



ROWPLATT LANE
FELBRIDGE, SURREY



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*ILLUSTRATION PURPOSES ONLY

Introducing The Waldrons

This exclusive collection of nine homes has been designed with careful consideration to blend contemporary elegance with the beauty of rural living. Each residence showcases spacious layouts and luxury finishes, creating an inviting atmosphere perfect for modern lifestyles. From the moment you step inside, you'll appreciate the meticulous attention to detail and thoughtful design that defines every home.





*ILLUSTRATION PURPOSES ONLY



WELCOME
TO FELBRIDGE

Discover the Charm of Felbridge

Nestled in the Countryside of Surrey close to the Sussex Border, Felbridge offers a perfect blend of rural serenity and modern convenience. Our development provides a unique opportunity to enjoy the best of both worlds: the tranquillity of lush landscapes and the vibrancy of nearby East Grinstead.

Discover your dream home in Felbridge, where countryside charm meets modern living.

Local Area

Family-Friendly Environment

Excellent Schools: Felbridge is home to reputable schools and educational institutions, ensuring quality education for families with children.

Community Spirit: Experience the warmth of a close-knit community where local events and activities foster a sense of belonging.



Convenient Transport Links

East Grinstead Train Station: Just a short drive or pleasant walk away, East Grinstead Train Station offers direct links to London, making Felbridge an ideal location for commuters. Enjoy a seamless journey to London Victoria or London Bridge in under an hour.

Road Connections: With easy access to the A22 and M23, traveling to Gatwick Airport or exploring the South East is straightforward and hassle-free.



Proximity to East Grinstead Town

Historic Charm: East Grinstead, with its rich history and charming architecture, is just 2 miles from Felbridge. Stroll through the town's bustling high street lined with independent boutiques, cafés, and traditional pubs.

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

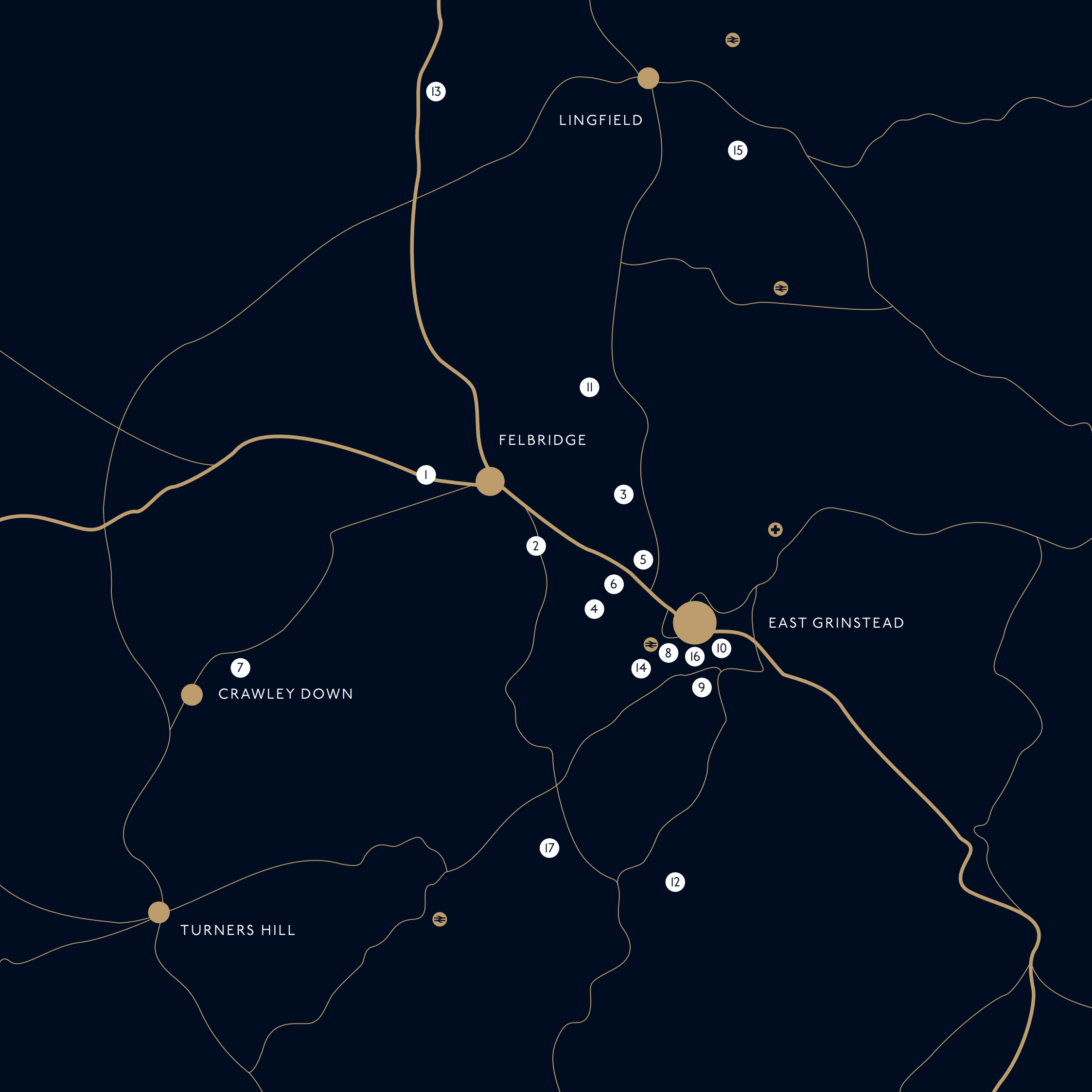
Embrace Nature: A Countryside Retreat

Ashdown Forest: Explore the vast expanse of Ashdown Forest, renowned for its beautiful walks and stunning views. It's the perfect escape for nature lovers, offering countless trails and picnic spots.

Felbridge Showground: Host to numerous local events and fairs throughout the year, the showground is a hub of community activity amidst the greenery.

Surrounding Countryside: The surrounding countryside offers ample opportunities for cycling, hiking, and outdoor adventures.





LINGFIELD

FELBRIDGE

EAST GRINSTEAD

CRAWLEY DOWN

TURNERS HILL

In the Area

SCHOOLS

1. Felbridge Primary School
2. Imberhorne School
3. Baldwins Hill Primary School
4. Saint Peter's Catholic Primary School
5. Saint Mary's C Of E Primary School
6. Halsford Park Primary School
7. Crawley Down Village C Of E School

SHOPPING

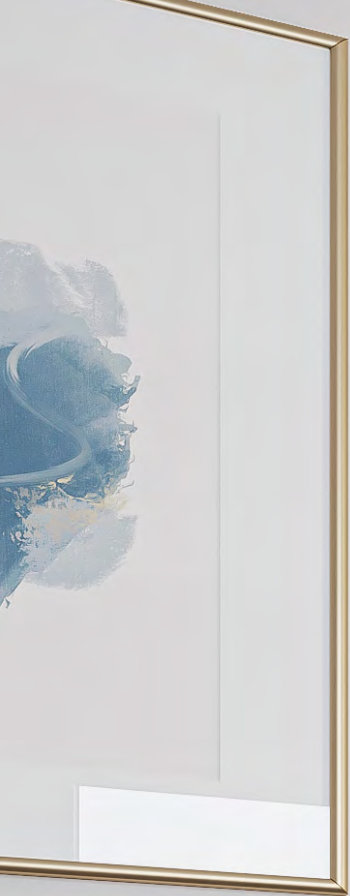
8. Sainsbury's
9. Waitrose
10. Queens Walk Shopping Centre

OUTDOOR

11. Chartham Park
12. National Trust - Standen House and Garden
13. British Wildlife Centre
14. Bluebell Railway - (East Grinstead, Station)

LIFESTYLE

15. Lingfield Park Golf Club
16. PureGym East Grinstead
17. Acorns Health and Leisure Limited





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INTERIOR
STYLING

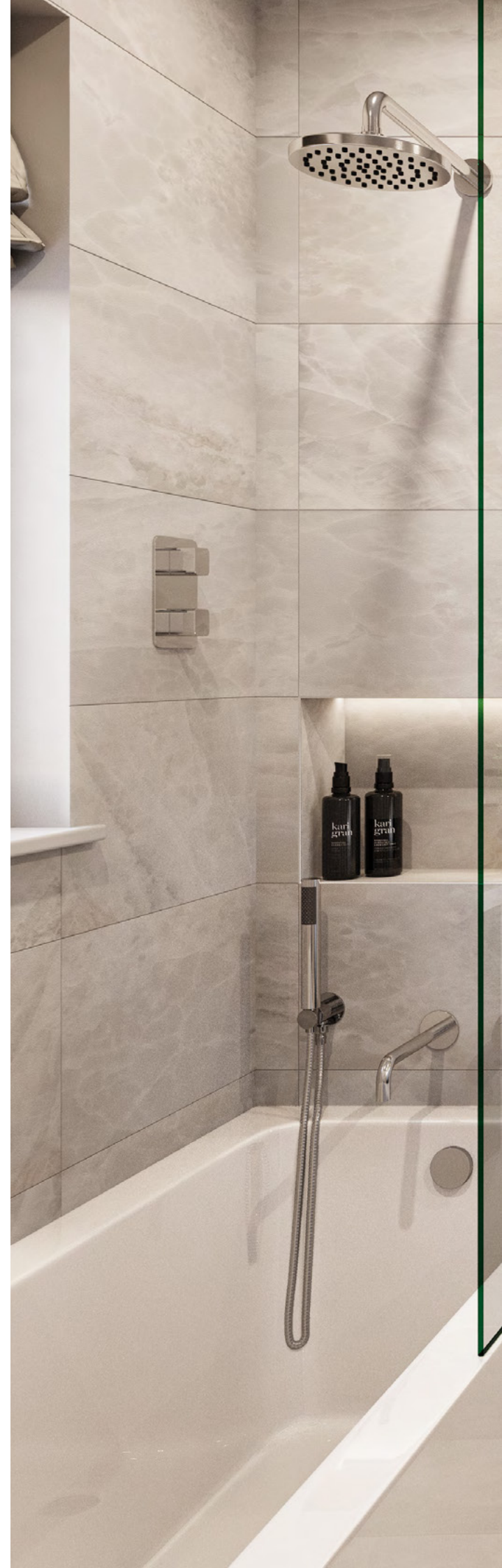


It's the little details

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 investment.

Homes full of luxury & sophistication

The open-plan layout seamlessly integrates living, dining, and kitchen areas, creating an inviting flow that is perfect for both relaxation and entertaining. Generously sized bedrooms provide a tranquil retreat, while beautifully appointed bathrooms offer a spa-like experience. Abundant natural light streams through expansive windows, enhancing the spacious feel and bringing warmth to every corner. This is not just a home; it's a sanctuary of comfort and style.





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A STUNNING NINE PROPERTY LUXURY DEVELOPMENT

PLOT 1	-	1635 SQ FT	-	SEMI DETACHED
PLOT 2	-	1639 SQ FT	-	SEMI DETACHED
PLOT 3	-	1639 SQ FT	-	DETACHED
PLOT 4	-	1639 SQ FT	-	DETACHED
PLOT 5	-	1577 SQ FT	-	SEMI DETACHED
PLOT 6	-	1639 SQ FT	-	SEMI DETACHED
PLOT 7	-	1639 SQ FT	-	DETACHED
PLOT 8	-	1123 SQ FT	-	SEMI DETACHED
PLOT 9	-	1118 SQ FT	-	SEMI DETACHED



PLOT 9

PLOT 8

PLOT 7

PLOT 6

PLOT 5

PLOT 4

PLOT 3

PLOT 2

PLOT 1

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LITTLE
KIBBLES

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ROWPLATT LANE



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LAYOUT EXAMPLE

The Waldrons

GROUND FLOOR

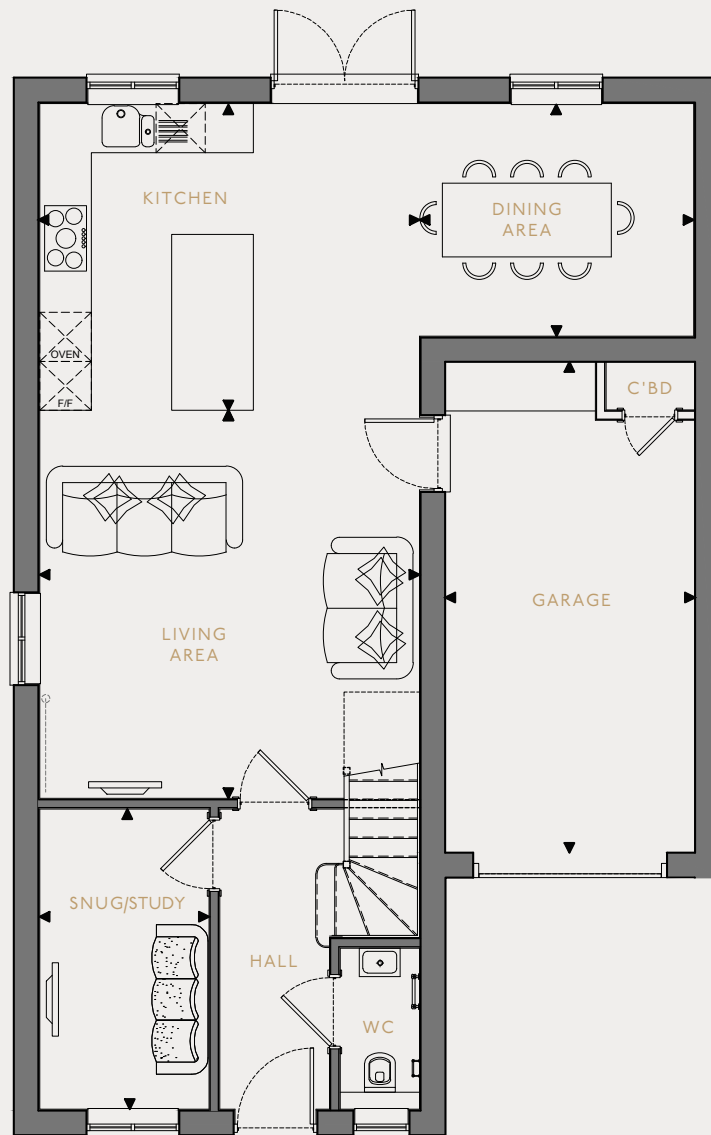


FIRST FLOOR



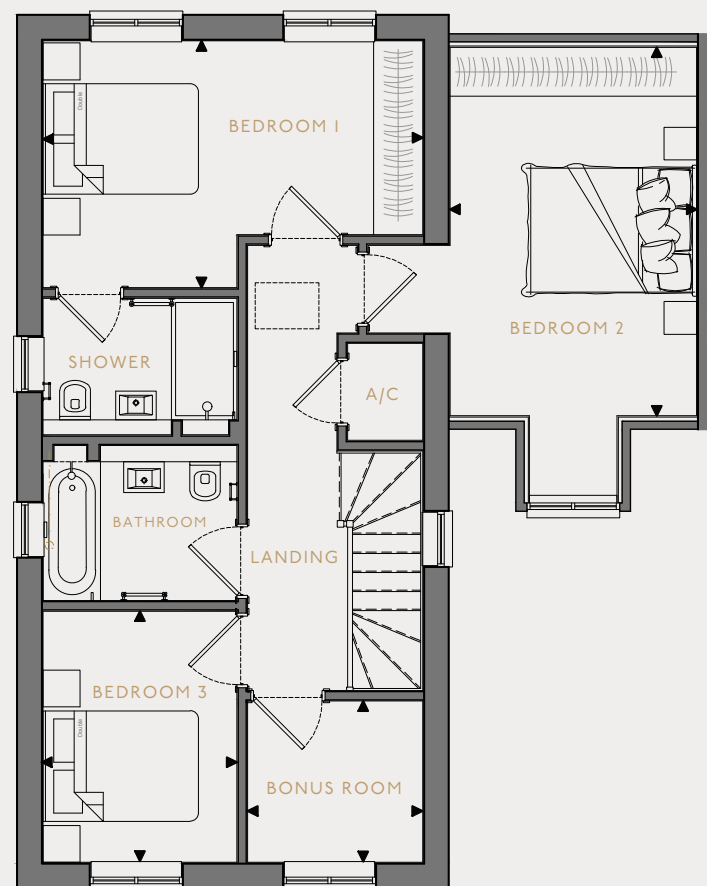
Plot One

TOTAL AREA: 130.9m² ~ 1409ft²



GROUND FLOOR

KITCHEN: 4.6m x 3.7m ~ 15' 0" x 12' 1"
DINING: 3.4m x 2.9m ~ 11' 1" x 9' 5"
LIVING: 4.6m x 4.7m ~ 15' 0" x 15' 4"
SNUG/STUDY: 2.1m x 3.7m ~ 6' 9" x 12' 1"
GARAGE: 3.1m x 6.0m ~ 10' 1" x 19' 7"

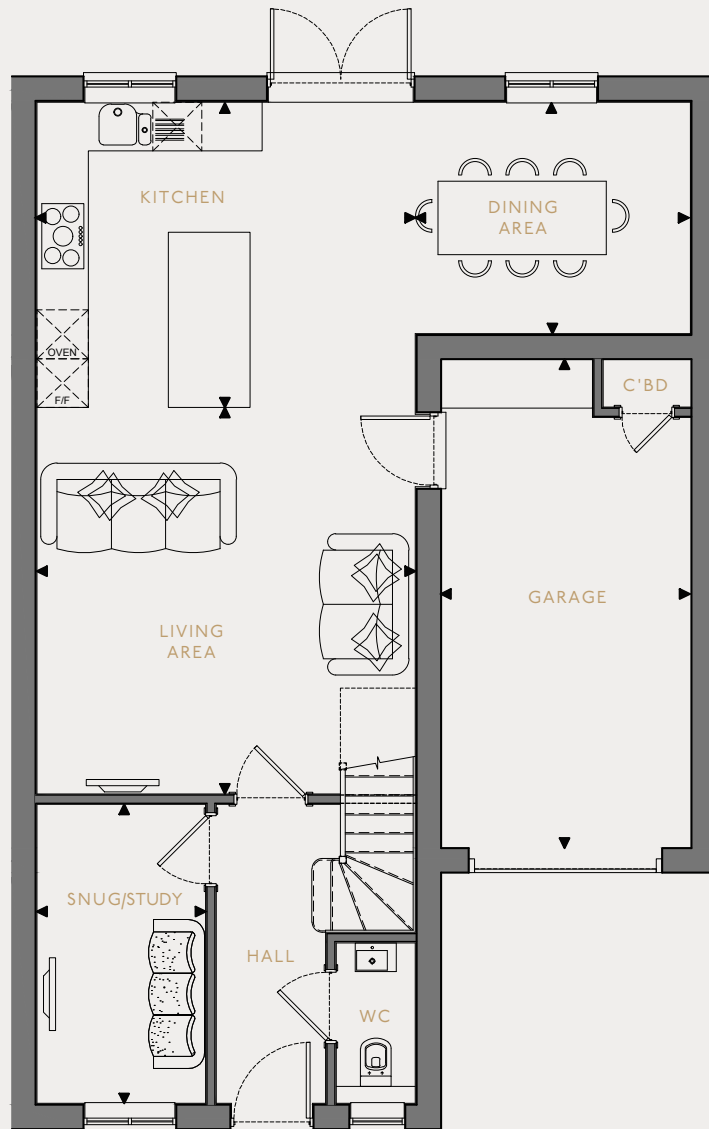


FIRST FLOOR

BEDROOM 1: 4.6m x 3.0m ~ 15' 0" x 9' 8"
BEDROOM 2: 3.1m x 4.5m ~ 10' 1" x 14' 7"
BEDROOM 3: 2.4m x 3.1m ~ 7' 9" x 10' 1"
BONUS ROOM: 2.1m x 2.0m ~ 6' 8" x 6' 5"

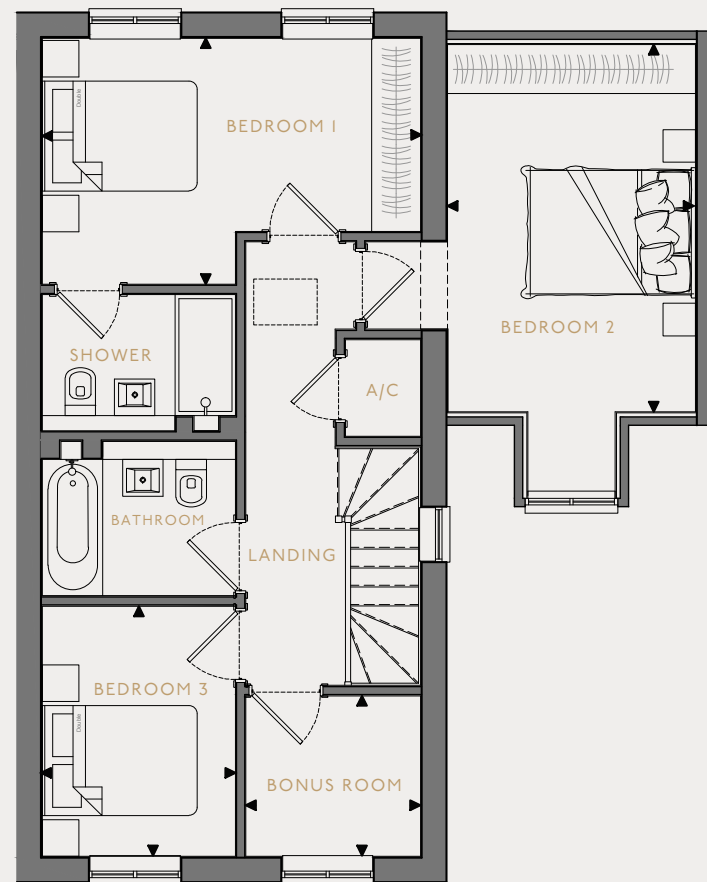
Plot Two

TOTAL AREA: 131.1m² ~ 1411ft²



GROUND FLOOR

KITCHEN: 4.6m x 3.8m ~ 15' 0" x 12' 4"
 DINING: 3.4m x 2.9m ~ 11' 1" x 9' 5"
 LIVING: 4.6m x 4.7m ~ 15' 0" x 15' 4"
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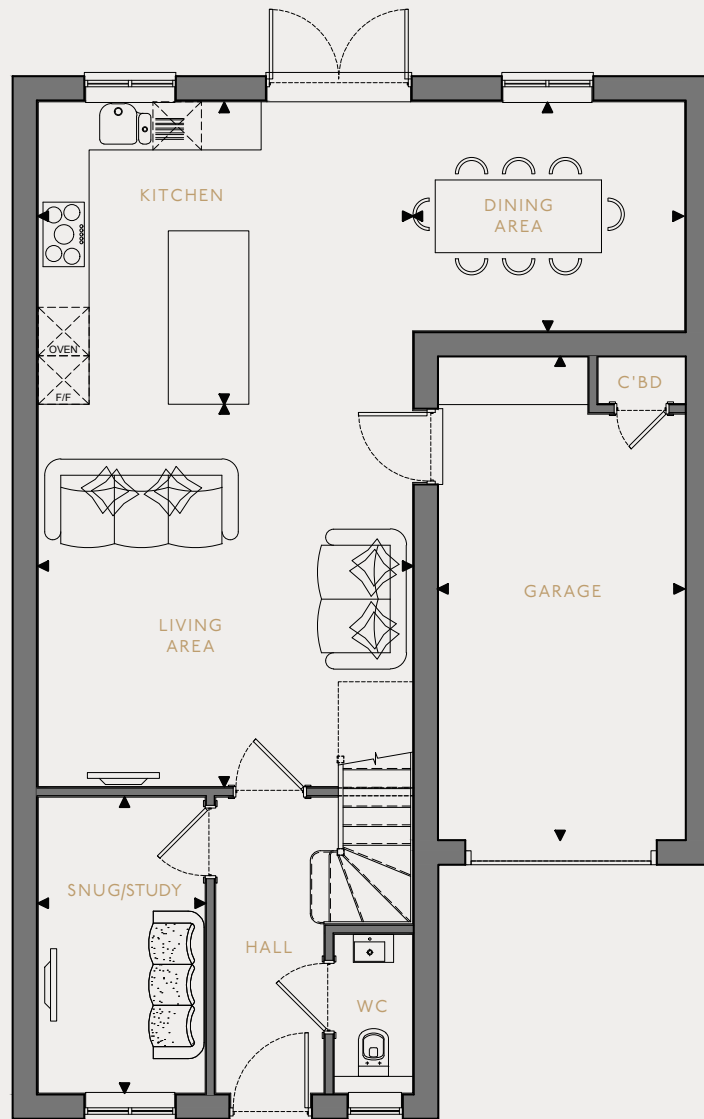


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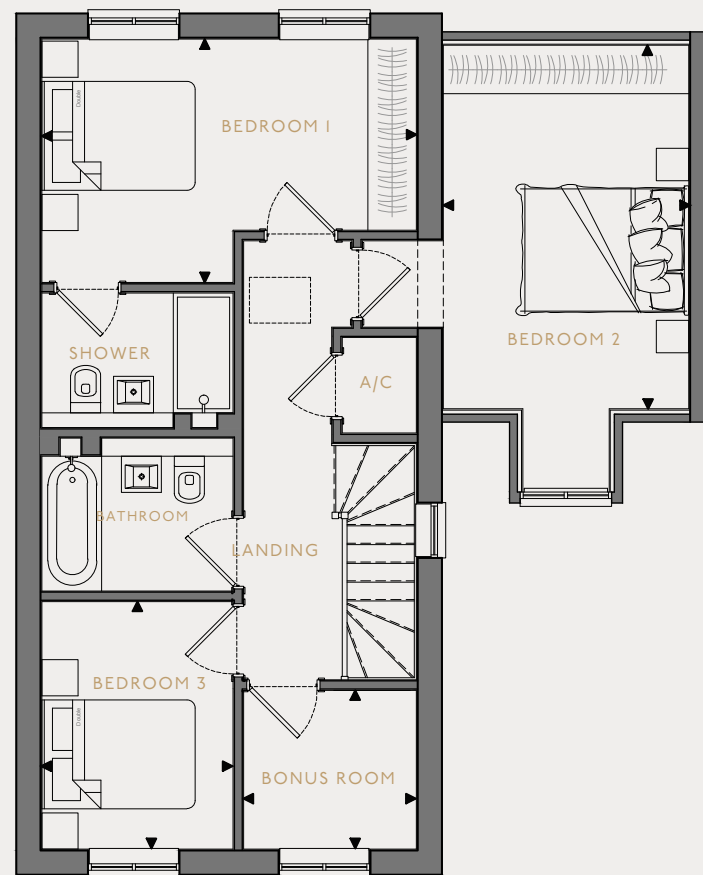
Plot Three

TOTAL AREA: 131.1m² ~ 1411ft²



GROUND FLOOR

KITCHEN: 4.6m x 3.8m ~ 15' 0" x 12' 4"
DINING: 3.4m x 2.9m ~ 11' 1" x 9' 5"
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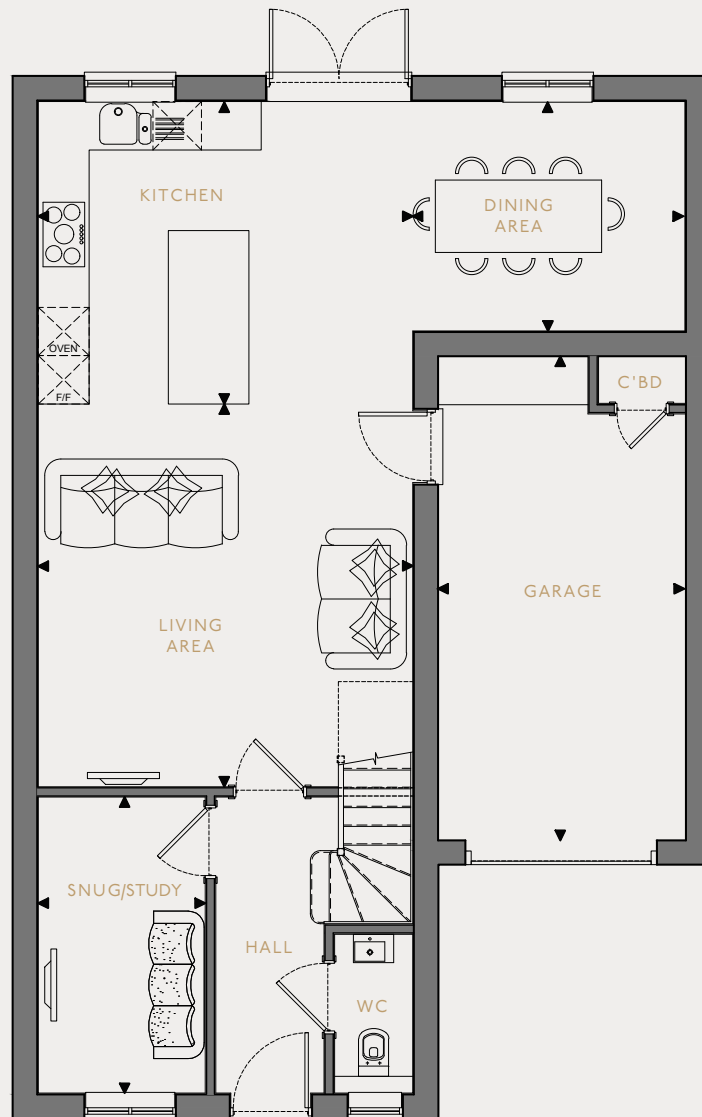


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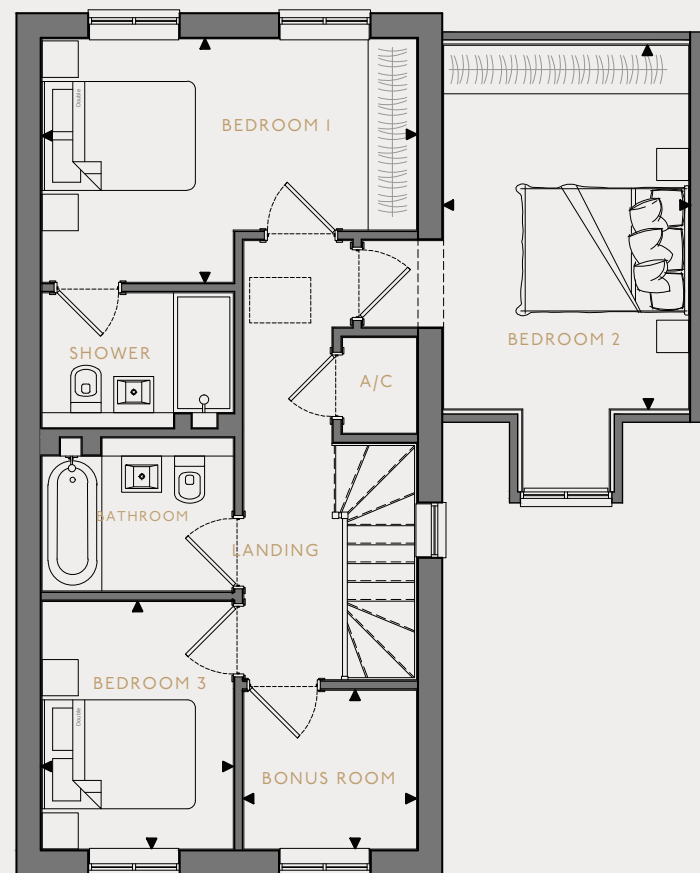
Plot Four

TOTAL AREA: 131.1m² ~ 1411ft²



GROUND FLOOR

KITCHEN: 4.6m x 3.8m ~ 15' 0" x 12' 4"
 DINING: 3.4m x 2.9m ~ 11' 1" x 9' 5"
 LIVING: 4.6m x 4.7m ~ 15' 0" x 15' 4"
 SNUG/STUDY: 2.1m x 3.7m ~ 6' 9" x 12' 1"
 GARAGE: 3.1m x 6.0m ~ 10' 1" x 19' 7"

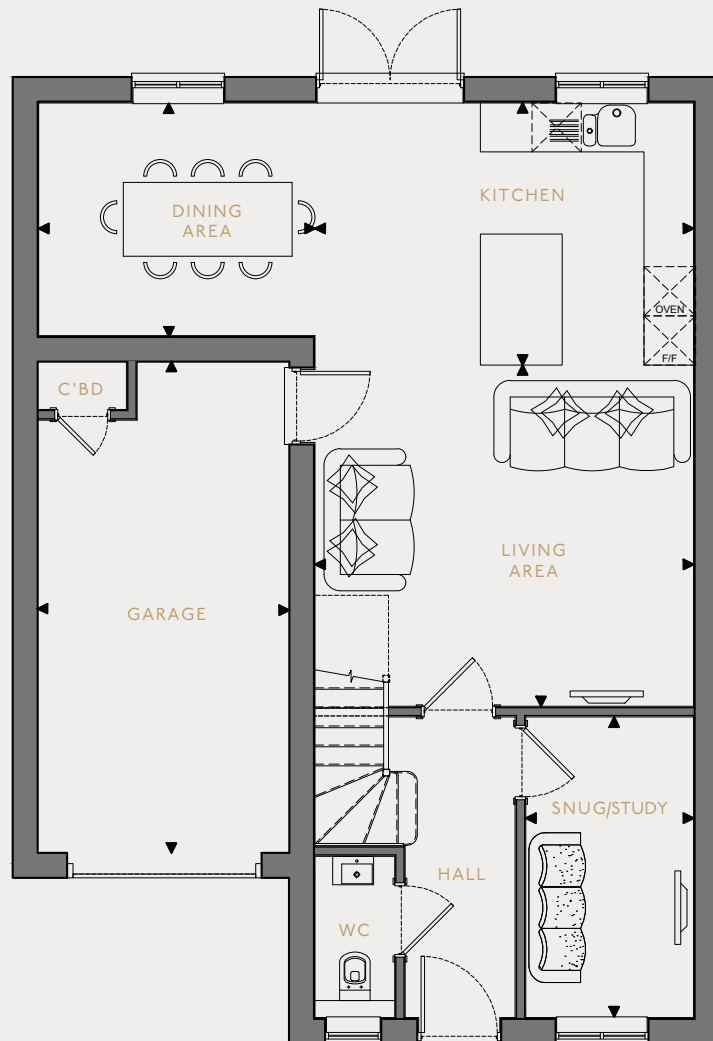


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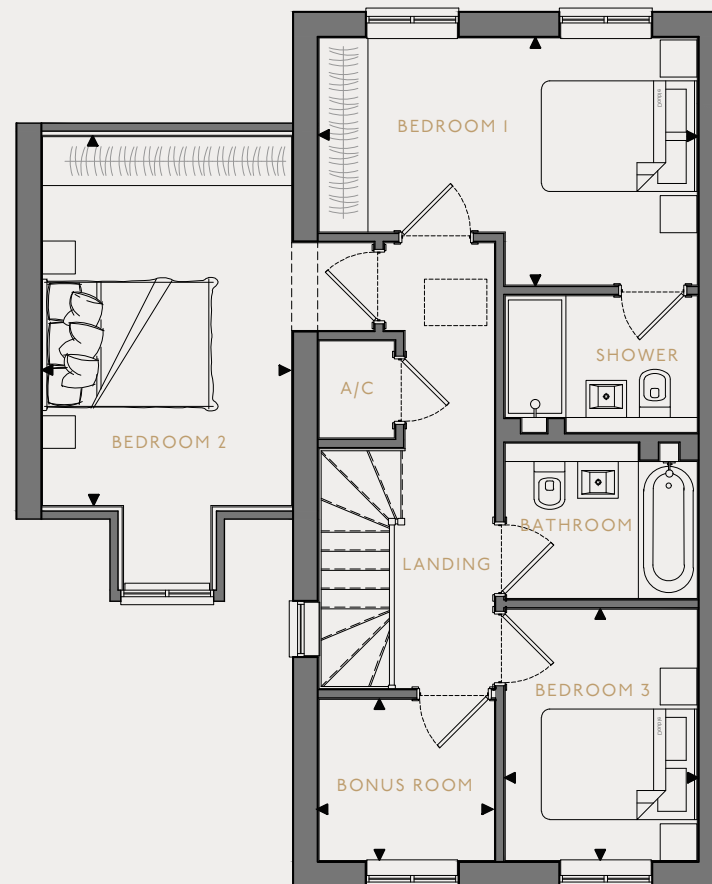
Plot Five

TOTAL AREA: 125.3m² ~ 1349ft²



GROUND FLOOR

KITCHEN: 4.6m x 3.2m ~ 15' 0" x 10' 5"
 DINING: 3.4m x 2.9m ~ 11' 1" x 9' 5"
 LIVING: 4.6m x 4.2m ~ 15' 0" x 13' 7"
 SNUG/STUDY: 2.1m x 3.7m ~ 6' 9" x 12' 1"
 GARAGE: 3.1m x 6.0m ~ 10' 1" x 19' 7"

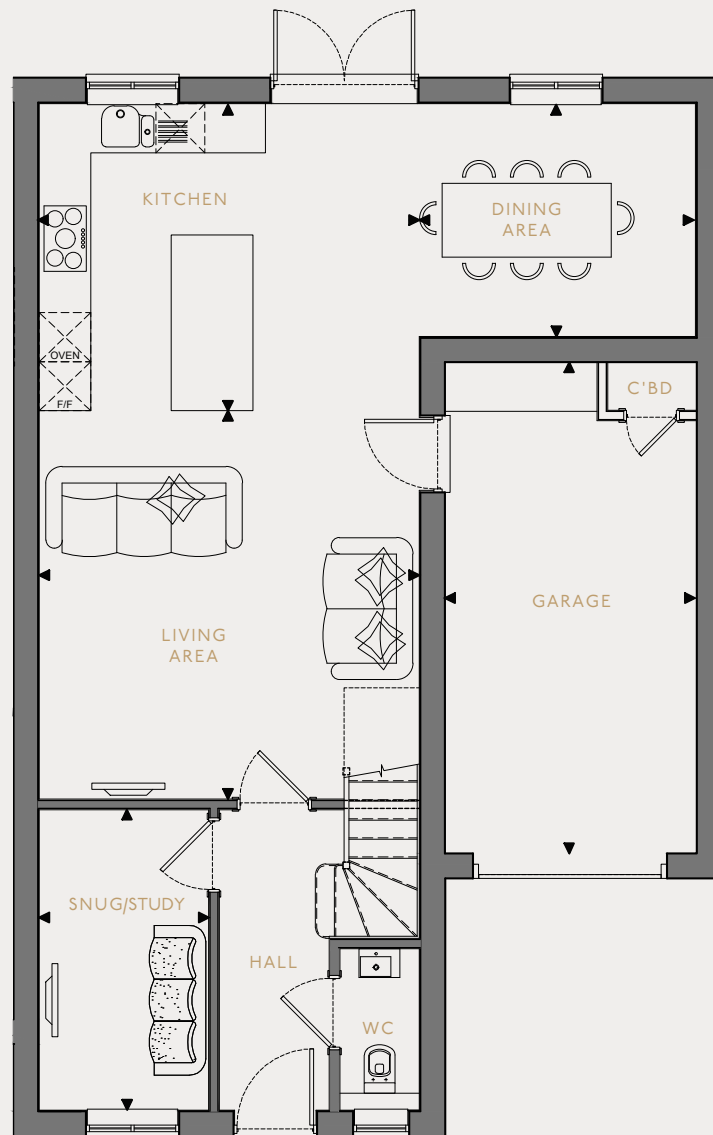


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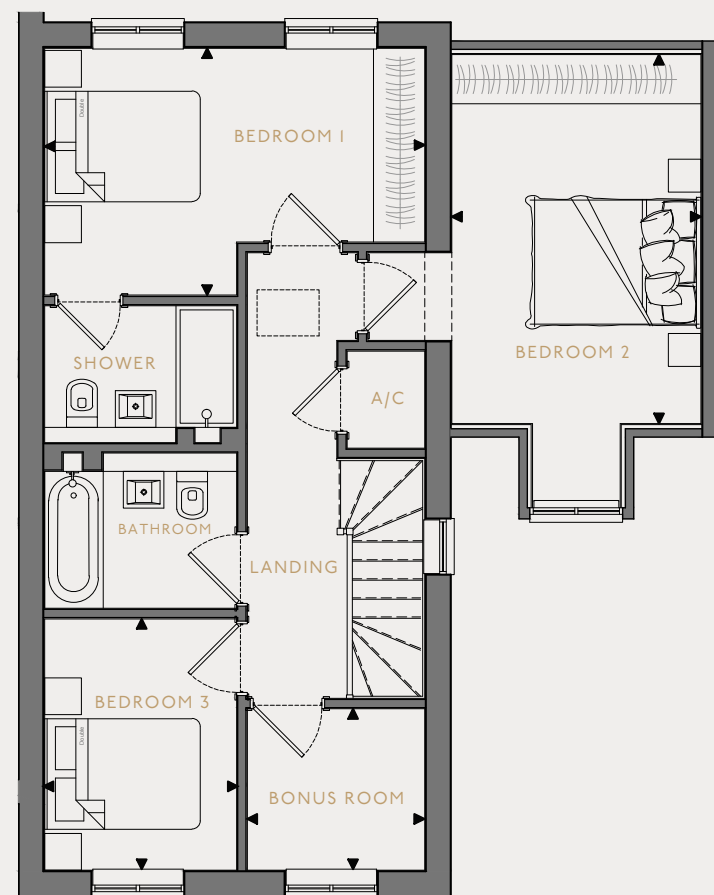
Plot Six

TOTAL AREA: 131.1m² ~ 1411ft²



GROUND FLOOR

KITCHEN: 4.6m x 3.8m ~ 15' 0" x 12' 4"
 DINING: 3.4m x 2.9m ~ 11' 1" x 9' 5"
 LIVING: 4.6m x 4.7m ~ 15' 0" x 15' 4"
 SNUG/STUDY: 2.1m x 3.7m ~ 6' 9" x 12' 1"
 GARAGE: 3.1m x 6.0m ~ 10' 1" x 19' 7"

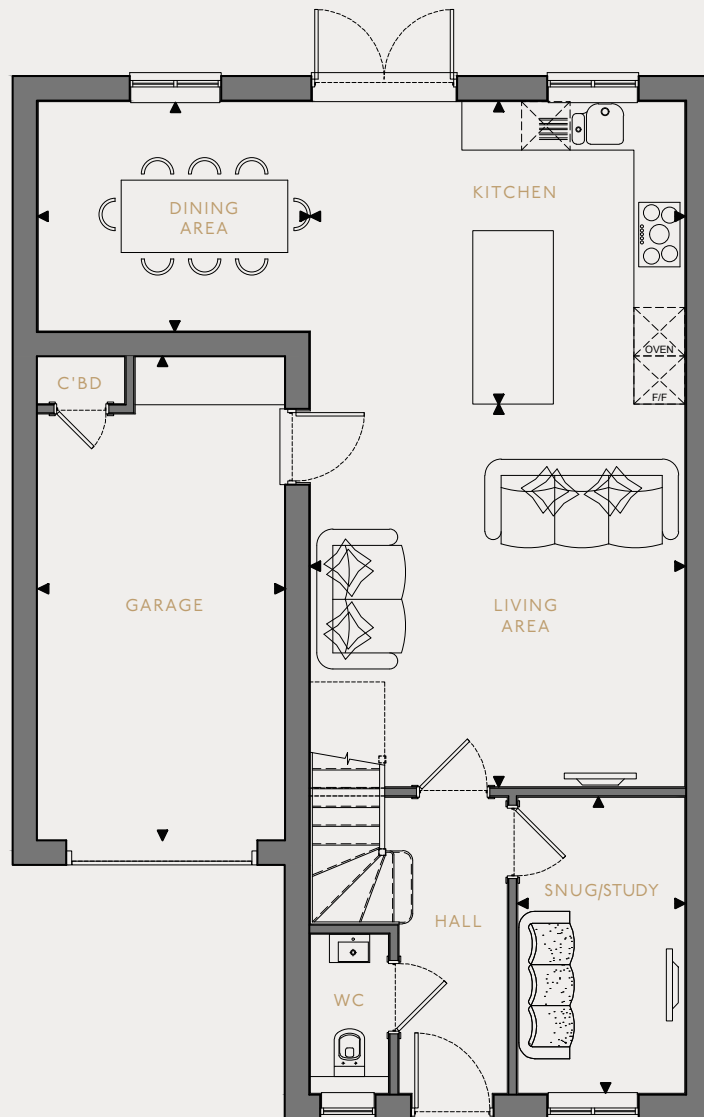


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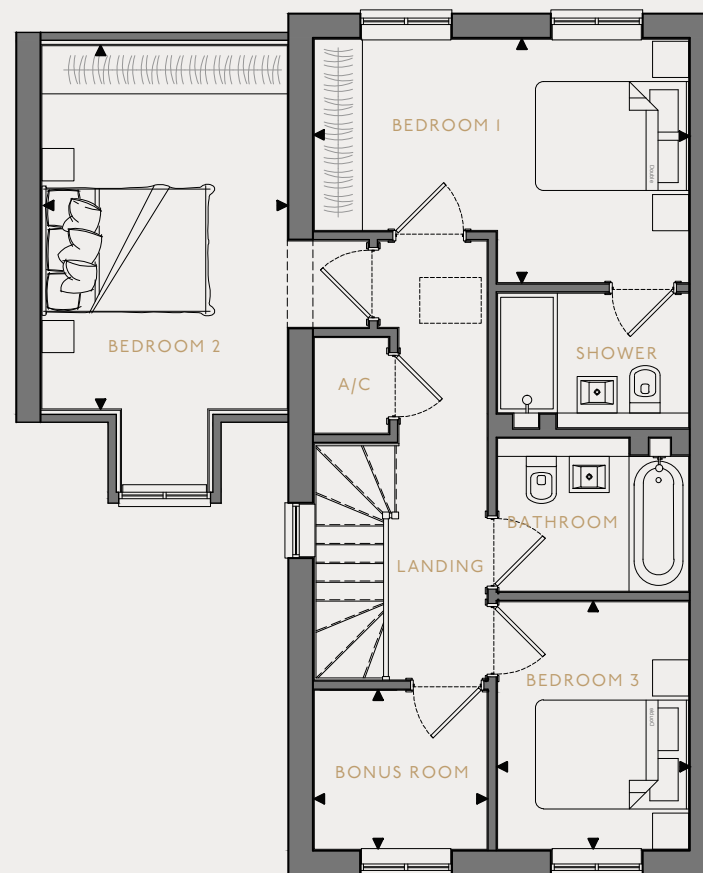
Plot Seven

TOTAL AREA: 131.1m² ~ 1411ft²



GROUND FLOOR

KITCHEN: 4.6m x 3.8m ~ 15' 0" x 12' 4"
 DINING: 3.4m x 2.9m ~ 11' 1" x 9' 5"
 LIVING: 4.6m x 4.7m ~ 15' 0" x 15' 4"
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 GARAGE: 3.1m x 6.0m ~ 10' 1" x 19' 7"

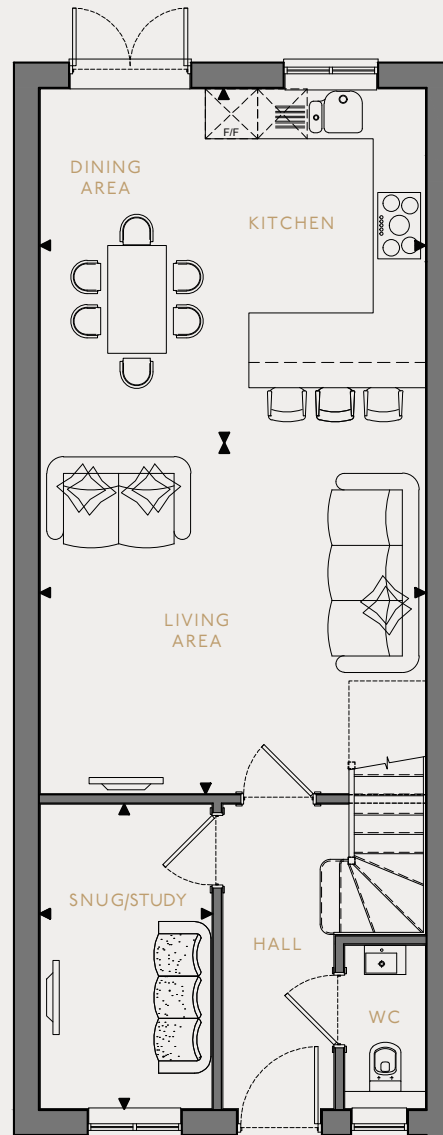


FIRST FLOOR

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 BEDROOM 2: 3.1m x 4.5m ~ 10' 1" x 14' 7"
 BEDROOM 3: 2.4m x 3.1m ~ 7' 9" x 10' 1"
 BONUS ROOM: 2.1m x 2.0m ~ 6' 8" x 6' 5"

Plot Eight

TOTAL AREA: 104.3m² ~ 1123ft²

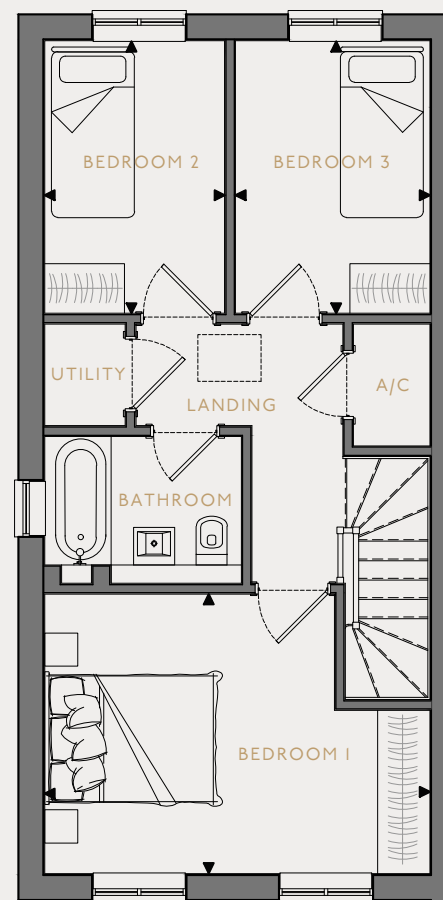


GROUND FLOOR

KITCHEN/DINING: 4.6m x 4.3m ~ 15' 0" x 14' 1"

LIVING: 4.6m x 4.2m ~ 15' 0" x 13' 7"

SNUG/STUDY: 2.1m x 3.7m ~ 6' 9" x 12' 1"



FIRST FLOOR

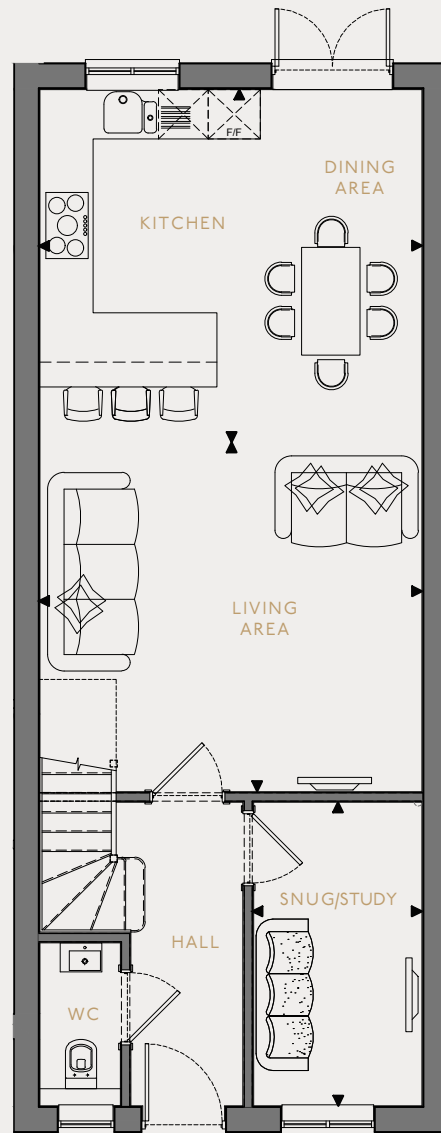
BEDROOM 1: 4.6m x 3.4m ~ 15' 0" x 11' 1"

BEDROOM 2: 2.2m x 3.3m ~ 7' 2" x 10' 9"

BEDROOM 3: 2.4m x 3.3m ~ 7' 9" x 10' 9"

Plot Nine

TOTAL AREA: 103.8m² ~ 1118ft²

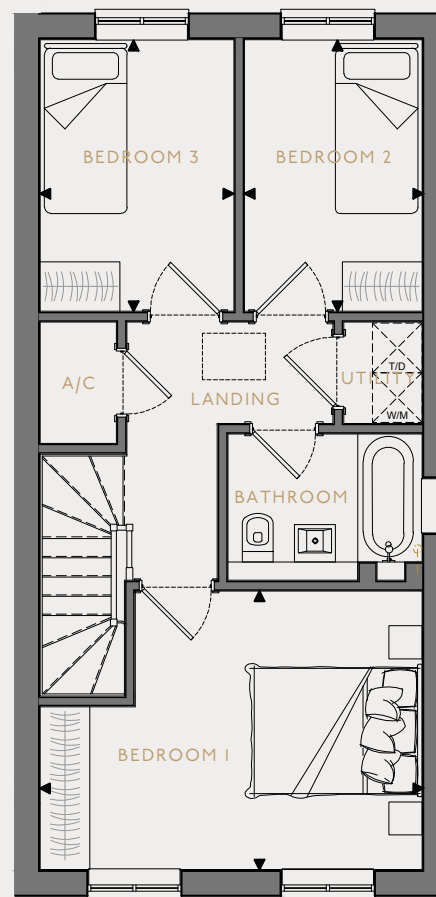


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FIRST FLOOR

BEDROOM 1: 4.6m x 3.4m ~ 15' 0" x 11' 1"

BEDROOM 2: 2.2m x 3.3m ~ 7' 2" x 10' 9"

BEDROOM 3: 2.4m x 3.3m ~ 7' 9" x 10' 9"



Specification

Construction Specification

Traditional masonry construction.
Architectural stonework in Portland finish.
Oak Porch canopy.
High security double glazed UPVC windows.
High security front entrance door with multi point locking system.
High security UPVC rear French doors.
Energy efficient photovoltaic panels.
Insulated electronic garage door.
Pre cast concrete to ground floor.
Fully insulated timber joists on the first floor.
Fully insulated internal timber stud walls.

External Specification

Automatic LED lighting on dusk till dawn sensor.
Porcelain tile paving to paths and patios.
Private garage with power, light, and automated garage doors and private driveway parking.
Private block paved driveways.
Landscaped front garden.
Rear garden – porcelain patio and turfed area.
External tap to rear of property.
Exterior double socket to rear.
Main private road entrance to the houses with bollard lighting.

Interior Specification

Matt paint finish to all rooms.
Vanity unit with a Counter top sink with a Carrara worktop in WC.
High quality 2 panel internal Fire doors painted with black ironmongery.
Porcelain tiling to all bathrooms.
Herringbone style floor in hallway, Family room, kitchen and WC.
Carpeted staircase runner with an oak handrail.
Carpet to all bedrooms and landing.
Classical skirting and architrave profile.

Electrical , Audio, Visual

Black faceplates to sockets and light switches.
Downlights to kitchen, hallway/landing, bathrooms and downstairs WC .
Pendant lighting above kitchen island, and all bedrooms.
Dimmable pendants in Family room and dining area.
USB sockets under island and either side of the bed in the principle bedroom.
TV points to all bedrooms, family area and snug.
Pre wired Cat 6 data distribution.
Heat and Smoke detectors mains wired throughout the house.
Mechanical extract ventilation to bathrooms and WC.
EV charger.

Kitchen

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

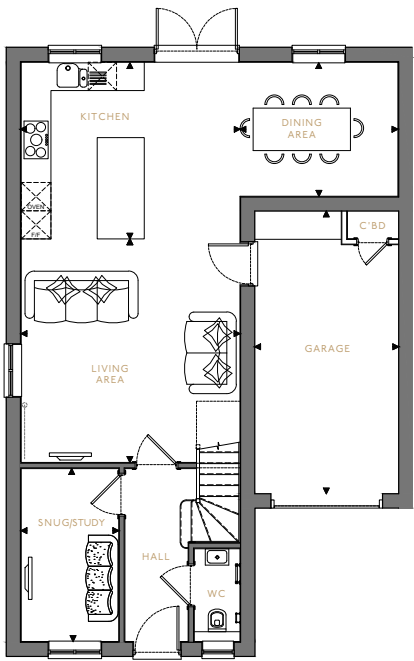
Bathroom and En-suite

Dual flush WC with concealed cistern, soft close seat and cover.
LED light within niches in both family bathroom and ensuite.
Vanity units with soft close drawers and polished chrome taps.
Electric Heated towel rail.
Shaver point.
Fitted bath with Thermostatic 3 way diverter for the shower/bath controls.
Fixed overhead shower with a separate handheld shower kit.
The Ensuite has a large enclosed shower with a fixed shower head as well as a handheld shower kit.

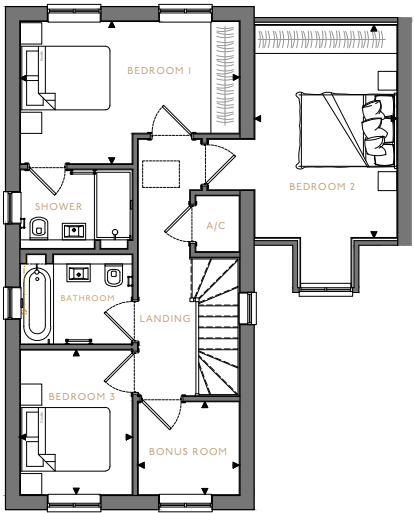
Plumbing & Heating

Thermostatically controlled underfloor heating throughout the ground floor.
Thermostatically controlled Radiators on first floor.
Energy efficient gas boiler (with 250L cylinder plots 1-7).

GROUND FLOOR



FIRST FLOOR





BRUCKLAND
DEVELOPMENTS



About us

Bruckland Developments are 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

Proudly built by



JVB
CONSTRUCTION

For more information please contact us

01737 931332





THE
WALDRONS

ROWPLATT LANE
FELBRIDGE, SURREY