



# MEADOW VIEW

MONK'S GATE, HORSHAM,  
WEST SUSSEX, RH13 6JD





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COMPUTER GENERATED IMAGE: HOMES 1, 2 & 3 (L-R)

# Introducing Meadow View

Meadow View is an exclusive development of just five luxury homes in the picturesque hamlet of Monk's Gate, Horsham. Each home combines contemporary elegance with timeless craftsmanship, offering spacious interiors flooded with natural light, high-specification finishes, and landscaped gardens, perfect for family living. If you have been searching homes for sale Horsham, we are confident that your search will end here!







WELCOME  
TO HORSHAM

# Discover the charm of Horsham

Situated on the edge of the South Downs, Meadow View offers the perfect balance of rural tranquillity and modern convenience, with excellent transport links, local schools, and the vibrant market town of Horsham just a short drive away.

Discover the charm of countryside living in this limited collection of stunning new homes for sale in Horsham.

# Local Area

## A countryside location

Monk's Gate is surrounded by picturesque countryside, with scenic footpaths and rolling fields, making it a popular spot for walkers and nature lovers alike.

The area maintains a peaceful atmosphere, offering a glimpse into the serene beauty of the Sussex countryside while remaining within easy reach of Horsham's market town and all the amenities it has on offer.



## Convenient transport links

**Horsham Train Station:** The area is well-served by Horsham railway station, which offers regular direct services to London Victoria and London Bridge, in under an hour – and Gatwick Airport in just 21 minutes, making it an ideal location for commuters. Southern and Thameslink services also provide easy access to Brighton and other nearby towns.

**Road connections:** Horsham is well connected by road, with the A24 linking the town to Worthing and London, and the A264 providing a direct route to Crawley and the M23 motorway. A comprehensive local bus network connects Horsham to surrounding villages and towns, enhancing its accessibility.



## Proximity to Horsham

Monk's Gate is under three miles away from Horsham which is famously known for being a market town. Stroll through the town's bustling high street lined with independent boutiques, cafés and traditional pubs whilst also having the benefit of its shopping centre Swan Walk.

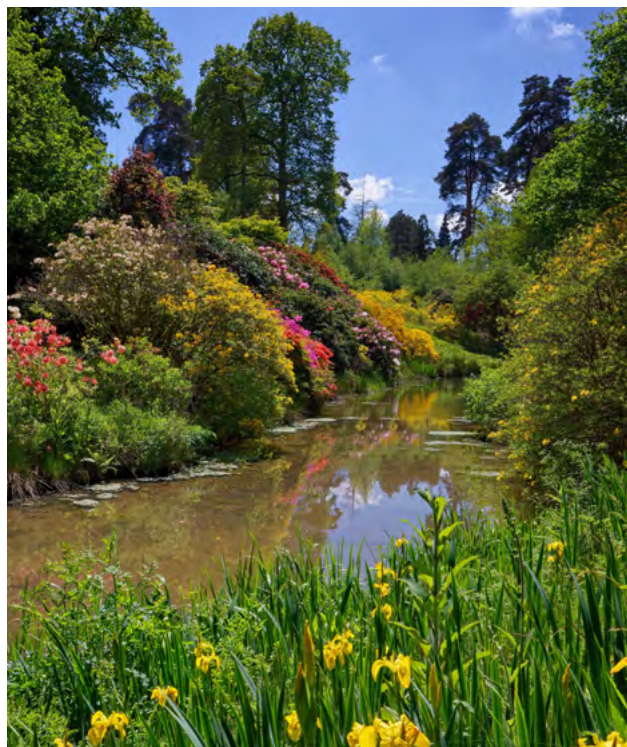
**Modern amenities:** Benefit from a range of supermarkets , leisure facilities and health services, ensuring all your needs are met within a short distance.

## Embrace nature

**Surrounding countryside:** The surrounding countryside offers ample opportunities for cycling, walking and outdoor adventures.

The beautiful Leonardslee Lakes & Gardens are just over a mile away and offer woodland walks, a sculpture park and children's play area. Or why not pay a visit to Nymans, with its Grade II listed National Trust gardens, ancient woodlands and the play glade – perfect for a spot of den building.

The beaches of Shoreham, Lancing and Worthing are only around 30 mins away.





7

12

LITTLEHAVEN  
STATION

HORSHAM  
STATION

6

10

9

8

11

5

4

3

HORSHAM

CHRIST'S HOSPITAL  
STATION

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MEADOW  
VIEW



1

16

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2

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# In the Area

## SCHOOLS

1. Holy Trinity CofE Primary School (1.2 miles)
2. St Andrew's CofE Primary School (1.5 miles)
3. Heron Way Primary School (2.6 miles)
4. The Forest School (3 miles)
5. Millais School (3 miles)
6. Tanbridge House School (4.4 miles)
7. Farlington School (7.4 miles)

## SHOPPING

8. Swan Walk Shopping Centre, Horsham (3.3 miles)
9. John Lewis (3.7 miles)
10. Waitrose (3.7 miles)
11. Sainsburys (3.9 miles)
12. Marks & Spencer (6.4 miles)

## OUTDOOR

13. Leonardslee Lakes & Gardens (1.2 miles)
14. National Trust Gardens: Nymans (4.2 miles)
15. Southwater Country Park, Horsham (6.4 miles)
16. Sumners Ponds (8.3 miles)

## OTHER POPULAR LOCATIONS

17. South Lodge Hotel & Spa (1.8 miles)
18. Mannings Heath Golf Club (1.8 miles)







INTERIOR  
STYLING



## It's the little details

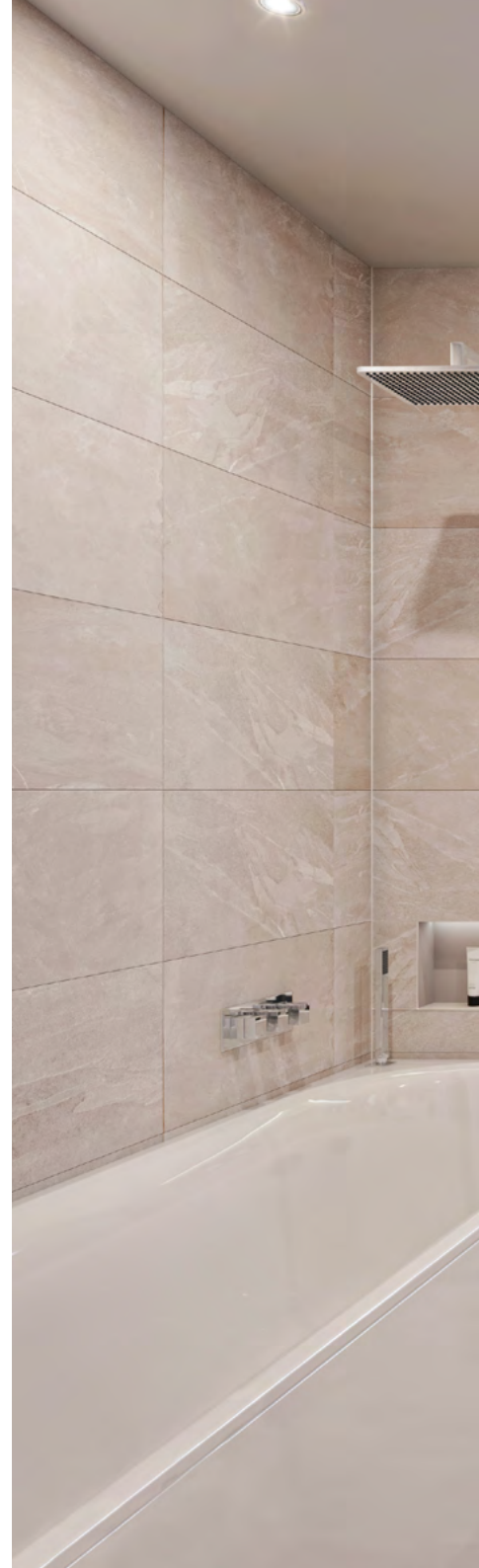
Our interiors are designed to not only meet but surpass the highest standards of luxury and sophistication. Our promise to you extends beyond aesthetics. We provide a 10-year structural warranty on all Bruckland Development homes, offering you complete reassurance and confidence in the lasting quality of your new home.

# Homes full of luxury & sophistication

Time has been spent on each and every room to ensure that the interiors within these homes enjoy a superior specification and deliver a true sense of luxury.

Sleek, high-quality wood-effect flooring runs throughout the main downstairs living areas, opening the space and aiding the flow between rooms. Upstairs you will find luxury carpets in all bedrooms, while the bathrooms and en-suites showcase beautiful porcelain tiles.

All kitchens include fully fitted, shaker units with stone worktops and high-quality integrated appliances, while the bathrooms enjoy classic sanitaryware and premium fixtures.





# AN EXCLUSIVE DEVELOPMENT OF FIVE LUXURY HOMES

HOME 1 - 1,489 SQ FT - SEMI DETACHED - 3-BEDROOM

HOME 2 - 1,489 SQ FT - SEMI DETACHED - 3-BEDROOM

HOME 3 - 2,035 SQ FT - DETACHED - 4-BEDROOM

HOME 4 - 2,035 SQ FT - DETACHED - 4-BEDROOM

HOME 5 - 1,984 SQ FT - BUNGALOW - 3-BEDROOM





COMPUTER GENERATED IMAGE: HOME 4

# Meadow View

INTERIOR LAYOUT HOME 4

GROUND FLOOR



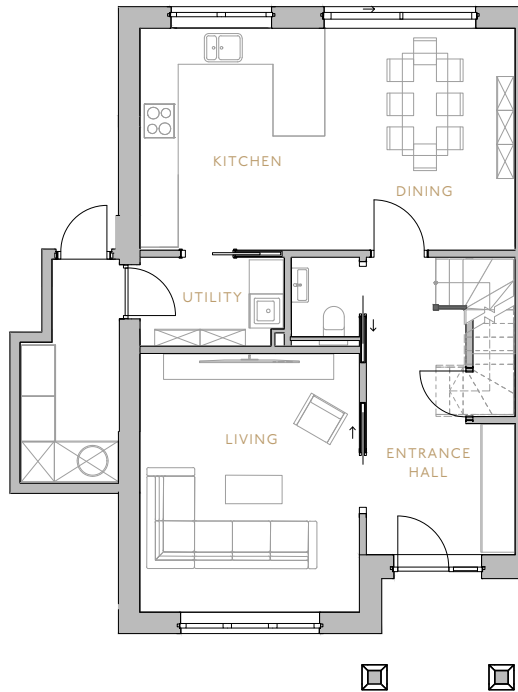
FIRST FLOOR



# Home One

TOTAL AREA: 138m<sup>2</sup> ~ 1,489ft<sup>2</sup>

BEDROOMS: 3

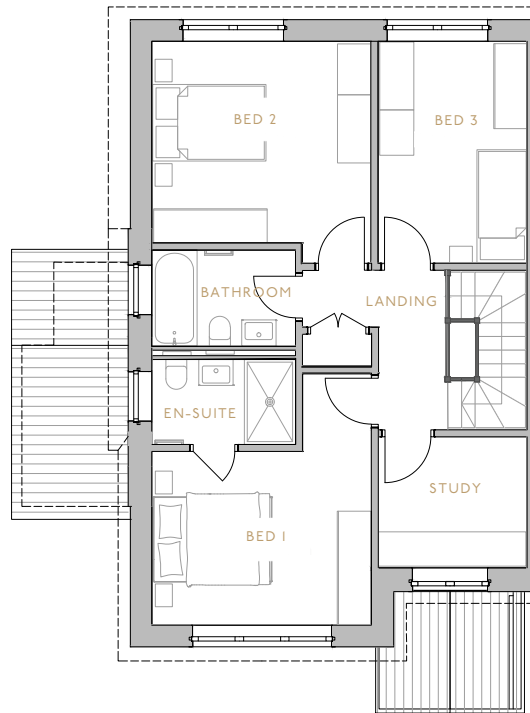


GROUND FLOOR

KITCHEN: 3.26m x 3.91m ~ 10'8" x 12'10"

DINING: 3.37m x 3.91m ~ 11'1" x 12'10"

LIVING: 3.87m x 4.57m ~ 12'8" x 14'12"



FIRST FLOOR

BEDROOM 1: 3.87m x 3.06m ~ 12'8" x 10'1"

BEDROOM 2: 3.87m x 3.56m ~ 12'8" x 11'8"

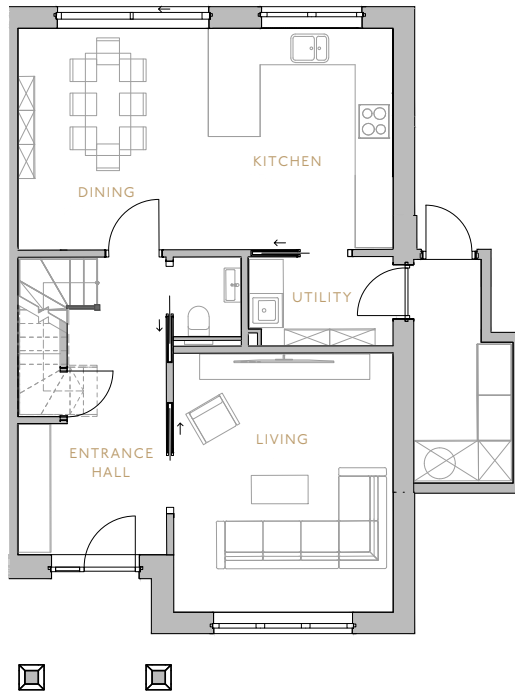
BEDROOM 3: 2.63m x 3.91m ~ 8'8" x 12'10"

STUDY: 2.63m x 2.28m ~ 8'8" x 7'6"

# Home Two

TOTAL AREA: 138m<sup>2</sup> ~ 1,489ft<sup>2</sup>

BEDROOMS: 3

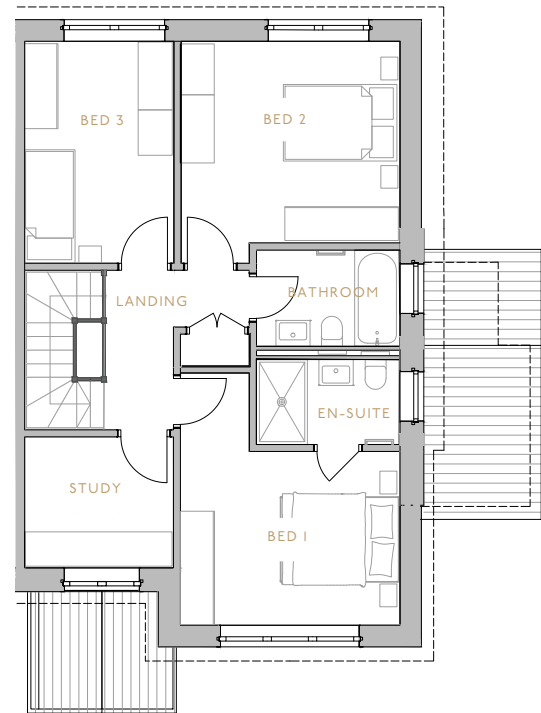


GROUND FLOOR

KITCHEN: 3.26m x 3.91m ~ 10'8" x 12'10"

DINING: 3.37m x 3.91m ~ 11'1" x 12'10"

LIVING: 3.87m x 4.57m ~ 12'8" x 14'12"



FIRST FLOOR

BEDROOM 1: 3.87m x 3.06m ~ 12'8" x 10'1"

BEDROOM 2: 3.87m x 3.56m ~ 12'8" x 11'8"

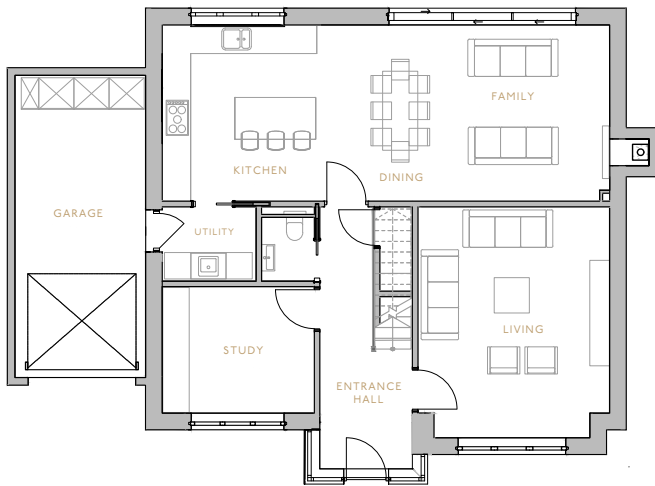
BEDROOM 3: 2.63m x 3.91m ~ 8'8" x 12'10"

STUDY: 2.63m x 2.28m ~ 8'8" x 7'6"

# Home Three

TOTAL AREA: 189m<sup>2</sup> ~ 2,035ft<sup>2</sup>

BEDROOMS: 4



GROUND FLOOR

KITCHEN: 3.62m x 4.01m ~ 11'11" x 13'2"

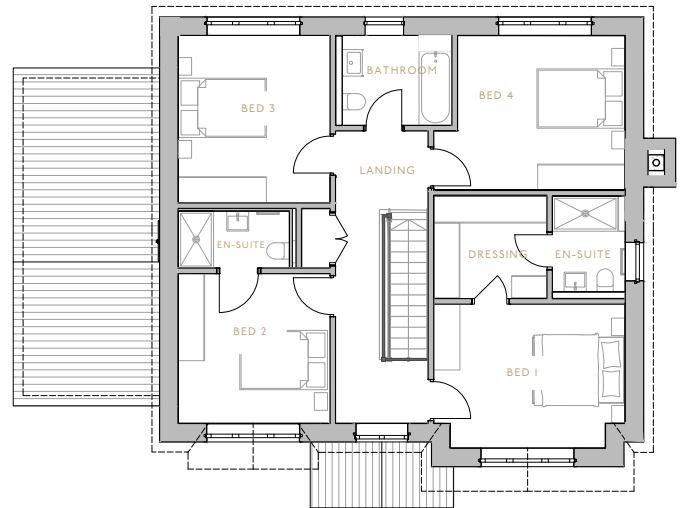
DINING: 2.96m x 4.01m ~ 9'9" x 13'2"

FAMILY: 3.59m x 4.01m ~ 11'9" x 13'2"

LIVING: 4.35m x 5.26m ~ 14'3" x 17'3"

STUDY: 3.46m x 2.88m ~ 11'2" x 9'5"

GARAGE: 2.97m x 6.87m ~ 9'9" x 22'7"



FIRST FLOOR

BEDROOM 1: 4.36m x 3.28m ~ 14'4" x 10'9"

BEDROOM 2: 3.46m x 3.41m ~ 11'2" x 11'2"

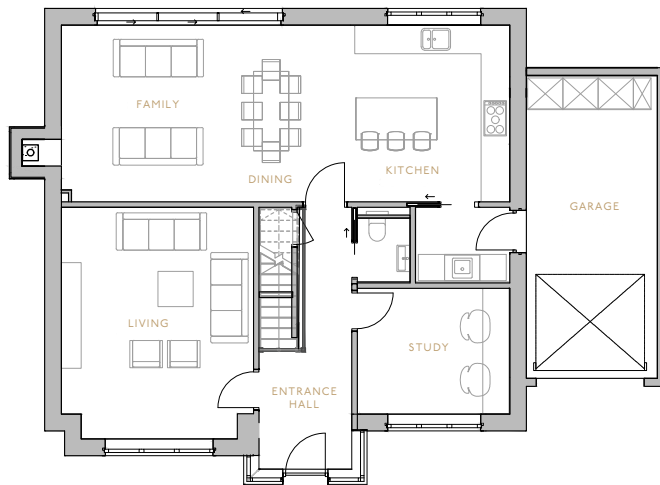
BEDROOM 3: 3.46m x 3.81m ~ 11'2" x 12'6"

BEDROOM 4: 3.82m x 3.53m ~ 12'6" x 11'7"

# Home Four

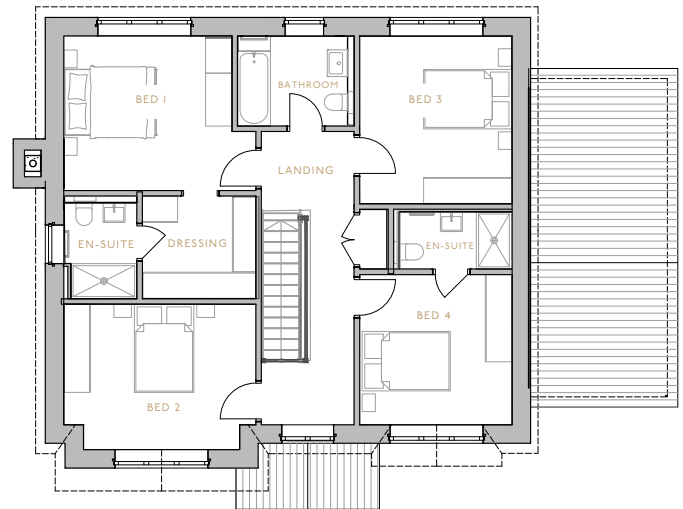
TOTAL AREA: 189m<sup>2</sup> ~ 2,035ft<sup>2</sup>

BEDROOMS: 4



GROUND FLOOR

KITCHEN: 3.62m x 4.01m ~ 11'11" x 13'2"  
 DINING: 2.96m x 4.01m ~ 9'9" x 13'2"  
 FAMILY: 3.59m x 4.01m ~ 11'9" x 13'2"  
 LIVING: 4.35m x 5.26m ~ 14'3" x 17'3"  
 STUDY: 3.46m x 2.88m ~ 11'4" x 9'5"  
 GARAGE: 2.97m x 6.87m ~ 9'9" x 22'7"



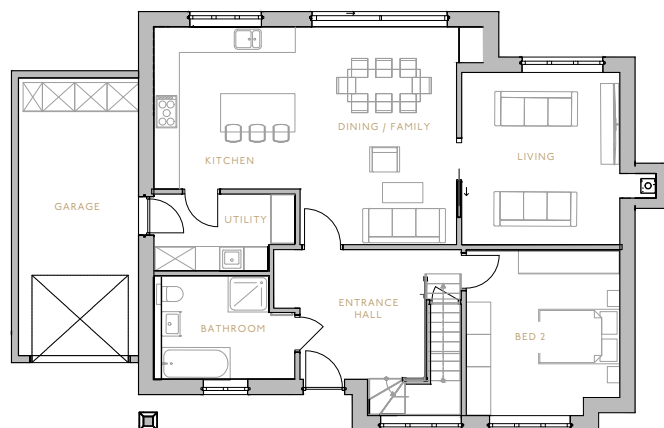
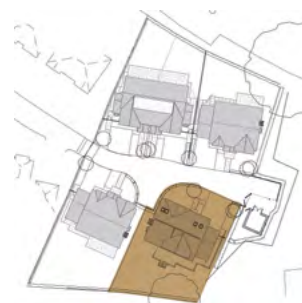
FIRST FLOOR

BEDROOM 1: 3.82m x 3.53m ~ 12'6" x 11'7"  
 BEDROOM 2: 4.36m x 3.28m ~ 14'4" x 10'9"  
 BEDROOM 3: 3.46m x 3.81m ~ 11'4" x 12'2"  
 BEDROOM 4: 3.46m x 3.41m ~ 11'4" x 11'2"

# Home Five

TOTAL AREA: 184m<sup>2</sup> ~ 1,984ft<sup>2</sup>

BEDROOMS: 3



## GROUND FLOOR

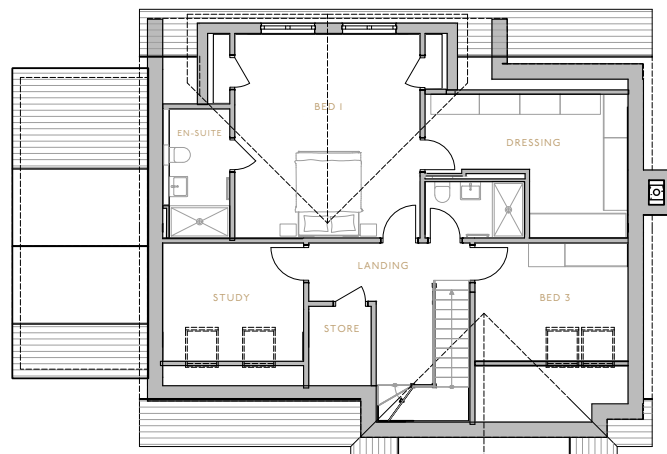
KITCHEN: 3.61m x 4.01m ~ 11'10" x 13'1"

DINING/FAMILY ROOM: 3.87m x 5.38m ~ 12'8" x 17'8"

LIVING: 3.91m x 4.26m ~ 12'10" x 13'12"

GARAGE: 2.97m x 7.49m ~ 9'9" x 24'7"

BEDROOM 2: 3.80m x 4.10m ~ 12'6" x 13'5"



## FIRST FLOOR

BEDROOM 1: 4.59m x 5.07m ~ 15'1" x 16'8"

BEDROOM 3: 3.78m x 2.58m ~ 12'5" x 8'6"

STUDY: 3.48m x 2.58m ~ 11'5" x 8'6"



COMPUTER GENERATED IMAGE: HOMES 1 & 2 (L-R)

# Specification

## Kitchen

Fully fitted shaker kitchen with a stone work surface.  
Soft close doors and drawers.  
Antique brushed graphite cabinet handles.  
Siemens black glass induction hob.  
Pendant lighting above the island.  
Built-in extractor above the hob in kitchen cabinetry.  
Siemens integrated oven.  
Siemens integrated fridge freezer.  
Siemens integrated dishwasher.  
Undermounted stainless steel sink and tap.

## Bathrooms, en-suites and WC

Dual flush WC with concealed cistern, soft close seat and cover.  
LED light within niches in both family bathroom and en-suite.  
Vanity units with soft close drawers and polished chrome taps.  
Electric heated towel rail.  
Shaver point.  
Fitted bath with thermostatic three-way diverter for the shower/bath controls.  
Fixed overhead shower with a separate handheld shower kit.  
En-suite: a large enclosed shower with a fixed shower head as well as a handheld shower kit.

## Interior finishes and features

Matt paint finish to all rooms.  
Vanity unit with a counter top sink with a Carrara worktop in WC.  
High quality vertical panelled internal painted fire doors with black nickel ironmongery.  
Porcelain tiling to all bathrooms.  
Plank style sandy oak wood effect floor throughout groundfloor.  
Carpeted staircase runner with an oak handrail.  
Metal spindles.  
Carpet to all bedrooms and landing.  
Classical skirting and architrave profile.

## Heating, electrical and lighting

Black nickel faceplates to sockets and light switches.  
Downlights to kitchen, hallway/landing, bathrooms and downstairs WC.  
Pendant lighting above kitchen island, and all bedrooms.  
USB sockets under island and either side of the bed in the principal bedroom.  
TV points to all bedrooms, living/family area and study.  
Pre-wired Cat 6 data distribution.  
Heat and smoke detector mains wired throughout the house.  
Mechanical extract ventilation to bathrooms and WC.  
Thermostatically controlled underfloor heating throughout the entire house.  
Energy efficient air source heat pump.

## External specification

Traditional masonry construction.

Architectural stonework in Portland finish.

Oak porch canopy.

High security double glazed UPVC foiled wood look windows – anthracite.

High security front entrance door with multi-point locking system.

High security aluminium rear sliding doors – anthracite.

Porcelain tile paving to paths and patios.

Private garage with power, light, and insulated electronic garage doors\* and private driveway parking.

Private block paved driveways.

Landscaped front garden.

Rear garden with porcelain patio and turfed area.

External tap to rear of property.

Exterior double socket to rear.

EV charger.

\*Garages to homes 3, 4 & 5 only.





BRUCKLAND  
DEVELOPMENTS



## About us

Bruckland Developments is a premium developer specialising in high-end residential properties across the South East of England. With years of experience and a reputation for excellence, we specialise in creating bespoke fine homes of outstanding quality. Our experienced team of architects, designers, and builders collaborates closely to craft bespoke beautiful homes.

We believe that true luxury lies in the details. From the architectural design to the finishing touches, every aspect of our homes is carefully considered to create a seamless blend of aesthetics and functionality. Each project is a testament to our ability to blend traditional craftsmanship with modern innovation, resulting in residences that are both beautiful and functional. This timeless character ensures that our properties remain stylish and desirable for generations to come. Our portfolio features an array of stunning homes that showcase our commitment to quality and luxury.

Our reputation for excellence is built on a foundation of integrity, quality, and exceptional customer service. We take pride in our ability to deliver homes that not only meet but exceed our clients' expectations.



# BRUCKLAND

DEVELOPMENTS

A Bruckland Development, delivered in partnership with Beatrice and Mae Homes.

## Meadow View

Monk's Gate, Horsham, West Sussex, RH13 6JD

## Bruckland Developments

Suite F1, Castle House, Park Road, Banstead. SM7 3BT

[info@brucklanddevelopments.com](mailto:info@brucklanddevelopments.com)

01737 931332



We work in partnership with our chosen delivery partner JVB Construction Ltd to deliver all of our new build developments across London and the South East. With a shared ethos and a passion for delivering premium homes of a high standard, we work together as a united team to produce exceptional homes for our customers.



Warranty provider:



This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual and are within a tolerance of +/- 5%. Dotted lines denote reduced head height or structure above. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. The specification detailed can be subject to change at any time, without prior notice. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor on reservation. Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Journey times where shown are taken from a variety of sources including Google and TFL and may vary depending on travel conditions and time of day.





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