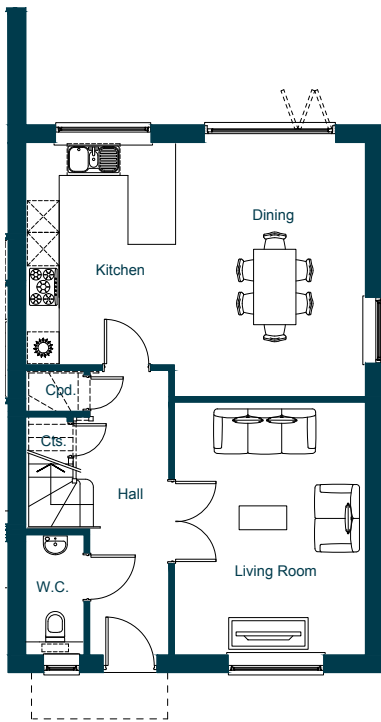


First Floor

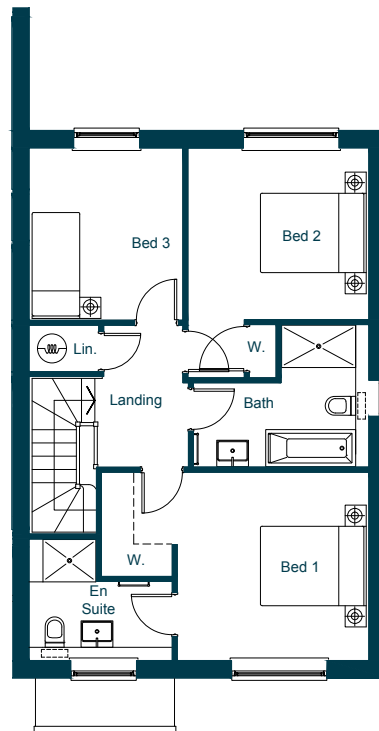
PLOT 4



Kitchen & Dining Room	6.36m	x	4.76m	20'10"	x	15'7"
Living Room	4.73m	x	3.56m	15'6"	x	11'8"
Bedroom 1	5.02m	x	3.52m	16'6"	x	11'7"
Bedroom 2	3.39m	x	3.21m	11'1"	x	10'6"
Bedroom 3	3.21m	x	2.86m	10'6"	x	9'5"



Ground Floor



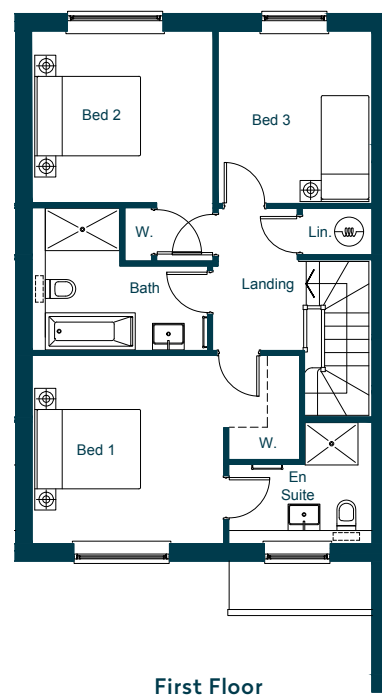
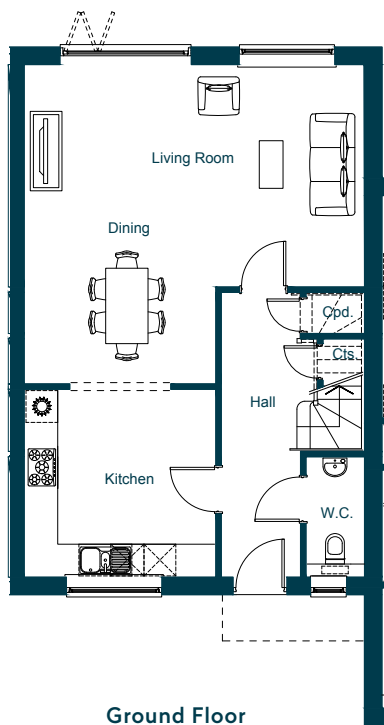
First Floor

PLOT 5



DIMENSIONS

Living & Dining Room	6.36m x m	20'10	x	19'8
Kitchen	3.56m x 3.50m	11'8	x	11'6
Bedroom 1	5.02m x 3.52m	16'6	x	11'7
Bedroom 2	3.39m x 3.21m	11'1	x	10'6
Bedroom 3	3.21m x 2.86m	10'6	x	9'5



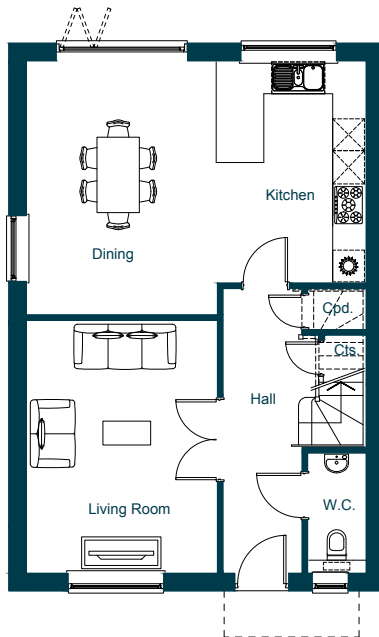
* at the maximum measurement

PLOT 6

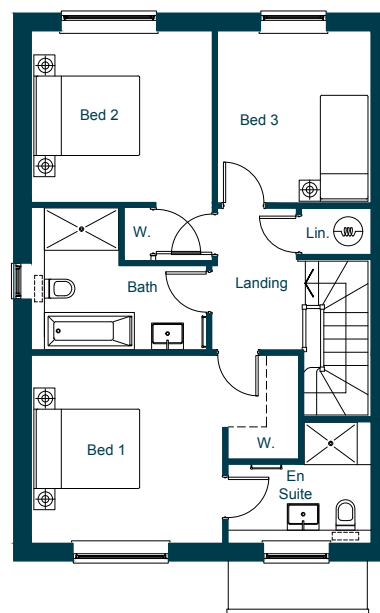


DIMENSIONS

Kitchen & Dining Room	6.36m x 4.73m	20'10 x 15'6
Living Room	4.73m x 3.56m	15'6 x 11'8
Bedroom 1	5.02m x 3.52m	16'6 x 11'7
Bedroom 2	3.39m x 3.21m	11'1 x 10'6
Bedroom 3	3.21m x 2.87m	10'6 x 9'5

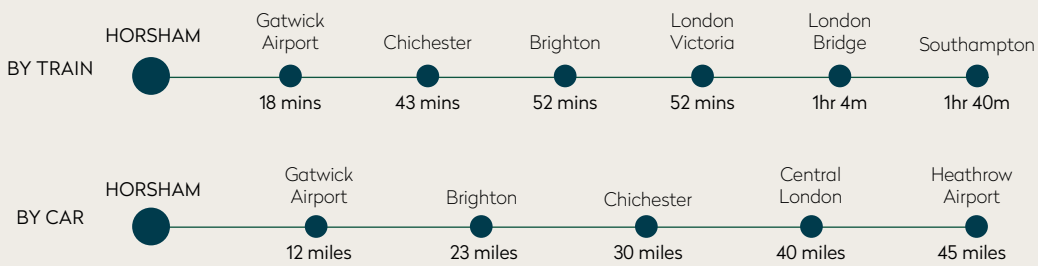


Ground Floor

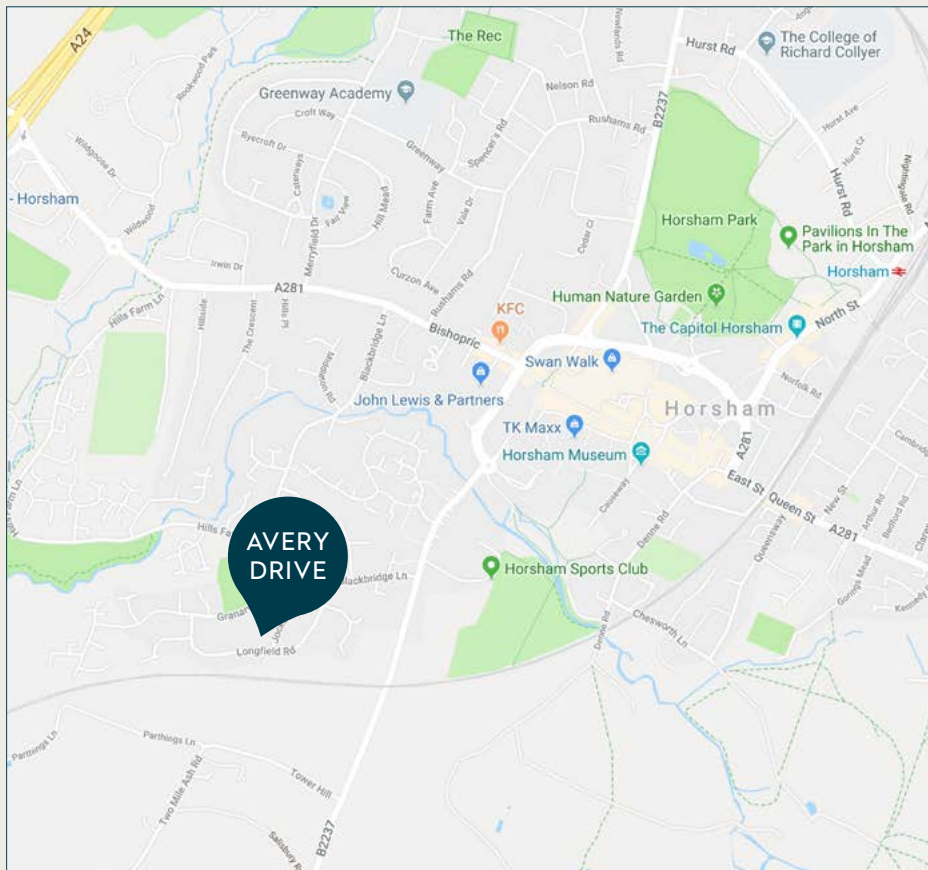


First Floor

AVERY DRIVE AND BEYOND



Avery Drive
Off Longfield Road
Horsham
RH12 1ZY



Get to know

THE TEAM BEHIND AVERY DRIVE

It is important to know and trust who you are buying from. We at Chartwell pride ourselves on our attention to detail united by our desire to innovate and deliver the finest quality.



Rob Anderson
Managing Director

Rob is one of the founders of Chartwell and was an integral part of the planning and design team for this development. Rob is a keen golfer and family man.



Martyn Avery
Land & New Homes Director

Martyn is one of the co-founders of Chartwell and the development is named after him due to his patience and perseverance in seeing this land purchase through. He is a talented sportsman and loving father to Poppy.



Lindsay Gibbons
Financial Director

An integral part of Chartwell with over 35 years experience in the property industry. A dedicated mother and grandmother.



Andrew Fenning
Design & Construction Manager

Andrew oversees the specification and construction for all Chartwell projects. He enjoys rock climbing and surfing.



Gabrielle Dalligan
Customer Relations Manager

Gabrielle assists in the sales and aftercare of all Chartwell Homes. She is a talented chef, the 'Mary Berry' of Chartwell.



Gemma Robinson
PA to Directors

Gemma supports the Chartwell Directors. She is a keen reader and enjoys a glass of wine on a Friday night.



ANCHOR
HOTEL

AGA

Buenos Aires
ARGENTINE HOUSE

THE ANCHOR HOTEL
RELAXED DINING
£7.50

WINE FOR VINE
3 FOR 2 ON
SELECTED WINES

Anchor
Wines
Relaxed
Dining
£7.50

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