

The Copse

COPTHORNE ROAD | FELBRIDGE



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Welcome to The Copse

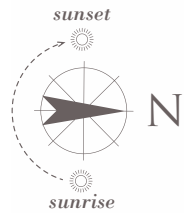
SHANLY
HOMES

Shanly Homes is proud to present The Copse, an exclusive collection of eight detached houses, perfectly situated in this sought-after Surrey location.

These outstanding luxury homes at The Copse have been considerably designed to complement their historic surroundings in this idyllic Surrey village. Intricate attention to detail has been paramount throughout the design, build and finish of these striking houses. As a result, they have been constructed truly to stand the test of time.

Leafy Felbridge offers a variety of beautiful open spaces within walking distance of your new home, as well as a community hall, church and pub. The development also enjoys excellent transport links thanks to nearby East Grinstead Railway Station, seven minutes' drive away. From here, you can reach London Victoria in around 50 minutes.





SHANLY
HOMES



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

THE COPSE | COPTHORNE ROAD | FELBRIDGE | SURREY | RH19 2NS

Introducing your new home

Each of these homes have been created with exceptional style and quality in mind at The Copse.

You'll find that your new home is ideal for entertaining due to its open plan living accommodation, while the expansive rooms mean that there is somewhere for each member of the family to call their own. Each part of the house is as well appointed as the next, allowing you to benefit from the utmost in modern living.

Double doors lead from your living space into your beautiful private garden beyond. The perfect place to enjoy the summer months, fresh air and al fresco dining.

The thoughtfully-designed layout of the properties at The Copse promotes a sense of community between you and your neighbours, at the same time as affording each house with the exclusive privacy it deserves.

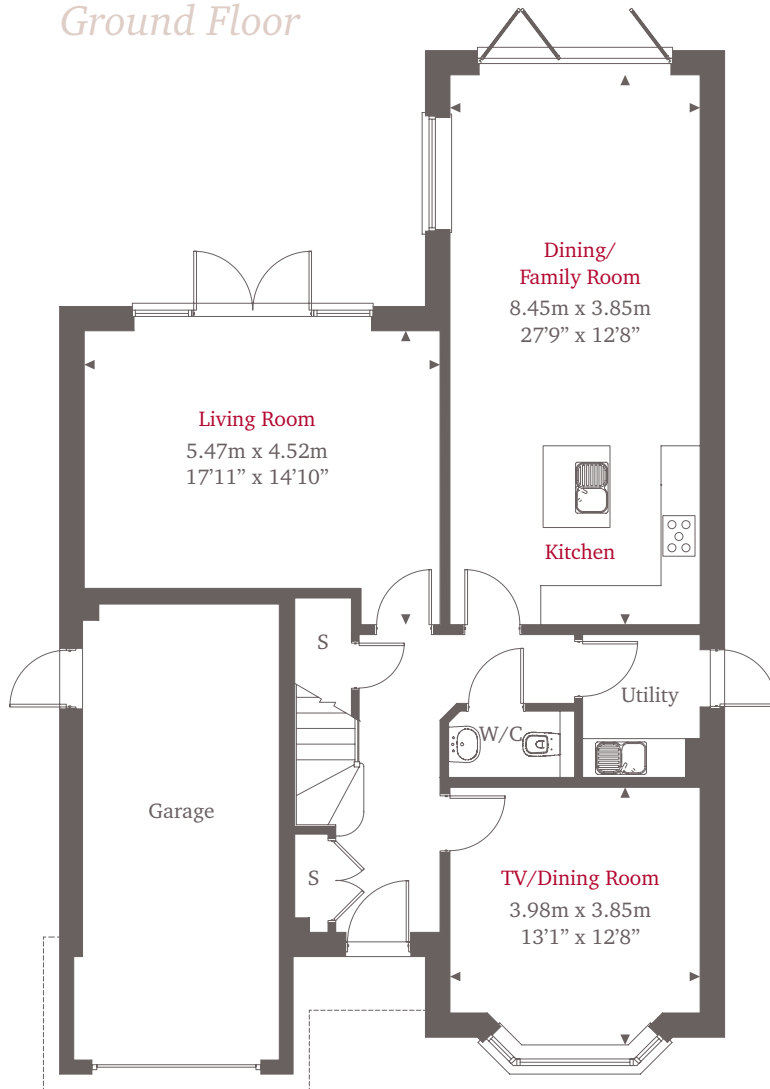




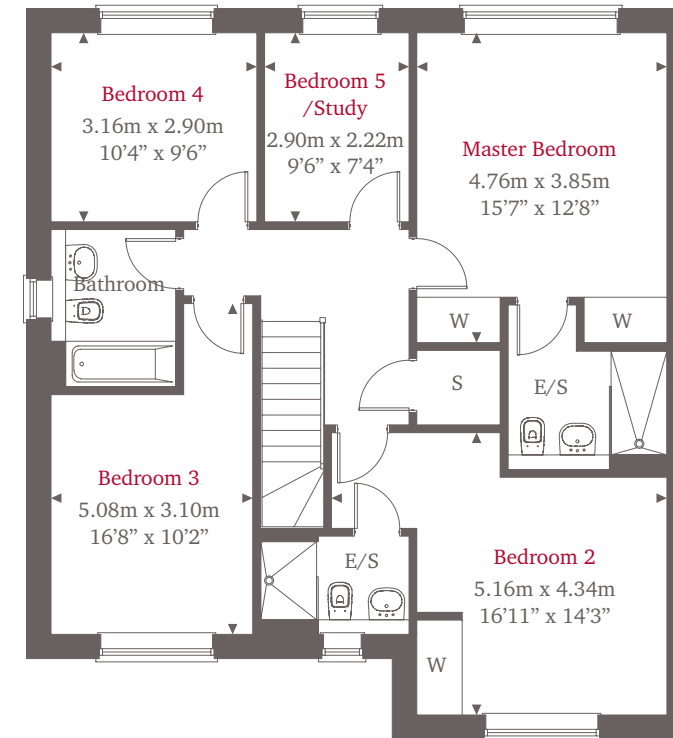
Computer-generated image of No. 1 (representative of Nos. 6 & 7).

Nos. 1, 6(h) & 7

Ground Floor



First Floor



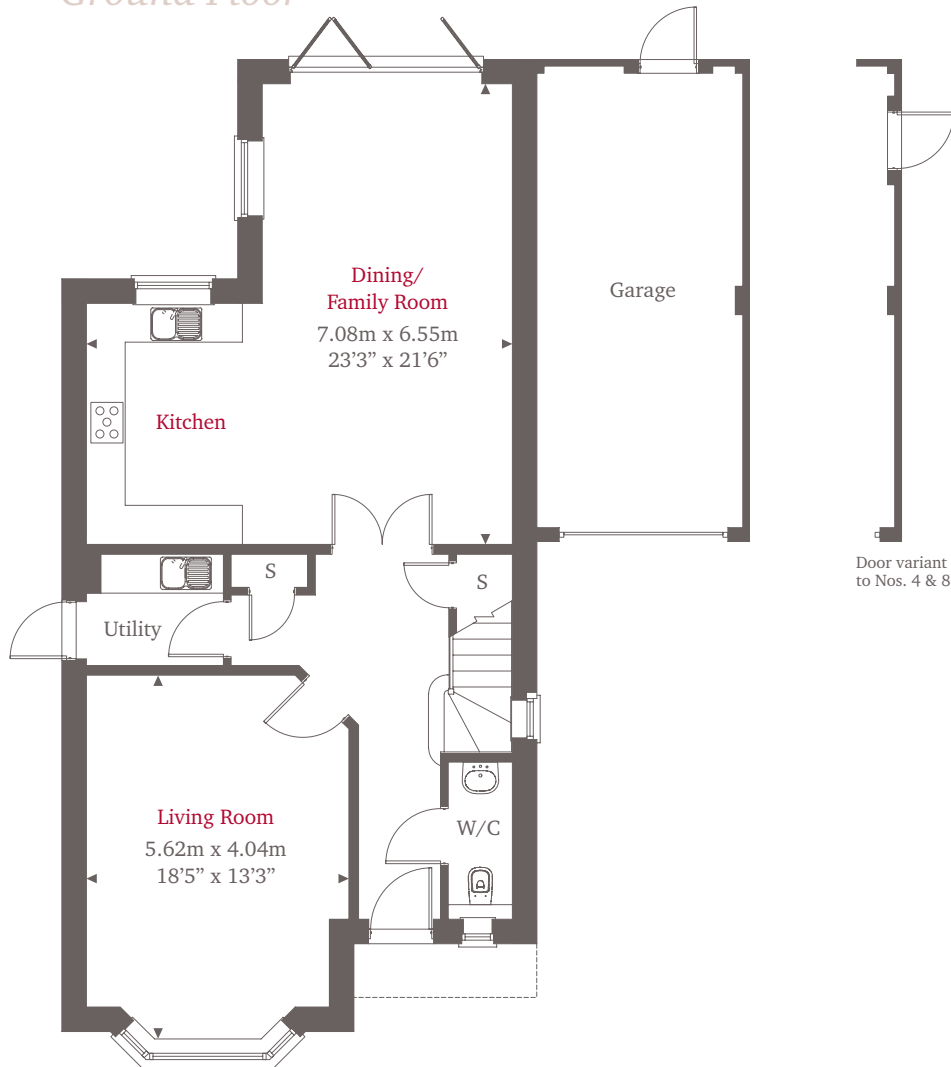
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. Please contact sales consultant for more information.



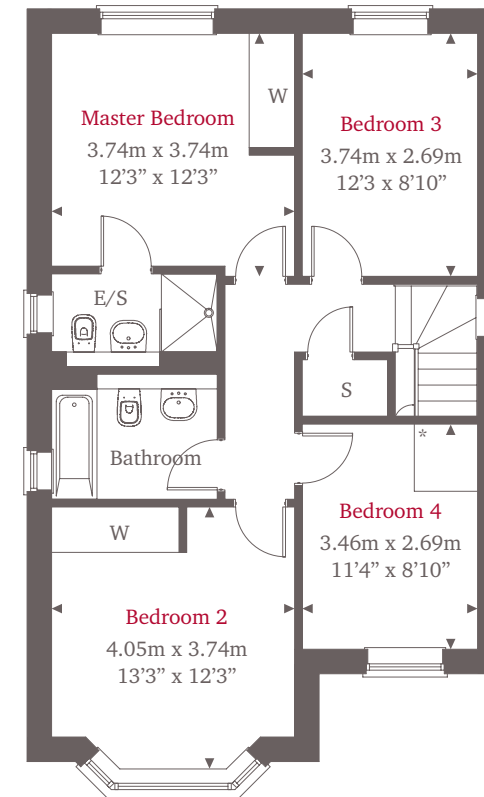
Computer-generated image of No. 4 (representative of Nos. 2 & 8).

Nos. 2, 4 & 8(h)

Ground Floor



First Floor



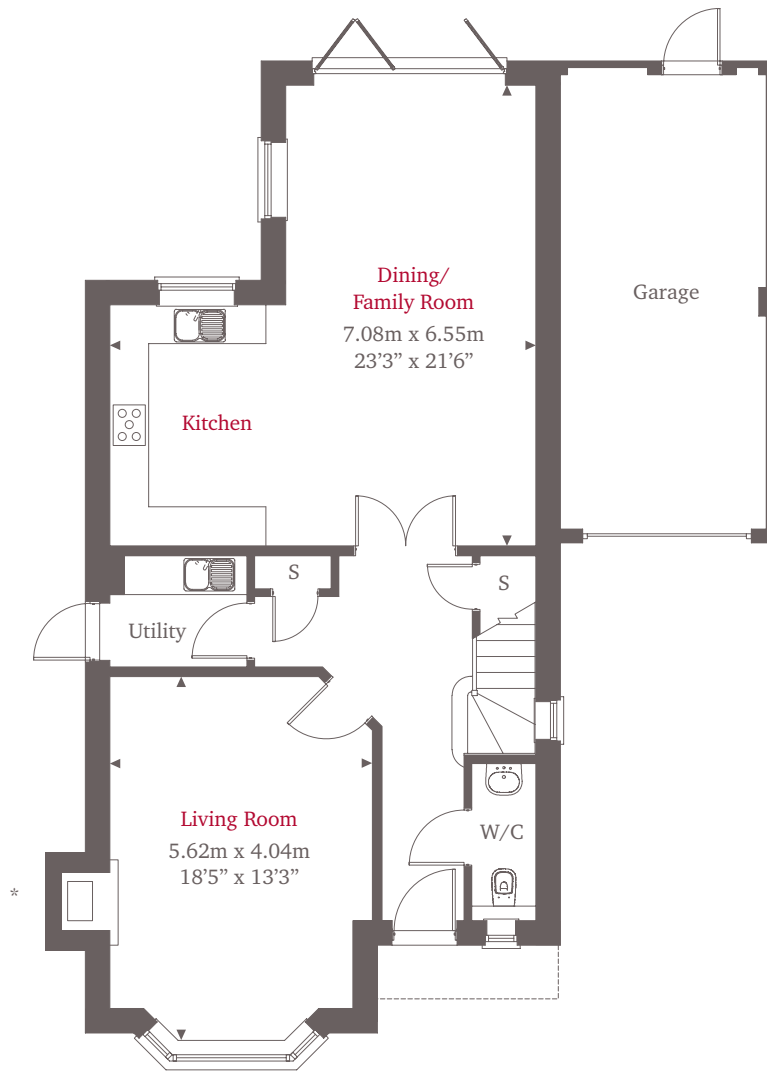
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. Please contact sales consultant for more information. *Bulkhead over stairs.



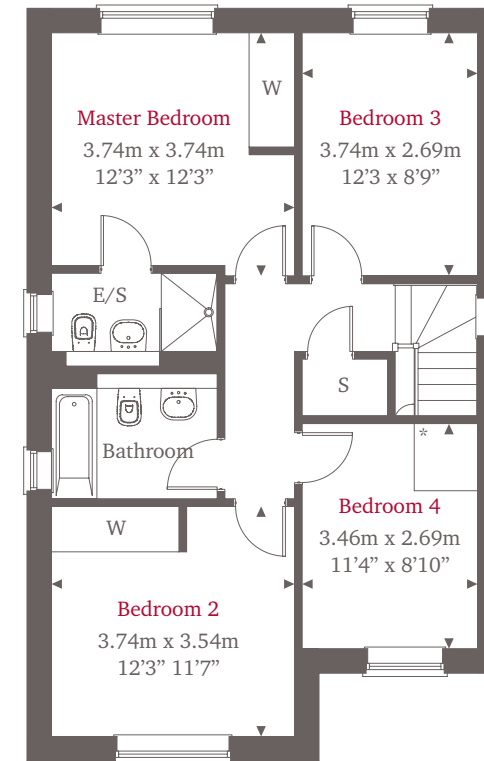
Computer-generated image of No. 3 (representative of No. 5).

Nos. 3 & 5(h)

Ground Floor



First Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. * Please note chimney to no.3 only. Please contact sales consultant for more information. *Bulkhead over stairs.



Stylish specification

Kitchen

- Shaker style painted kitchen units complemented by composite stone work surfaces and upstands
- Siemens appliances with Zanussi integrated appliances offering quality and style:
 - Stylish integrated stainless steel oven
 - Integrated combination microwave oven offering flexibility
 - Induction hob
 - Stainless steel chimney hood
 - Superb integrated fridge and freezer with space for all the essentials
 - Stylish integrated dishwasher
- Soft close drawers and doors
- Sublime underslung single bowl stainless steel sink
- Blanco chrome mixer tap
- LED under wall cupboard lighting
- Minoli floor tiles

Utility

- Laminate work tops and upstands
- Stainless steel sink and mixer tap
- Matching base units and storage
- Freestanding washer/dryer to nos. 1, 6 & 7
- Freestanding washing machine and tumble dryer to nos. 2, 3, 4, 5 & 8
- Minoli floor tiles

Bathroom & En-suites

- Stylish Sottini sanitaryware
- Sottini mixer taps and shower controls
- Heated chrome towel rails
- Full height tiling to shower walls, half height tiling to sanitaryware
- Chrome shaver point
- Minoli floor tiles



Interior

- White 5 panel Premdor doors
- Polished chrome door furniture
- Double glazed PVCu windows with security locks
- Wardrobes to master bedroom and bedroom 2 with shelf and hanging rail
- Multimedia plate with Sky+, and TV in living room, master bedroom & family room
- Superfast broadband available in this area
- LED downlights to kitchen area, bathrooms and en-suites, utility room, cloakrooms, hallway and landing
- Mains smoke detectors with back up battery
- Spur for alarm system complete to all homes
- Electric underfloor heating mats to bathrooms and en-suites
- Smoke, heat and CO detectors

Exterior

- Landscaping to front gardens – lawn to rear
- Pathways and paths in Indian Sandstone
- Private off street parking and garages to all homes

Environmental features at The Copse

We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources

- Energy-efficient, thermostatically controlled gas central heating and A-rated boiler to reduce gas usage and carbon emissions
- High levels of wall, floor and roof insulation to limit heat loss during the winter
- A-rated kitchen appliances to reduce energy and water consumption
- Dual-flush mechanisms to all toilets to reduce water consumption
- PV panels to nos. 1, 6 & 7

NB: An estate management company has been set up to manage communal landscaping and a charge applies to each resident (see sales consultant for details).

Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.





Sackville College, East Grinstead



The Wiremill



East Grinstead Train Station



The Felbridge Hotel & Spa

Felbridge and beyond

The village of Felbridge has a rich history and a vibrant community. You can pick up your day-to-day essentials at the local shop, or pop into The Star Inn for a drink and a delicious meal. Meanwhile, there are a number of community groups available to join, including art, photography, horticulture and badminton.

Felbridge is home to its own primary school, with older pupils attending Sackville School, seven minutes' drive away. In your spare time, you can tee off at Copthorne Golf Club or indulge in a day's relaxation at The Felbridge Hotel and Spa. Alternatively, you can attend a wide variety of events at the area's own showground.

For an evening out, head into East Grinstead with its excellent choice of eateries, including Dal Nonno for a taste of Italian and Tammy's for a Thai curry.

East Grinstead's railway station offers links to London Bridge as well as Victoria, while other destinations include Clapham Junction, East Croydon and Vauxhall. The development is situated just off the A264, with the M23 around 10 minutes away for journeys to London, or Brighton via the A23. The coast can be reached in little more than an hour and Gatwick Airport is just seven miles from home for international travel.





The Darcys, Ashted



Amelie Place, Esher



Lavington Park, Seaford



St Anne's Mews, Wimbledon

Our commitment to you



Your Home

When you buy a Shanly Home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team of professionals take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East. All our new homes benefit from an industry recognised 10-year insurance backed guarantee.

Your Environment

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

For every apartment we build, we plant 10 native trees, and for every house, we plant 20. The trees are planted in some of the Woodland Trust's 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK. From the procurement of energy efficient and sustainable materials to the use of

thermal efficient methods of build and effective disposal of waste, our team works hard to ensure that we minimise the environmental impact of our operations without compromising on quality. Our recent partnership with the National Community Wood Recycling Project is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, resold or recycled.

Your Community

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation.

Financed entirely by the profits generated by the Shanly Group of companies, we have to date donated over £10m to thousands of local community groups

and charitable organisations to provide support and improve the quality of life for those most in need across our communities.

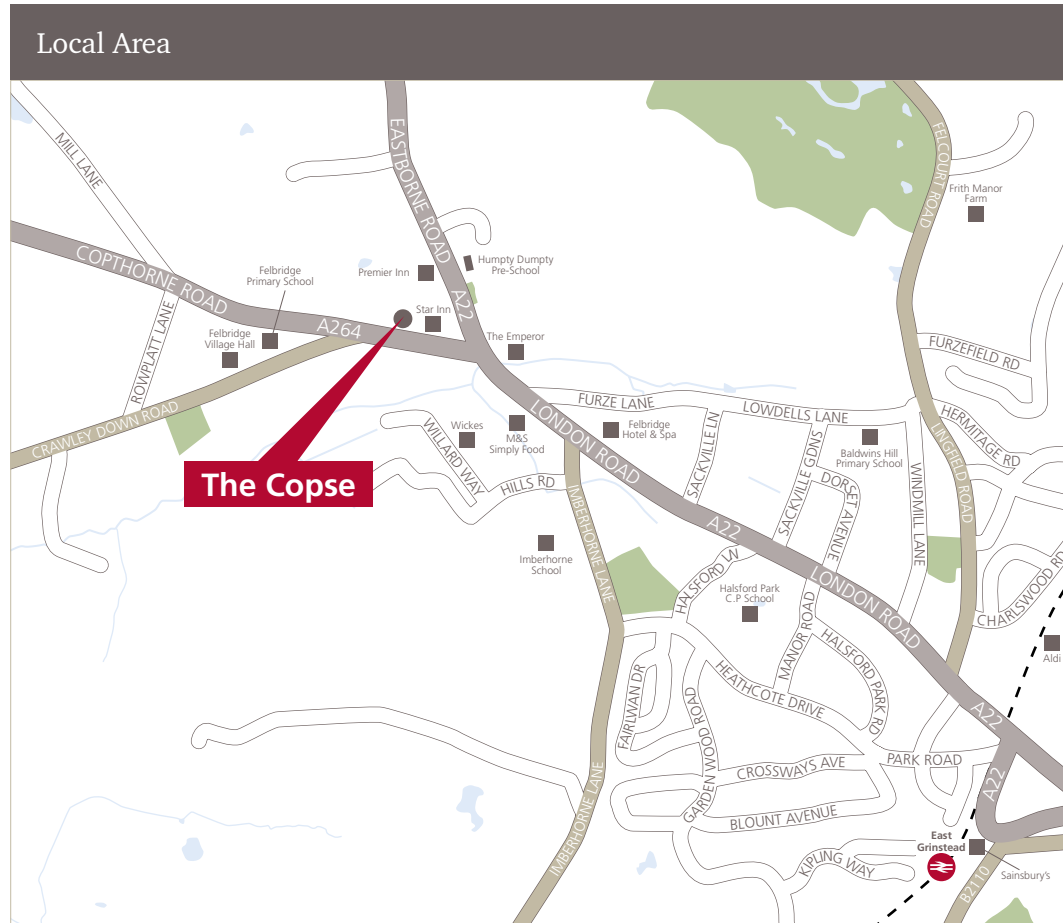
We are also committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our homes and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life for everyone to enjoy.

We also pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of-charge plus receive newsletters and updates from the RSPB.



Wider Location





Travel time by rail (from East Grinstead Station)

East Croydon	32 mins
Clapham Junction	42 mins
London Victoria	53 mins
London Bridge	57 mins

Distances by road (from The Copse)

East Grinstead Train Station	2.0 miles
M23 (J10)	4.8 miles
Gatwick Airport	7.2 miles
Crawley	7.8 miles

Distances by foot (from The Copse)

Felbridge Primary School	0.2 miles
Star Inn	0.2 miles
Felbridge Village Hall	0.3 miles
The Felbridge Hotel & Spa	0.3 miles
Sackville School	2.4 miles



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