



THAKEHAM

BERRY CROFT

Newick, Sussex



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The English countryside awaits

Berry Croft is a new community of 39 meticulously designed and built homes on the edge of the picturesque village of Newick in Sussex. This is a collective vision of award winning developer Thakeham and Stonewater, one of the South's largest housing providers.

Taking its name from the former fruit farm in which the houses are set, and still surrounded by fields, Berry Croft has been created with Thakeham's attention to detail and traditional craftsmanship.

Imagine being part of an established village community in a new home that blends beautifully into its rural setting, with easy access to London, the South Coast, and Gatwick Airport.

This is

Berry Croft

*Rural tranquillity just
44 minutes from London*



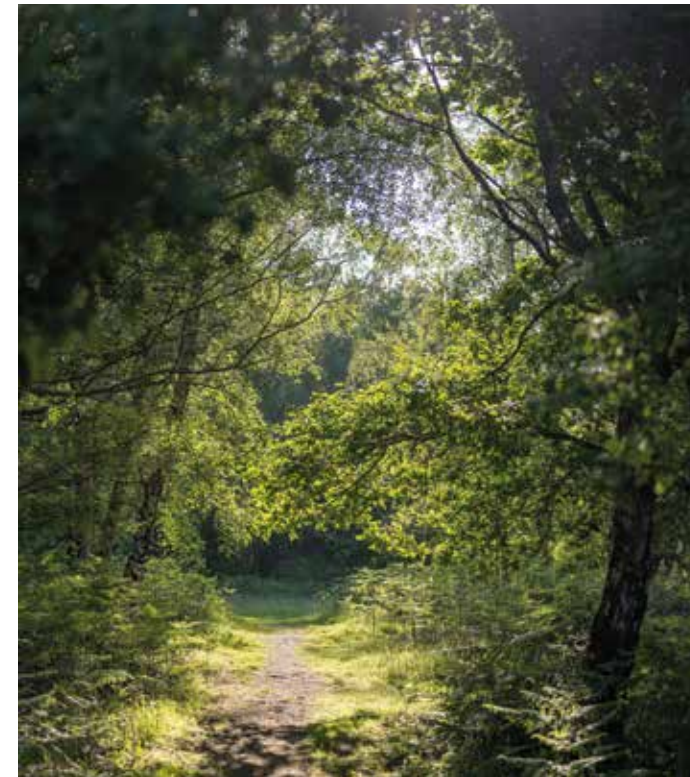
A good choice of amenities close by

The area offers a convenience store, newsagent, pharmacy, butcher, baker, Post Office, three pubs, an Indian restaurant, village hall and health centre. Newick village green, the focal point of this vibrant community is just a short walk from Berry Croft.

Newick Church of England Primary School, one mile from Berry Croft and rated 'Outstanding' by Ofsted, is just one of the highly regarded local primary and secondary schools.

There are cricket, rugby and lawn tennis clubs in the village, plus a number of golf clubs close by. In addition to its parkland, woodland and common, Newick is on the edge of the High Weald Area of Natural Beauty which offers beautiful walking and cycling routes close to your new home.

The nearby towns of Uckfield and Haywards Heath have a further selection of shops and eateries, while Royal Tunbridge Wells is an attractive and popular leisure, shopping and entertainment destination.





All the best connections

Whether you are working from home or in the city, travelling abroad or to the coast, Berry Croft gives you a whole world of flexibility and options.

Newick is on the A272, ensuring easy access to the A3, A22, A23 and A24.

Gatwick airport is just 20 miles away.

Haywards Heath railway station connects you directly to London Victoria (in 44 minutes) and to Gatwick Airport, Brighton and East Croydon.

There are regular local buses from Newick to Uckfield, Haywards Heath and Lewes.



Conveniently located



Distance by road (from Berry Croft)

8 miles	●	Haywards Heath
8.3 miles	●	Burgess Hill
8.6 miles	●	Lewes
16.4 miles	●	Brighton
27.2 miles	●	Worthing



Distance by rail (from nearby Haywards Heath rail station, 8 miles away)

11 mins	●	Gatwick
14 mins	●	Brighton
30 mins	●	East Croydon
44 mins	●	London Victoria

Travel times correct at time of going to print.



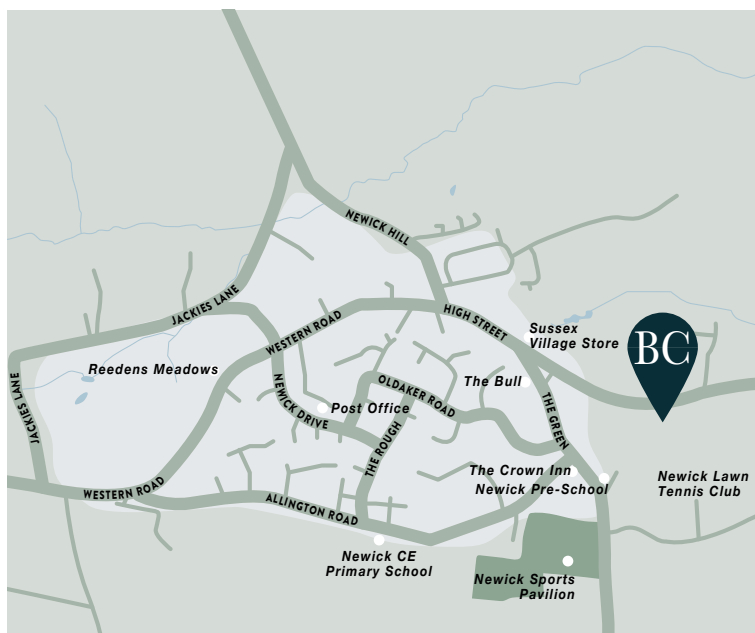
*Beautifully crafted homes,
inside and out*



Images depict previous Thakeham development.

At Thakeham, we always aspire to create communities, not just buildings. We take pride in the craftsmanship and skill with which every single home is constructed. As well as the thought and planning that goes into the open public spaces, infrastructure and facilities that knit communities together. We regard these as responsibilities, and we take them seriously. That gives us confidence that residents of Berry Croft will love their homes and enjoy contributing to a thriving community.





Marketing Suite open daily 10am - 5pm

Holly Lane, Newick, East Sussex BN8 4QP

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Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Thakeham reserves the right to amend the specification as necessary and without notice. This does not form any part of a contract of sale.



Protection for new-build home buyers