

*The*  
**FALLOWS**  
NORTH CHAILEY

# The FALLOWS

*A stunning collection of eight design led eco barn homes nestled in a peaceful & secluded woodland setting*

A collection of eight brand-new luxury homes, architecturally designed as eco barn-inspired properties. These design-led homes combine striking contemporary barn architecture with exceptional internal quality, premium materials and strong environmental credentials. Built by experienced master builders, the homes prioritise lifestyle, comfort and long-term value, with particular emphasis on kitchen design and internal living spaces.

These homes have been conceived as modern eco-barn homes, inspired by contemporary agricultural architecture and the growing demand for environmentally responsible living. Environmental performance sits at the core of the design, delivering highly energy-efficient homes with reduced running costs and future-proofed technology.

Purchasers also have the option to upgrade their home to a true eco-home specification, maximising sustainability, energy independence and long-term efficiency



CGI - final finish may differ  
Plot boundaries not shown





A rare balance of  
design, setting and  
sustainability

## DESIGN-LED LATERAL LIVING

The homes have been designed with a clear focus on how people actually live. Vaulted ceilings create an immediate sense of volume, while large expanses of glazing and slim aluminium bifold doors draw in natural light and open the living spaces out onto the gardens.

At the centre of each home is an open-plan kitchen, dining and living space that feels both generous and well balanced. It's a layout that works just as well for everyday living as it does for entertaining.

Kitchens are a real highlight, finished with Silestone quartz worktops, they combine clean design with excellent functionality.

A full suite of integrated Samsung appliances comes as standard, with selected plots featuring Rangemaster cookers that bring a more statement feel.

The central island becomes a natural focal point. Somewhere to gather, to cook, to linger.





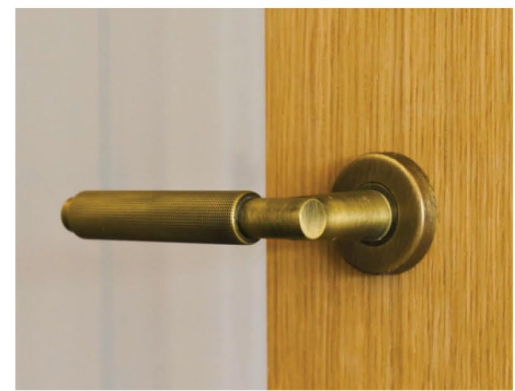
## CALM, CONSIDERED INTERIORS

The interiors strike a careful balance between warmth and simplicity. A calm, neutral palette runs throughout, allowing the quality of materials and the architectural detailing to stand out.

Oak internal doors, paired with antique brass ironmongery, add texture and depth, while the flooring is finished in natural oak-toned LVT. In certain homes, a herringbone pattern introduces a subtle layer of character.

Bedrooms are comfortable and well proportioned, with practical storage, and the bathrooms are finished with Hansgrohe fittings and Porcelanosa tiling. Clean, contemporary and quietly luxurious.

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## SUSTAINABLE BY DESIGN

Sustainability has been carefully integrated rather than treated as an afterthought. High levels of insulation, underfloor heating and Samsung air source heat pumps provide efficient, consistent warmth throughout.

Each home also includes an EV charging point, with the option to further enhance energy performance through solar panels and battery storage.

The result is homes that not only comfortable, but future conscious too.

Outside, each home has its own private garden with a natural stone terrace and lawned area, offering space to relax or entertain.

Beyond that, the setting speaks for itself. Surrounded by trees and positioned at the end of a quiet lane, The Fallows offers a level of peace and seclusion that is increasingly hard to find.

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## SOMETHING TO SUIT EVERYONE

The development comprises three distinct layouts:

- Two 4 bed, 3 bath homes – end-terrace designs
- Two 3 bed, 2 bath homes mid-terrace designs
- Three 2 bed, 2 bath homes – mid-terrace designs

All homes share the same architectural language and specification, with layouts designed to suit a range of buyers – from professionals seeking a peaceful base, to downsizers prioritising quality and efficiency, or those simply looking for something a little different.

The Fallows is delivered by Aspire Developments, a developer with a strong reputation for quality construction and attention to detail. Their focus on design, materials and long-term performance is evident throughout every aspect of the homes.

These homes offers a rare opportunity to own a contemporary, energy-efficient home in a truly peaceful setting – where thoughtful design, modern comfort and countryside surroundings come together in a way that feels both considered and enduring.

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## LANDSCAPED GARDENS

The gardens at The Fallows have been thoughtfully designed to feel both private and practical, with smooth-finish natural stone patios laid in generous 900mm slabs providing an elegant terrace for outdoor dining and entertaining.

Beyond, the gardens rise to elevated lawned areas, neatly framed by oak sleeper retaining edges and accessed via wide timber steps, giving each space a sense of structure and definition.

Post and rail fencing, together with established 6ft hedging between gardens, helps create a private, semi-rural feel, while each property also benefits from its own private driveway parking and an EV charge point.

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## Living Spaces

- Vaulted ceilings throughout, creating exceptional volume and natural light
- Slim-profile, thin-framed aluminium bifold doors opening onto private garden spaces
- Black architectural window finishes enhancing the contemporary barn aesthetic
- Carefully designed lighting scheme including recessed LED spotlights throughout, statement brass feature lighting to kitchens and principal living areas, and bedroom reading lights
  - Generous internal storage provided throughout
  - Ultrafast Fibre broadband connection

## Kitchens

- High-end Magnet kitchens
- Silestone quartz worktops, offering a durable, high-performance stone surface with refined aesthetics
- Comprehensive integrated Samsung appliance package provided to each home, including:- Samsung American-style double-door fridge freezers- Samsung integrated dishwashers- Samsung integrated electric ovens- Samsung electric hobs
- Rangemaster electric range cookers with feature extractor hoods to Units 1, 2, 7 and 8, forming a striking focal point for cooking and entertaining
- Dedicated utility rooms to all properties, fitted with Samsung washing machine and Samsung tumble dryer (included with each home)

## Bathrooms & En-Suites

- Hansgrohe bathroom suites throughout, a premium German manufacturer internationally recognised for engineering quality and design excellence
  - Includes vanities, toilets, baths and showers
  - Concealed shower valves to the majority of units
  - Freestanding feature baths to Units 1 and 8
- Porcelanosa wall and floor tiling throughout, supplied by the internationally renowned Spanish tile manufacturer

## External Architecture & Outdoor Spaces

- Vertical timber cladding finished in RAL 9005 (Jet Black), reinforcing the contemporary eco-barn character and vertical form
- Overhanging entrance canopies to Units 1 and 8 with cedar-clad soffits · Flush casement windows and vertically clad barn-style UPVC front doors with PAS 24 certified locking systems
  - Wheelchair-accessible entrances to all properties
  - Private gardens with smooth-finish natural stone patios laid in 900mm slabs
  - Elevated lawned gardens formed with oak sleeper retaining edges and stepped access
    - Post and rail fencing with 6ft high hedging separating gardens
    - Private Driveway Parking with each property with EV Charge Point
    - Dedicated bin and cycle storage areas

## Internal Joinery & Flooring

- Oak internal doors throughout with antique brass handles, hinges and door furniture
- All oak doors finished with Osmo oil to enhance and protect the natural timber
  - Luxury Vinyl Tile (LVT) flooring in natural oak finishes:
    - Units 1 and 8: herringbone pattern
    - Units 3 to 5: straight plank pattern

## Heating

- Samsung Air source heat pumps feeding a wet underfloor heating system throughout each home.

## Optional “Eco Pack” Upgrade

Optional EPC A eco-home upgrade pack available, including roof-mounted solar panels and internal battery storage, offering the potential for near-zero energy bills and genuinely low-impact living

## OUT & ABOUT

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The Fallows enjoys a wonderfully tucked-away position in North Chailey, surrounded by open countryside and woodland, yet remarkably well placed for access to some of Sussex's most desirable villages, towns and transport links.

Neighbouring Newick is a pretty village, centred around its picturesque green and offering a strong sense of community. Here you'll find a selection of independent shops, a bakery, café, pharmacy and a choice of well-regarded pubs. Nearby Fletching is equally charming and home to the renowned Griffin Inn, widely considered one of the finest country pubs in the area and a true destination in its own right. Uckfield is also within easy reach and provides a wider range of everyday amenities including supermarkets, independent shops, cafés and leisure facilities. The recently opened Marks & Spencer Foodhall at nearby Piltdown has quickly become a go-to for quality food shopping and is less than 10 minutes away, adding further convenience to day-to-day living.



Haywards Heath lies within easy reach. The town offers a broad selection of shops, restaurants and leisure facilities, while the mainline station provides fast and regular services to London Victoria and London Bridge in around 45-50 minutes, Brighton in approximately 20 minutes and Gatwick Airport in as little as 15 minutes. Local bus services run nearby, with the 31 linking to both Haywards Heath and Uckfield, while the 121 provides a direct route into Lewes, making it easy to get around without relying entirely on the car.

The area is particularly well regarded for schooling. Newick Church of England Primary School and Fletching Primary are both popular choices, while Cumnor House School in nearby Danehill is widely considered one of the leading independent preparatory schools in Sussex. A number of other highly regarded state and private schools can also be found within a comfortable drive.

For those who enjoy the outdoors, the surrounding countryside is exceptional. Chailey Common Nature Reserve is close by, offering miles of open heathland and scenic walking routes, while the expansive Ashdown Forest provides a stunning setting for walking, riding and exploring. The South Downs National Park is also within easy reach, adding further variety to the landscape.

In all, The Fallows offers a rare combination of peaceful countryside living, strong community surroundings and excellent connectivity.



LONDON GATWICK  
AIRPORT

20 MILES

30 MINS

11 MINS FROM  
HAYWARDS HEATH STATION



BRIGHTON &  
HOVE

16 MILES

30 MINS

15 MINS FROM  
HAYWARDS HEATH STATION



CENTRAL LONDON

64 MILES

45 MINS FROM  
HAYWARDS HEATH STATION



HAYWARDS HEATH

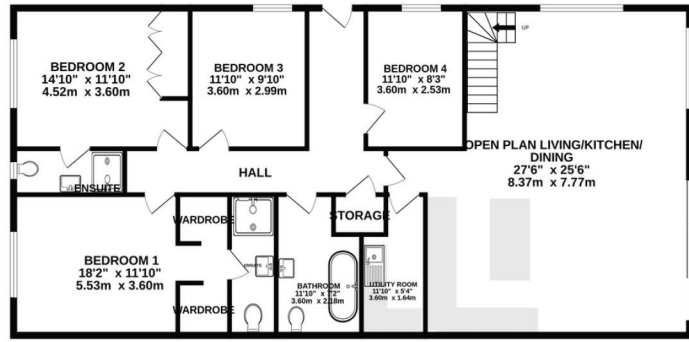
11 MILES

11 MINS

30 MINS

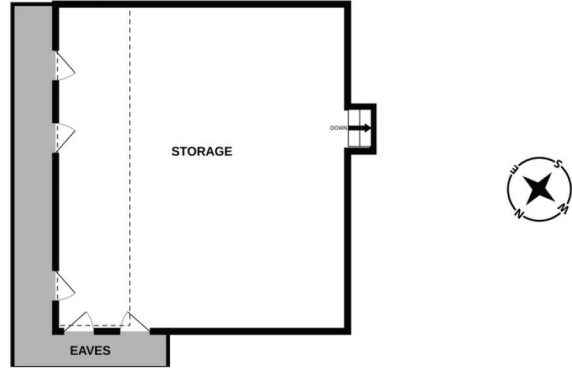


## LAYOUT A | END TERRACE 4 BED, 3 BATH



2,413 SQ FT INCLUDING STORAGE AREA

TOTAL FLOOR AREA: 1615sq.ft. (150.0 sq.m.) approx.

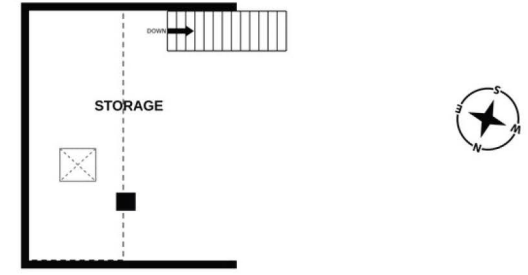


## LAYOUT C | MID TERRACE 3 BED, 3 BATH

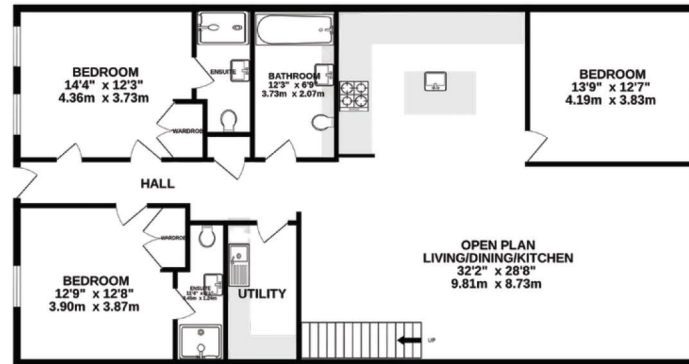


1,375 SQ FT INCLUDING STORAGE

TOTAL FLOOR AREA: 1076sq.ft. (100.0 sq.m.) approx.

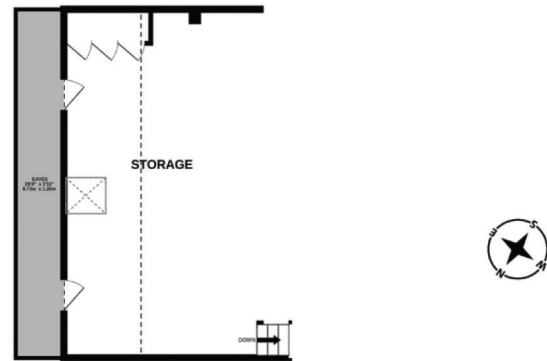


## LAYOUT B | MID TERRACE 2 BED, 2 BATH



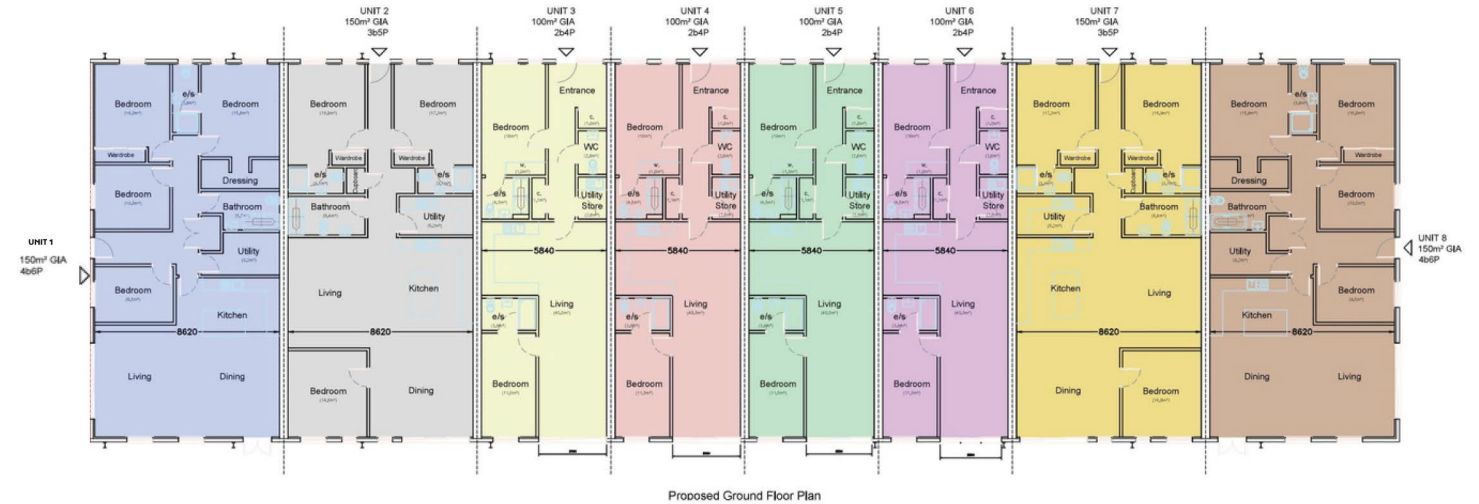
2,131 SQ FT INCLUDING STORAGE AREA

TOTAL FLOOR AREA: 1614sq.ft. (149.9 sq.m.) approx.



All plans for illustrative purposes only and exact layouts may differ.

## SITE PLAN



Proposed Ground Floor Plan



The  
**FALLOWS**

GRASSINGTON FARM  
HAZELDENE LANE  
NORTH CHAILEY  
BN8 4HW

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