

LOXWOOD | WEST SUSSEX

KNIGHTS GREEN

WELCOME TO KNIGHTS GREEN

Our exclusive collection of two, three and four bedroom homes in an idyllic countryside location.



Enjoy a special quality of life in a tranquil
Sussex village, surrounded by beautiful rolling hills
and ancient woodland.

A NEW COMMUNITY AT ITS BEST





THE FINEST COUNTRYSIDE SPIRIT

Rich in history and filled with historic buildings,
Loxwood is a warm and inviting community.
Prepare to embrace every single element.

Stroll through the village to discover independent shops like a traditional butchers and delicatessen. Meet locals at the cosy Onslow Arms pub perched on the beautiful Wey and Arun canal or join clubs and societies ranging from history, singing, and riding through to gardening.

The Loxwood Sports Association, with its pavilion, football pitch and clubhouse offers fun and fitness activities. The village is also renowned for its excellent primary school, where children can make new friendships of their own.

Want to make the most of your leisure time? This setting is breathtaking: nestled in the foothills of the South

Downs National Park and bordering two Areas of Outstanding Natural Beauty – the Surrey Hills and the gently rolling High Weald – Loxwood is surrounded by some of the most picturesque countryside in southern England. And it is full of places to spend a day or while away an hour, including the immersive medieval festival Loxwood Joust, racing at Goodwood and the beautiful 17th century Petworth House and Park.

Time for something to eat? In just a short three minute drive from home you will arrive at The Alfold Larder, a café and deli serving delicious homemade food and local fresh produce.



Knights Green puts a first-class education within easy reach. Find schools for all ages and stages, just a short distance from home.

KNOWLEDGE IS YOUR BEST INVESTMENT



Loxwood Pre-School is just a short walk away, where pre-schoolers can discover the fun of learning and sharing. For children turning five, Loxwood, Plaistow & Kirdford, and Rudgwick primaries all offer welcoming reception and primary classes. For older students, there is

the well-respected Weald Community School and Sixth Form, as well as a number of highly recommended schools also within easy reach. When it comes to further education, there is a wide choice in the area providing every opportunity for your children.

Primary Schools



Loxwood Primary School	(0.3 miles)
Loxwood Pre-School	(0.4 miles)
Little Acorns Pre-School	(2.5 miles)
Plaistow Pre-School	(3.3 miles)
Plaistow & Kirdford Primary School	(3.3 miles)
Pennthorpe Preparatory School	(3.7 miles)
Rudgwick Primary School	(3.9 miles)

Secondary Schools



Rikkyo School	(4.3 miles)
Cranleigh School	(6.1 miles)
The Weald Community School	(6.2 miles)
Glebelands School	(6.3 miles)
Tanbridge House School	(10.1 miles)
Christ's Hospital School	(11.6 miles)
Broadwater School	(12.1 miles)

Colleges & Universities



Brinsbury College	(7.1 miles)
Godalming College	(11.5 miles)
University of Surrey	(13.6 miles)
University of Chichester	(25.2 miles)
University of Brighton	(31.5 miles)
Sussex University	(31.6 miles)

EVERYTHING AT YOUR FINGERTIPS

With Knights Green being so well connected, everyday travel will be straightforward here, whether you go by road or rail.

Whether you are out and about on foot, are in the car or using public transport, there will be so much to discover and enjoy here. You will find a selection of shops, a pub and a doctors' surgery within walking distance of home. For drivers, the A24 and the A3 are easily reached through Horsham and Guildford, with the M23 and M25 providing links with the UK's motorway network.

Knights Green is also served by a bus service running regularly between neighbouring towns and villages, while the nearest train station is at Billingshurst, a short 12 minute drive away.

From here you can reach London Gatwick Airport in approximately 38 minutes, while trains directly from Horsham to London Victoria take only 74 minutes.



Walking

- John Murray Butcher & Game Dealer
2 mins
- Loxwood Pre-School
5 mins
- Loxwood Village Hall
8 mins
- North Hall Playground
8 mins
- Loxwood Medical Practice
8 mins
- Loxwood (New) Lock
9 mins
- The Onslow Arms
9 mins



Driving

- The Alfold Larder
3 mins
- Billingshurst
14 mins
- Horsham
26 mins
- Guildford
30 mins
- Crawley
35 mins
- London Gatwick Airport
35 mins
- Chichester
50 mins



Train

- Train from Billingshurst Station
(14 minutes' drive)
- Arundel
17 mins
- Bognor Regis
36 mins
- London Gatwick Airport
38 mins
- Chichester
40 mins
- Portsmouth
65 mins
- Clapham Junction
66 mins
- London Victoria
74 mins



Bus

- Ifold
5 mins
- Plaistow
9 mins
- Cranleigh
19 mins
- Wisborough Green
23 mins
- Billingshurst
29 mins
- Barns Green
45 mins
- Horsham
61 mins



A RICH QUALITY OF LIFE AWAITS

From culture-filled adventures and inspired days out, to social catch-ups over a round of golf, this is a place that invites you to go where your whim takes you.

Leisure

- 1 Lythe Hill Hotel & Spa by IHG
- 2 Chiddingfold Golf Club
- 3 West Surrey Golf Club
- 4 Denbies Hillside
- 5 Dunsfold Aerodrome
- 6 Cranleigh Rugby Football Club
- 7 Loxwood Sports Association
- 8 Rudgwick Cricket Club
- 9 Furnace Lakes Fishery
- 10 Slinfold Golf & Country Club
- 11 Gatwick Aviation Museum
- 12 Fishers Farm Park
- 13 Loxwood Joust

Open Spaces

- 14 South Downs National Park
- 15 Black Down
- 16 Winkworth Arboretum
- 17 Clandon Park
- 18 Surrey Hills National Landscape
- 19 High Weald

Shopping

- 20 Phoenix Court Shopping Centre
- 21 Plaistow Stores
- 22 Co-op Food
- 23 Swan Walk Shopping Centre
- 24 St Martin's Walk Shopping Centre
- 25 Waitrose & Partners
- 26 Cranleigh High Street

Health

- 27 Loxwood Medical Practice
- 28 Rudgwick Medical Centre
- 29 Billingshurst Surgery
- 30 Royal Surrey County Hospital
- 31 Mount Alvernia Hospital
- 32 Cranleigh Village Community Hospital
- 33 Horsham Community Hospital

Restaurants/Pubs

- 34 The Alfold Larder
- 35 The Sun Inn
- 36 The Sir Roger Tichborne
- 37 The Onslow Arms
- 38 The Fox Inn
- 39 The Chequers Inn
- 40 Giggling Squid Horsham
- 41 Côte Horsham

HOMES TO STAND THE TEST OF TIME

When you choose an Antler home you are purchasing a property of real character, individuality and originality that you can make yours and yours alone.

You will discover that your new Antler home is hallmarked by countless aspects of superior architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected housebuilders.

We are still a relatively small, private independent company, with a fifty-year history of designing beautiful homes, and we are dependent on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence.

Attention to detail is another unique Antler signature that you will find in your new home, with the skills of our experienced architects and engineers ensuring that every aspect of your property is precisely as you would want it to be.

Equally satisfying are the personal touches you will enjoy as a valued Antler customer, from our friendly and knowledgeable sales personnel, through to all the support you may need throughout the purchasing and moving process – plus an impressive aftersales service that always puts your needs first in the house you will call 'home' for many years to come.



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THE WINDSOR

4 bedroom detached house
Plots 16, 17 & 18

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The handsome Windsor is a supremely spacious four bedroom home with an integrated garage and generous interiors, from the kitchen/dining/family area that stretches the width of the home to the light-filled living room with bay window.

					
BEDROOMS 4	BATHROOMS 3	SPACES 2	AREA 1,570 SQFT	AREA 145.92 SQM	EPC (PREDICTED) B

Ground Floor

Kitchen/Dining

5.58m x 4.80m 18'3" x 15'7"

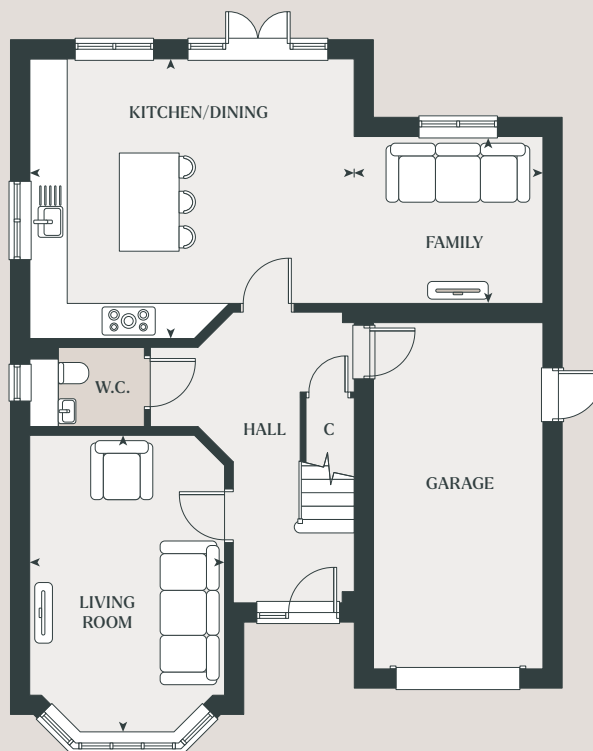
Family

3.25m x 2.86m 10'8" x 9'4"

Living Room

5.16m x 3.36m 16'9" x 11'0"

GF



First Floor

Bedroom 1

3.13m x 4.77m 10'3" x 15'8"

Bedroom 2

3.36m x 4.61m 11'0" x 15'1"

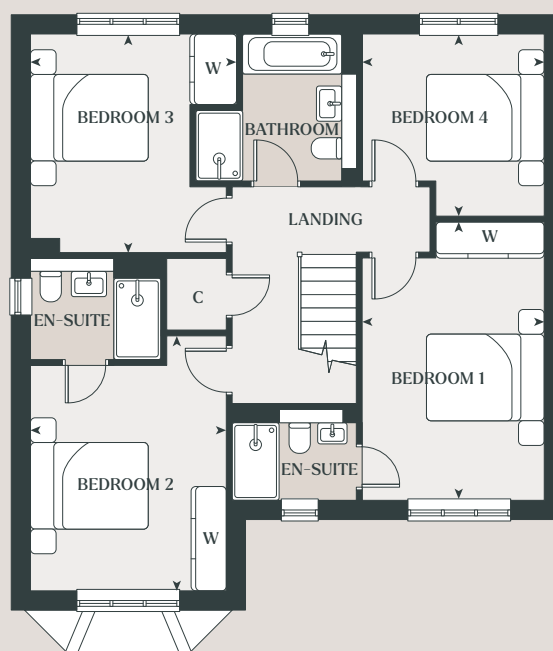
Bedroom 3

3.53m x 3.74m 11'6" x 12'2"

Bedroom 4

3.13m x 3.13m 10'3" x 10'3"

FF



C – Cupboard W – Wardrobe

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. CGIs are for indicative purposes only and can be subject to change.



THE SANDHURST

3 bedroom detached house
Plots 9 & 19

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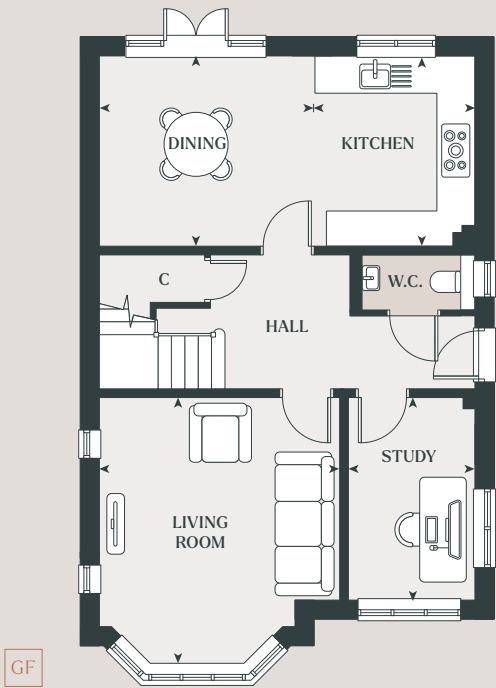
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The Sandhurst is a spacious detached home with a landscaped front garden, flexible living spaces, including a front-facing living room and open-plan kitchen/dining room, and three generous bedrooms.

					
BEDROOMS	BATHROOMS	SPACES	AREA	AREA	EPC (PREDICTED)
3	2	2	1,361 SQFT	126.49 SQM	B

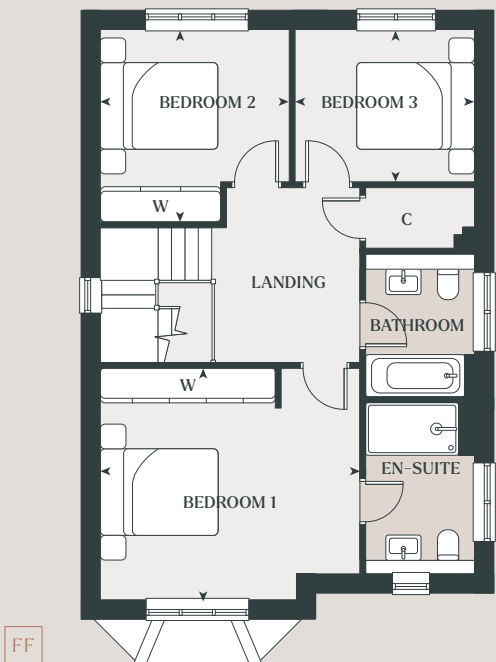
Ground Floor

Kitchen
3.28m x 2.74m 10'9" x 9'0"
Dining
3.70m x 3.28m 12'1" x 10'9"
Living Room
4.61m x 4.14m 15'2" x 13'7"
Study
3.49m x 2.16m 11'6" x 7'11"



First Floor

Bedroom 1
4.47m x 3.97m 14'8" x 13'0"
Bedroom 2
3.30m x 3.24m 10'8" x 10'6"
Bedroom 3
3.08m x 2.63m 10'1" x 8'8"



C – Cupboard W – Wardrobe

Plot 19 is handed. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. CGIs are for indicative purposes only and can be subject to change.



THE SUNNINGDALE

3 bedroom semi-detached house
Plots 10, 11, 14, 15, 20, 21, 26 & 27

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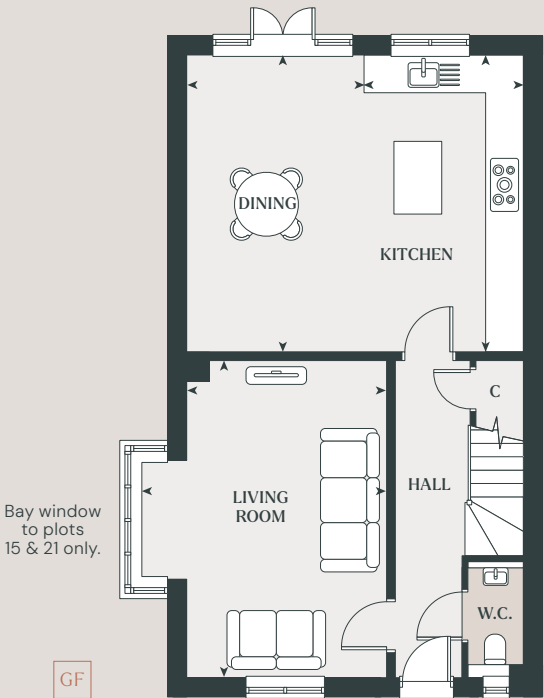
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The Sunningdale is a well-appointed family home with Indian sandstone paths and patios and well-proportioned living spaces, including a light-filled living room and kitchen/dining room that opens out to the garden through a set of French doors.

					
BEDROOMS 3	BATHROOMS 2	SPACES 2	AREA 1,235 SQFT*	AREA 114.76 SQM*	EPC (PREDICTED) A

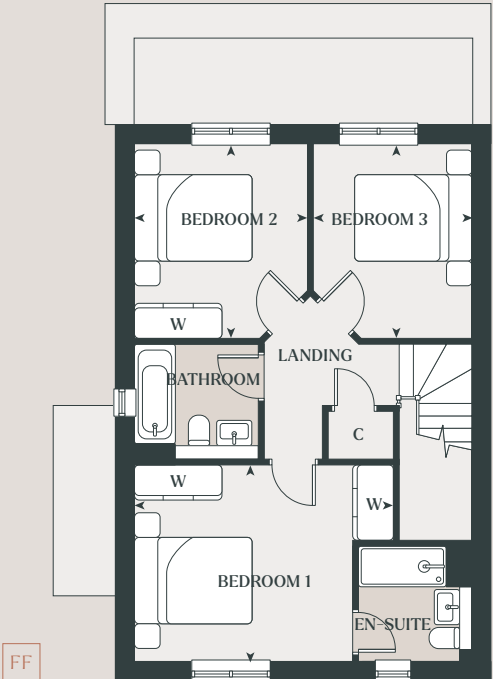
Ground Floor

Kitchen
5.10m x 2.74m 16'7" x 8'10"
Dining
3.04m x 5.10m 10'0" x 16'7"
Living Room exc bay
5.45m x 3.44m 17'11" x 11'4"
Living Room inc bay
5.45m x 4.24m 17'11" x 13'11"



First Floor

Bedroom 1
4.43m x 3.36m 14'5" x 11'0"
Bedroom 2
3.33m x 2.96m 10'9" x 9'9"
Bedroom 3
3.33m x 2.72m 10'9" x 8'11"



C – Cupboard W – Wardrobe

Plots 10, 14 & 26 are handed. *Area 116.41 sq m, 1,253 sq ft to plots 15 & 21 only. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. CGIs are for indicative purposes only and can be subject to change



THE SHALFORD

2 bedroom terraced house
Plots 22, 23, 24 & 25






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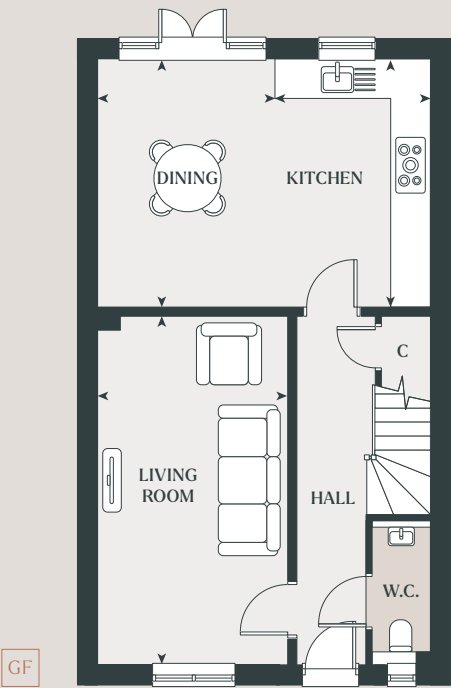
antlerhomes.co.uk

The Shalford is a versatile home with impressively spacious interiors, like the large living room, a kitchen/dining room that stretches the width of the home and a first floor study which could be used as a third bedroom.

					
BEDROOMS 2	BATHROOMS 2	SPACES 2	AREA 1,177 SQFT	AREA 109.36 SQM	EPC (PREDICTED) A/B*

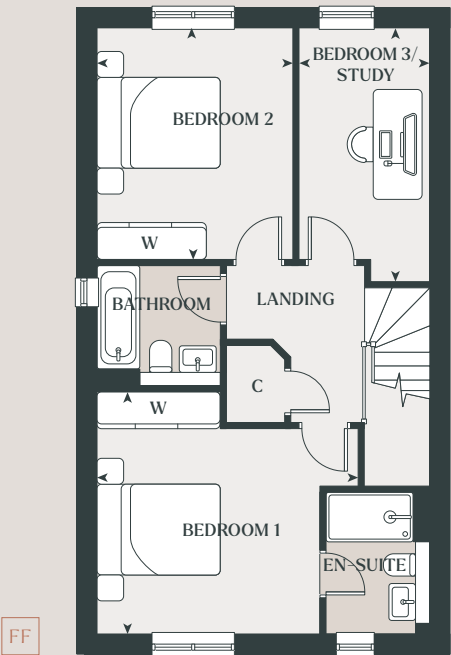
Ground Floor

Kitchen
4.09m x 2.54m 13'5" x 8'3"
Dining
4.09m x 2.91m 13'5" x 9'5"
Living Room
5.69m x 3.11m 18'8" x 10'2"



First Floor

Bedroom 1
4.34m x 3.65m 14'3" x 11'10"
Bedroom 2
3.74m x 3.20m 12'2" x 10'5"
Bedroom 3/Study
4.11m x 2.12m 13'5" x 7'0"



C – Cupboard W – Wardrobe

*Plots 23 & 24 predicted EPC A and plots 22 & 25 predicted EPC B. Plots 22 & 24 are handed. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. CGIs are for indicative purposes only and can be subject to change.



THE ESHER

2 bedroom semi-detached house
Plots 12 & 13

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 ANTLER HOMES

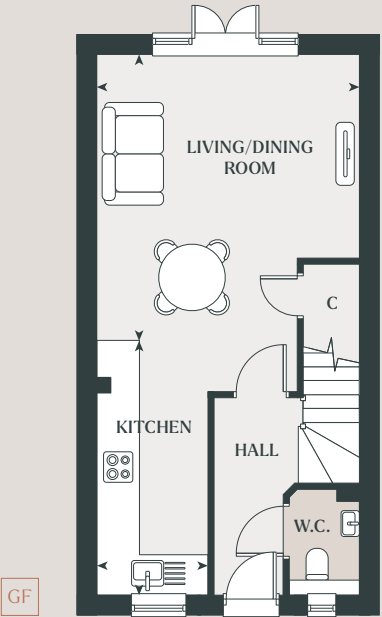
antlerhomes.co.uk

The Esher is a carefully designed semi-detached home with a delightfully spacious, open-plan layout on the ground floor featuring underfloor heating as standard, and two good-sized bedrooms upstairs.

					
BEDROOMS 2	BATHROOMS 2	SPACES 2	AREA 842 SQFT	AREA 78.28 SQM	EPC (PREDICTED) B

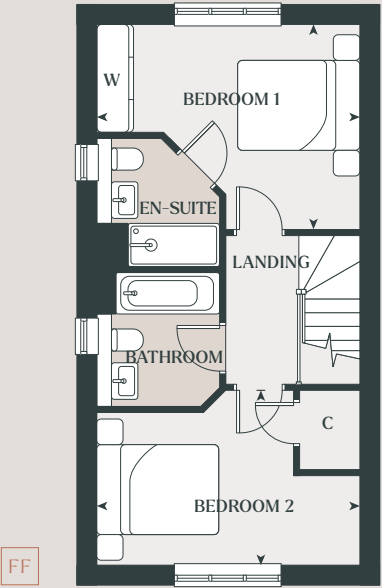
Ground Floor

Kitchen
4.23m x 1.83m 13'8" x 6'0"
Living Room/Dining
4.67m x 4.33m 15'3" x 14'3"



First Floor

Bedroom 1
4.33m x 3.33m 14'3" x 11'0"
Bedroom 2
4.33m x 2.92m 14'3" x 9'7"



C – Cupboard W – Wardrobe

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SPECIFICATION

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Quality is something that you see and feel, not just once,
but for all the years you enjoy in your Antler home.



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Sleek, contemporary interior design, quality appliances and an enviable specification throughout mean you'll be proud to own a home at Knights Green.

Our commitment to excellence is obvious in the fixtures, fittings and finishes of your new home. From the sophisticated lines of your bespoke shaker-style kitchen to fitted wardrobes and underfloor heating throughout the ground floor, we have taken care with every detail.

Allocated parking spaces and an EV charging point add to the convenience. Of course, there's the reassurance of our two-year warranty and ten-year structural warranty too.

Kitchens

Bespoke fitted shaker style kitchens with integrated appliances to include:

- Black glass induction hob
- Single multifunction oven, with a double oven to 4 bedroom homes
- Combination microwave (3 & 4 bedroom homes)
- Fully integrated fridge/freezer
- Fully integrated dishwasher
- Fully Integrated washer/dryer
- Composite stone worktops with upstands
- Under unit lighting
- Single bowl sink unit with mixer tap

High Quality Fixtures & Fittings

- Staircase with oak newel post, cap and handrail
- Oak finish solid core doors
- Chrome door furniture
- Chrome fitted switches and sockets throughout ground floor
- Matt emulsion on walls and ceilings
- One colour throughout
- White satin matt to skirting, architraves and window boards
- PVCu double glazed windows
- Floor coverings throughout

Bathroom & En-suite(s)

- Contemporary white sanitary ware
- Vanity units
- Chrome brassware
- WC
- Chrome heated towel rail
- Thermostatic shower controls
- Wall and floor tiling by Minoli
- Electric under floor heating mats
- Fitted mirrors
- Shaver/toothbrush point

Bedrooms

Fitted wardrobes with hinged doors to:

- Bedroom 1 and 2 (3 bedroom homes)
- Bedroom 1, 2 & 3 (4 bedroom homes)

Heating, Security & Electrics

- Air source heat pumps
- Wet under floor heating to ground floor
- Radiators to first floor
- Wiring for telephone point
- USB charging point in living room, kitchen and master bedroom
- Wiring for Sky Q in living room
- TV points to all bedrooms
- LED downlights to cloakroom, bathrooms, entrance hall and landing
- Mains operated smoke/CO2 detector with battery back up
- Heatmiser thermostats
- Full fibre broadband connected

External

- Landscaped front garden
- Turf to rear garden
- Rainwater harvesting system
- External tap
- Indian sandstone paths and patios
- EV charging points
- PV Panels

Guarantee

- Antler Homes two-year warranty
- Ten-year Structural Premier Guarantee

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THE FINER
DETAILS