

Taylor  
Wimpey

*Find your way around*

# HAZEL RISE

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CRAWLEY DOWN | WEST SUSSEX



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## HAZEL RISE. A VERY SPECIAL PLACE TO BE

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*A warm welcome to Hazel Rise.*

*With a choice of 2, 3 & 4 bedroom beautifully designed homes, set in a tree-lined location, perfect for first time buyers or those moving up or down the property ladder. Crawley Down is a wonderful village in West Sussex. The village is nestled between Turners Hill and Lingfield with East Grinstead to the east and Copthorne to the west.*

# MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know  
this is somewhere you can call home.*


*Bright, open rooms, finished to the highest possible standard...  
and ever so thoughtfully laid out. It's energy efficient too, of course  
- and up to all modern building standards. Naturally, your new  
home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your  
personality on it from Day 1.*

*So, come on in... and make yourself at home.*



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



# LIVE AND LOVE WEST SUSSEX LIFE

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*Crawley Down is nestled between Turners Hill and Lingfield with East Grinstead to the east and Copthorne to the west. The village has a number of independent shops, coffee shops and eateries, while the larger town of Crawley has a plethora of restaurants, high street stores and bars.*

*Hazel Rise offers plenty of opportunities for recreation for all ages thanks to the expanse of open space that is dotted throughout and around this new neighbourhood.*

A paved path made of interlocking stones leads through a wooded area. On the right side of the path, there is a rustic wooden fence made of vertical posts and horizontal rails. The path is dappled with sunlight and shadows from the surrounding trees. The fence is surrounded by tall grass and other vegetation.

A paved path made of interlocking stones leads through a wooded area. On the right side of the path, there is a rustic wooden fence made of vertical posts and horizontal rails. The path is dappled with sunlight and shadows from the surrounding trees. The fence is surrounded by tall grass and other vegetation.



*Tilgate Forest Country Park.  
The largest and most popular  
park in the area.*



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# THE PERFECT PLACE TO BE

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*Crawley Down is the perfect location for regular air travellers, either for*

*business or pleasure, with Gatwick Airport a mere 7 miles away. The village is within a comfortable distance of the M23 and Three Bridges & East Grinstead railway stations. Worth Way is a haven for wildlife and a valued trail for walkers, cyclists and horse riders which is within easy reach for locals.*

TRAVELLING BY CAR

60 MINS

45 MINS

15 MINS

5 MINS

CRAWLEY COLLEGE

CRAWLEY HOSPITAL

CRAWLEY TRAIN STATION

FLANNINGAN BUTCHERS

CRAWLEY DOWN HEALTH CENTRE

CRAWLEY DOWN

CRAWLEY

OLIVERS COFFEE AND WINE

COPTHORNE

CHOICE OF SHOPS

GRANGE FARM SHOP

OAKFIELDS FARM

COPTHORNE PREPARATORY SCHOOL

SUPERMARKETS

THREE BRIDGES FOOTBALL CLUB

WAKEHURST PLACE

THREE BRIDGES TRAIN STATION

GATWICK AIRPORT

TONBRIDGE BOATYARD

TONBRIDGE TRAIN STATION

TONBRIDGE

TONBRIDGE CASTLE

CHOICE OF SHOPS

PAWS CAT CAFÉ

UNIVERSITY OF BRIGHTON CAMPUS

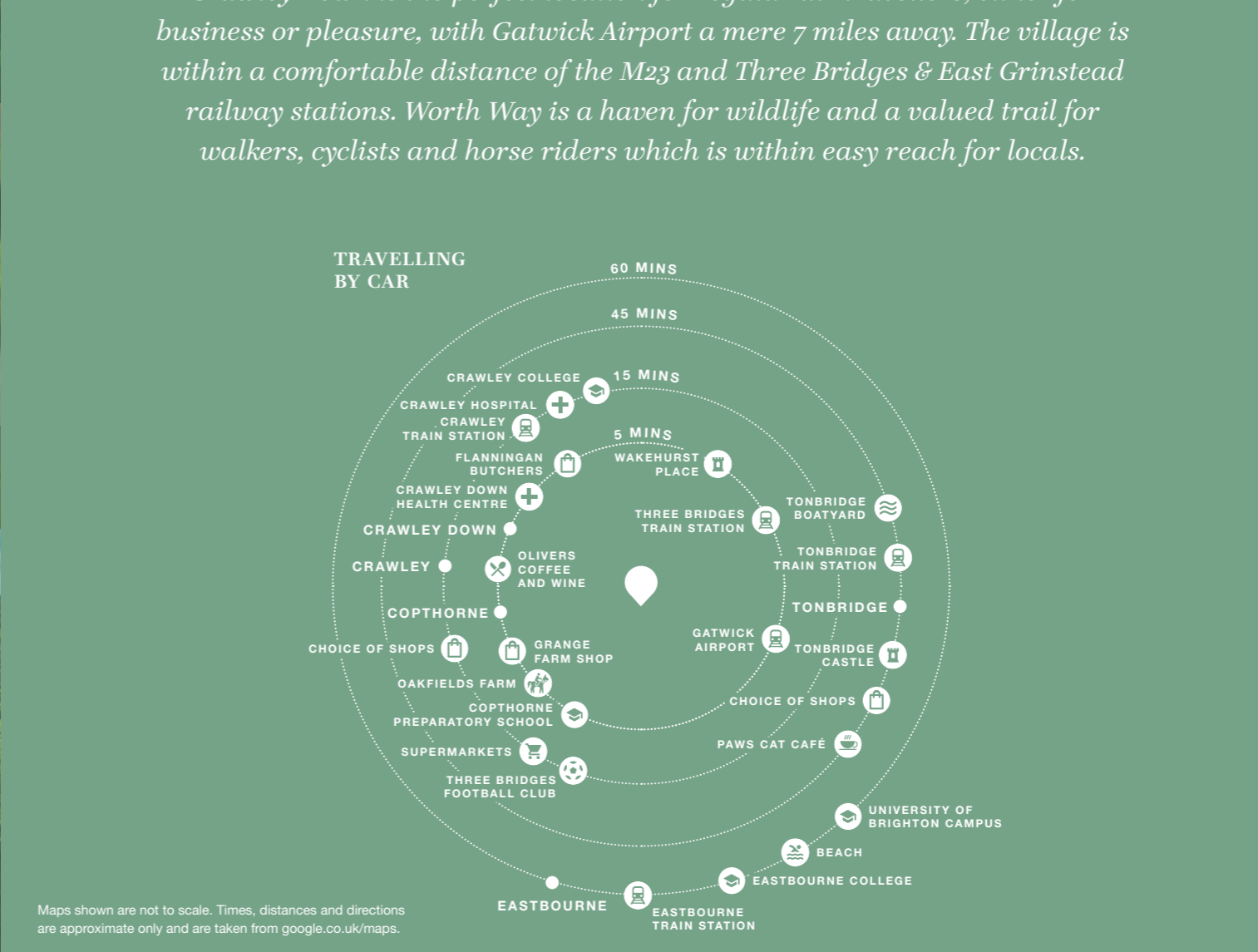
BEACH

EASTBOURNE COLLEGE

EASTBOURNE TRAIN STATION

EASTBOURNE

Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



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## WHY BUY NEW?



*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP  
YOU BUY



Backed by  
HM Government

*Help to Buy: Equity Loan means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP  
YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...*



### EASYMOVER

*... or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

Get to know  
**HAZEL RISE**



**CRAWLEY DOWN | WEST SUSSEX**

*An exciting new development comprising  
of 2, 3 & 4 bedroom homes, set in  
a tree-lined location.*




*1 bedroom apartments*

-  1 bedroom apartments  
**Plots:** 24\*, 25\*, 26\*, 27\*,  
34\* & 35\*


*2 bedroom homes*

-  **The Beauford**  
2 bedroom home  
**Plots:** 10, 11, 13, 20, 36, 37,  
49 & 50
-  2 bedroom home  
**Plots:** 14\*, 15\*, 16\*, 21\*, 22\*,  
23\*, 28\*\*, 29\*\*, 30\*\* & 31\*\*

*3 bedroom homes*

-  **The Byford**  
3 bedroom home  
**Plots:** 3, 18, 39, 40, 41, 42,  
44, 46 & 55
-  3 bedroom home  
**Plots:** 32\*\* & 33\*
-  **The Kingdale**  
3 bedroom home  
**Plots:** 4, 7, 8, 9, 12, 17, 19,  
38, 43, 48, 51, 54 & 56

*4 bedroom homes*

-  **The Manford**  
4 bedroom home  
**Plots:** 1, 2, 5, 6, 45, 47, 52,  
53, 57, 58, 59 & 60

\*ah /r = Affordable Homes Rental  
\*\*ah /so = Affordable Homes / Shared Ownership  
V = Visitor Parking  
▶ = Garage  
LEAP = Local Equipped Area of Play  
— = Pergolas

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 44899 / September 2021.





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# THE BEAUFORD

2 bedroom home

Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

# THE BEAUFORD

*With a versatile layout, the 2 bedroom Beauford is suited to couples and families alike. The kitchen/dining area has double doors out to the garden, while the living room has plenty of space for relaxing. A guest cloakroom is also located on the ground floor. Upstairs, the landing leads to bedroom one with an en suite, along with another double bedroom and a main bathroom.*

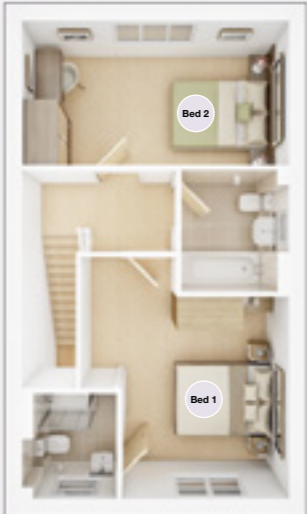
TOTAL 79.8 sq. m. / 860 sq. ft.

Ground floor



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.04m x 3.68m max 2.67m min	13'3" x 12'1" max 8'9" min

First floor



Bedroom 1	3.57m x 2.95m min	11'9" x 9'8" min
Bedroom 2	4.72m x 2.55m	15'6" x 8'4"

**Plots:** 10, 11, 13, 20, 36, 37, 49 & 50

\*Plot specific window to plot 11 only. The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 44900/January 2021.

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)





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# THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a large kitchen/dining area opens through double doors to the private rear garden. A living room, a guest cloakroom and a store cupboard complete the layout. The first floor comprises of bedroom 1 with an en suite, two further bedrooms and the family bathroom.

TOTAL 89.3 sq. m. / 961 sq. ft.

Ground floor



Kitchen/Dining Area	5.07m x 2.87m	16'8" x 9'5"
Living Room	4.24m x 3.99m max 3.00m min	13'11" x 13'1" max 9'10" min

First floor



Bedroom 1	3.99m max x 3.00m min	13'1" max x 9'10" min
Bedroom 2	3.46m max x 2.82m	11'4" max x 9'3"
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

 **Plots:** 3, 18, 39, 40, 41, 42, 44, 46 & 55

\*Plot specific window to plots 18 & 39. The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 44900/January 2021.

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# THE MANFORD

4 bedroom home

# THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. Downstairs you'll find the kitchen/dining area with double doors to the private rear garden. A living room and a separate study are found at the front of the property. Bedroom 1 with en suite and three further well-proportioned bedrooms are found upstairs, along with a family bathroom.

TOTAL 127.0 sq. m. / 1,368 sq. ft.

Ground floor



Kitchen/Dining Area	8.11m x 3.26m <i>max</i> 2.88m <i>min</i> 26'7" x 10'9" <i>max</i> 9'6" <i>min</i>
Living Room	4.74m x 3.88m    15'7" x 12'9"
Study	2.61m x 2.10m    8'7" x 6'11"

First floor



Bedroom 1	3.88m <i>max</i> x 3.71m	12'9" <i>max</i> x 12'2"
Bedroom 2	4.02m x 3.09m <i>max</i>	13'2" x 10'2" <i>max</i>
Bedroom 3	3.66m x 3.03m	12'0" x 10'0"
Bedroom 4	3.97m <i>max</i> x 2.75m <i>max</i>	13'0" <i>max</i> x 9'0" <i>max</i>

**Plots:** 1, 2, 5, 6, 45, 47, 52, 53, 57, 58, 59, & 60

\*Plot specific window to plots 1, 52, 57, 58 & 45. \*\*Plot specific window to plot 53 only. The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 44900/January 2021.

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# THE KINGDALE

3 bedroom home

## THE KINGDALE

The Kingdale is a 3 bedroom property ideal for a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. Upstairs you'll find bedroom 1 with an en suite shower room, two further bedrooms and a family bathroom.

TOTAL 95.2 sq. m. / 1,025 sq. ft.

Ground floor



Kitchen/Dining Area	5.41m x 3.35m <i>max 2.27m min</i> 17'9" x 11'0" <i>max 7'5" min</i>
Living Room	5.41m x 3.07m    17'9" x 10'1"

First floor



Bedroom 1	4.12m x 3.09m	13'6" x 10'2"
Bedroom 2	3.32m x 2.95m	10'11" x 9'8"
Bedroom 3	3.41m x 2.37m	11'2" x 7'9"

**Plots:** 4, 7, 8, 9, 12, 17, 19, 38, 43, 48, 51, 54 & 56

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 44900/January 2021.

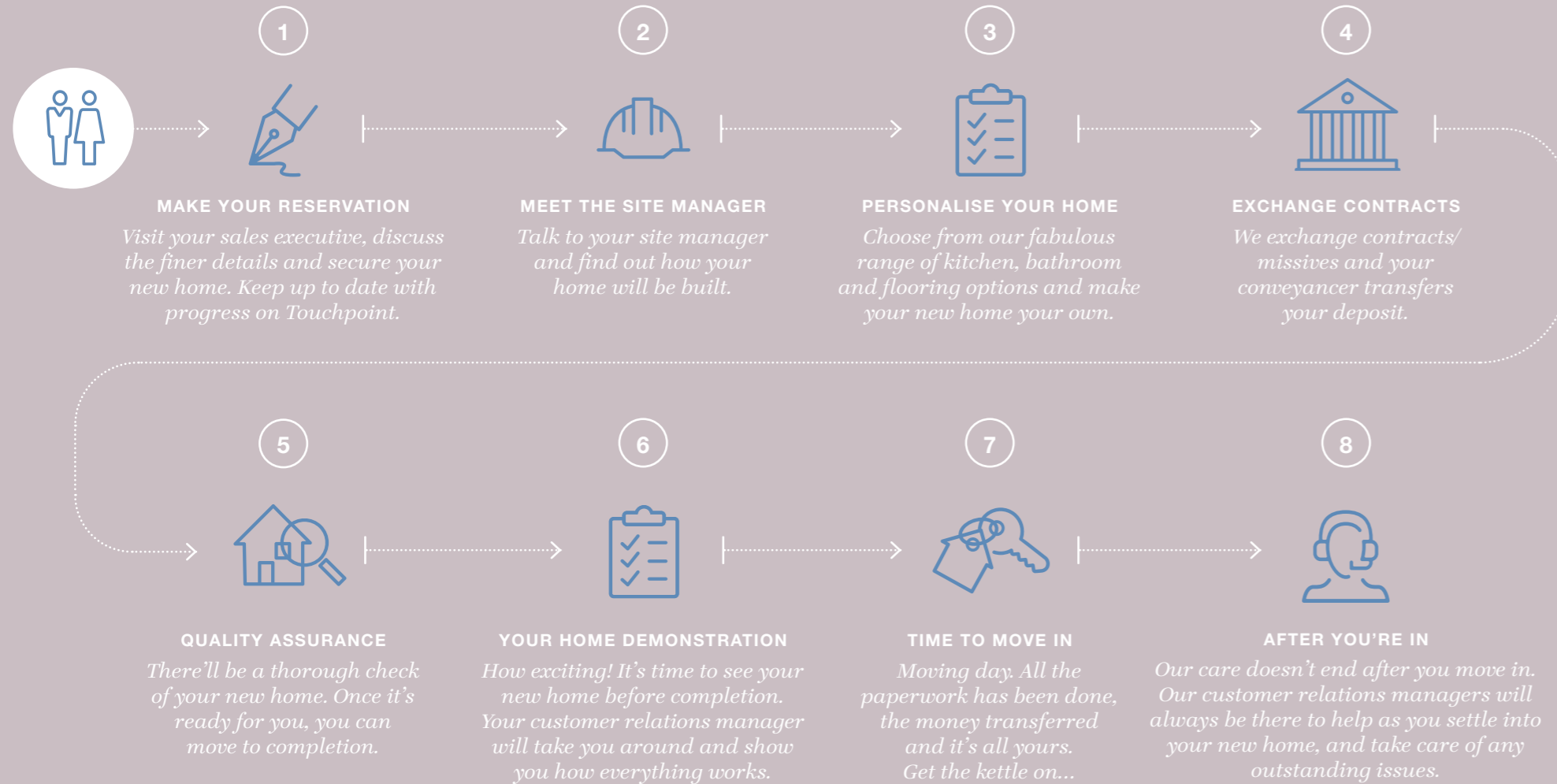
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# FROM LOOKING ROUND TO MOVING IN...





# STANDARD SPECIFICATIONS

## HAZEL RISE



Off Hazel Close, Crawley Down, West Sussex, RH10 4BB

## TELEPHONE

01293 300 933



To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

General	2/3 	4 
Heating by gas boiler	✓	✓
Downlights to kitchen and wet rooms	✓	✓
Crown white light emulsion to walls and ceilings	✓	✓
Crown satin wood white to all woodwork	✓	✓
Vinyl flooring to kitchen and wet rooms	✓	✓
Carpet to all other rooms	✓	✓
Newark white internal doors	✓	✓
White UPVC windows	✓	✓

Kitchen		
Integrated appliances		✓
Laminate worktop with upstand	✓	✓
Manhattan kitchen base and wall units	✓	✓
Stainless steel sink and basin taps	✓	✓
Zanussi stainless steel built in double oven	✓	✓
Zanussi stainless steel four ring gas hob	✓	✓
Space and plumbing for washing machine	✓	
Removable base unit and plumbing for dishwasher	✓	
Space for tall fridge/freezer unit	✓	
Option to upgrade to fully integrated kitchen and upgrade of kitchen range	✓	✓

En suite		
Roca white WC and basin	✓	✓
Ideal Standard chrome plated basin taps	✓	✓
Low profile white shower tray	✓	✓
Aqualisa chrome thermostatic shower	✓	✓
Roman Bi-fold shower screen	✓	✓
Porcelanosa full height tiling to shower enclosure and splashback above sink	✓	✓

Bathroom	2/3 	4 
Roca white WC & basin	✓	✓
Ideal Standard chrome plated basin taps	✓	✓
Roca white bath with MDF bath panel	✓	✓
Aqualisa chrome electric shower	✓	✓
Roman shower screen	✓	✓
Porcelanosa full height tiling around bath and splashback above sink	✓	✓

Cloakroom/Utility		
Roca white WC	✓	✓
Vanity unit and basin	✓	✓
Ideal Standard chrome plated basin taps	✓	✓
Porcelanosa 2 course tile splash back	✓	✓
Zanussi white washing machine		✓

External features		
Chrome postal numerals	✓	✓
White doorbell	✓	✓
Deta brushed steel up/down lights to front	✓	✓
Outside tap fitted to rear	✓	✓
Batten light and power socket in garage	✓	✓
Wiring for future electric charging point in garage	✓	✓
Turfed and landscaped front garden	✓	✓
Turf to rear garden	✓	✓

HAZEL RISE  
Off Hazel Close  
Crawley Down  
West Sussex  
RH10 4BB

CONTACT US ON

**01293 300 933**

SATNAV

**RH10 4BB**

Somerley Drive  
Crawley  
West Sussex  
RH10 3ZE

SATNAV

**RH10 3ZE**

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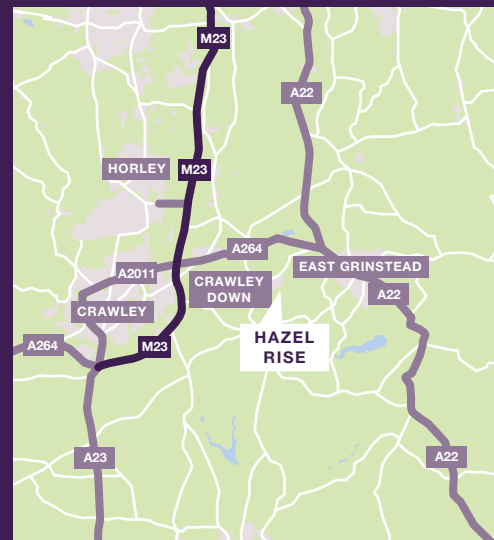
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## HAZEL RISE FROM M23:

- Head north on M23, at junction 10, take the A264 exit to Crawley/E. Grinstead
- At Crawley Interchange, take the 3rd exit onto Copthorne Way
- At the next 2 roundabouts, take the 2nd exit
- At the roundabout, take the 3rd exit onto Turners Hill Rd
- Take the next 2 left turns and then turn right onto Burleigh Way
- Take the next 2 left turns and then turn right onto Hazel Close



## HAZEL RISE FROM CRAWLEY:

- Follow Crawley Ave to Turners Hill Road
- From Turners Hill Road, turn left onto Grange Road, signposted village centre
- Turn right into Kiln road
- Turn left into woodlands Close
- Take the second right onto Hazel Way
- Hazel Close is on your left



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