



WEALD LIVING

BY SAXON WEALD

## THE OAKS

... WIVELSFIELD ...

A CHARMING COLLECTION OF  
CONTEMPORARY TWO AND THREE-  
BEDROOM HOMES, PERFECTLY  
POSITIONED IN A PEACEFUL  
COUNTRYSIDE VILLAGE.



DETAILS

WIVELSFIELD, THE OAKS

[www.wealdliving.com](http://www.wealdliving.com)









## THE OAKS

••• WIVELSFIELD •••

### A PLACE TO LAY DOWN ROOTS

Modern homes meet timeless village life in this superb new development. Located at the heart of Wivelsfield, amongst the rolling Sussex countryside, The Oaks offers a small collection of two and three-bedroom houses. Boasting the best of rural village life, these stunning homes offer the perfect escape, without leaving convenience behind.

Just three miles from Haywards Heath and nine miles from Brighton, you'll enjoy easy access to commuter routes. At the centre of the adjoining village Wivelsfield Green, you'll find a welcoming local pub, a nursery and primary school, as well as a vibrant village hall hosting everything from fitness classes to film nights - all just a short stroll from your front door.

Built in partnership with CALA, these thoughtfully designed properties will be available to purchase through shared ownership from autumn 2025.



## TRANQUILITY MEETS CONVENIENCE

Situated just north of the South Downs National Park, Wivelsfield offers plenty of opportunities to get outside and enjoy some fresh air – from scenic walks to peaceful cycling routes.

While Wivelsfield offers a slower, more mindful pace of life, it's still ideally located for commuters, with trains to central London taking just 45 minutes from Haywards Heath or Burgess Hill stations. The A23/M23 is just short drive from the village, connecting you to Brighton, Gatwick and Crawley.

The nearby towns of Haywards Heath and Burgess Hill have a great range of supermarkets, leisure centres, well-known shops, bars, cafes, and restaurants, while the nearby villages of Lindfield and Ditchling offer a wide range independent shops and eateries. And for golf lovers, four courses lie just a short drive away — perfect for weekend escapes.



## OUT AND ABOUT IN THE LOCAL AREA



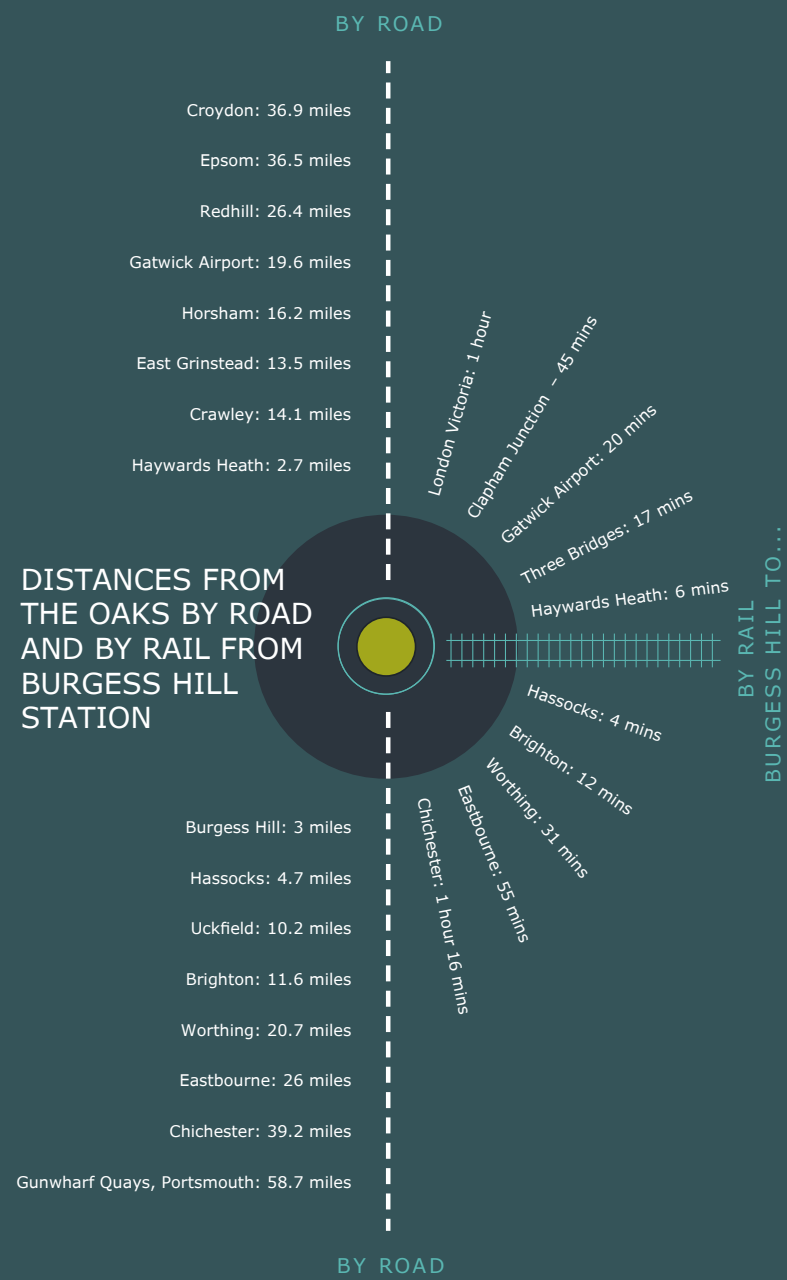
Distances are approximate based on easiest routes by road using directions from Google Maps





| Time        | Destination          | Plat | Expected |
|-------------|----------------------|------|----------|
| 1511        | London Victoria      | 1    | 1515     |
| 1512        | Eastbourne via Lewes | 2    | On time  |
| 1514        | via London Bridge    | 1    | On time  |
|             | Formed of 8 coaches  |      |          |
| 1526        | Brighton             | 2    | On time  |
| 1541        | London Victoria      | 1    | On time  |
| 1542        | Ore via Lewes        | 2    | On time  |
| 1544        | via London Bridge    | 1    | On time  |
| 1556        | Brighton             | 2    | On time  |
| Page 1 of 2 |                      |      | 15:06:50 |
| Departures  |                      |      |          |

## DISTANCES FROM THE OAKS BY ROAD AND BY RAIL FROM BURGESS HILL STATION



Please note: distances and times are approximate. Information has been collated using Google Maps and National Rail.



## SITE PLAN (phase two)

### KEY

-  WEALD LIVING Shared ownership
-  SAXON WEALD Affordable rent
-  CALA Sales properties





PLOTS 17, 18 & 19 THE OAKS  
THREE BEDROOM TERRACED HOUSES



PLOTS 20 & 21 THE OAKS  
THREE BEDROOM TERRACED HOUSES



PLOT 22 THE OAKS  
THREE BEDROOM SEMI-DETACHED HOUSE



PLOT 76 THE OAKS  
TWO BEDROOM SEMI-DETACHED HOUSE



# THE OAKS

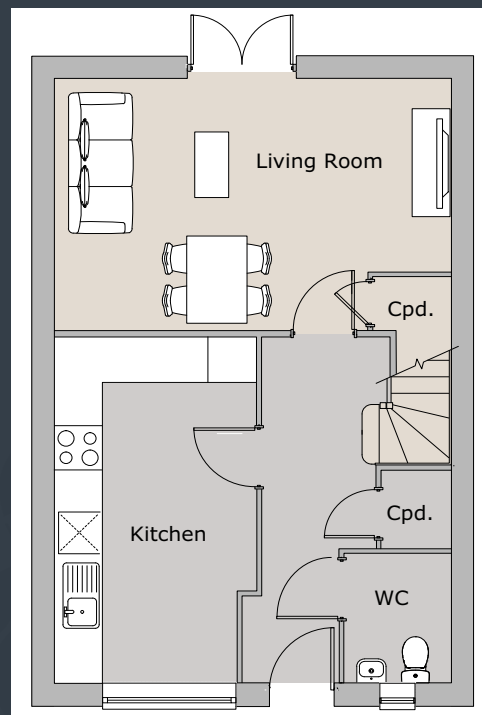
## THREE BEDROOM TERRACED HOUSE

PLOTS 19, 21 (AS) &  
PLOTS 17, 18, 20 (OPP)

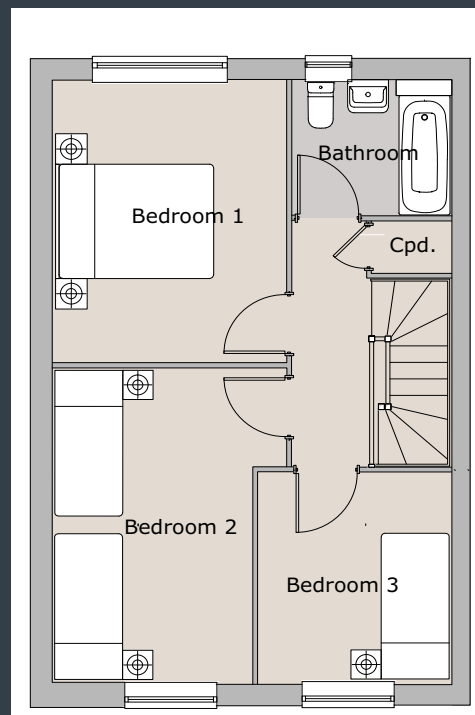
With a stylish and spacious design, our range of three-bedroom homes are perfect for modern family living.

To the front of the house is the modern kitchen, complemented with integrated appliances. A cosy yet airy living/dining room leads out to a private garden, making it the perfect space to unwind after a busy day. Upstairs, you will find two generous double bedrooms, along with a third bedroom and a contemporary family bathroom. With generous storage space, a downstairs WC and allocated parking, these homes are both sophisticated and practical!

### Ground floor



### First floor



### AREAS

Ground floor m

Kitchen 3.1 x 4.9

Living / dining area 5.5 x 3.6

First floor m

Bedroom one 4.0 x 3.2

Bedroom two 4.5 x 2.7

Bedroom three 3.0 x 2.7

Bathroom 2.2 x 1.9

Total Area 93 m<sup>2</sup>

\* Measurements are shown at their widest points

Computer generated images and photos are indicative of how your property may look and are examples only. These images are not to scale, please refer to measurements.

Floorplans shown are indicative only. All room sizes are approximate with maximum dimensions of finished measurements. Indicative measurements are taken at the widest points.

These plans provide indicative details of the property including kitchen/bathroom layouts, balconies/gardens etc. All dimensions indicated are approximate and should not be relied upon for floor treatments or home furnishings. Weald Living reserves the right to make changes to these plans prior to exchange of contracts. Plans do not highlight the gradient of outside space or location of manhole covers, sheds, or paving. The final layout of the garden may change.





# THE OAKS

## THREE BEDROOM SEMI-DETACHED HOUSE

PLOT 22 (AS)

### AREAS

|                  |                   |
|------------------|-------------------|
| Ground floor     | m                 |
| Kitchen / dining | 3.2 x 5.5         |
| Living room      | 3.1 x 5.5         |
| First floor      | m                 |
| Bedroom one      | 4.5 x 2.9         |
| Bedroom two      | 4.0 x 3.2         |
| Bedroom three    | 3.1 x 2.5         |
| Bathroom         | 2.2 x 1.9         |
| Total Area       | 93 m <sup>2</sup> |

\* Measurements are shown at their widest points



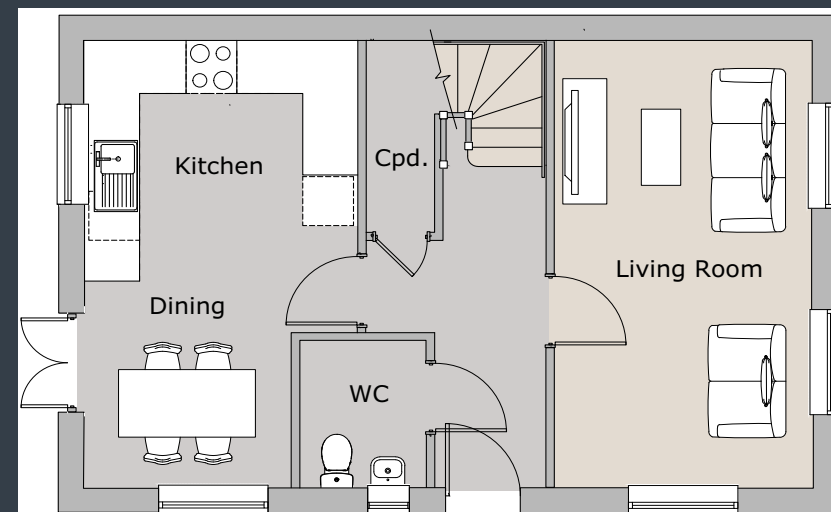
With a stylish design, perfect for a modern lifestyle, this three-bedroom home is ideal for family living.

Downstairs, the well-proportioned living room offers a space to unwind after a busy day. Flooded with light from double aspect windows, it offers a great space with flexibility to suit your needs. There is also a spacious kitchen/dining area, with doors that open onto a private garden, perfect for entertaining.

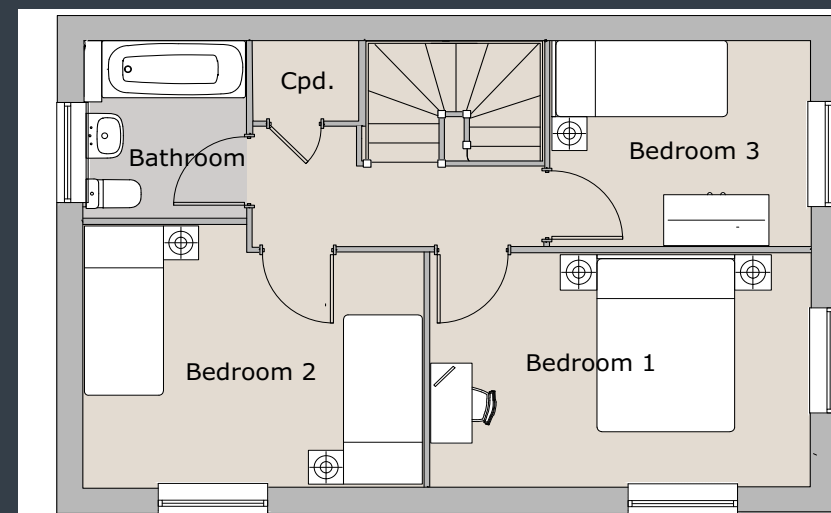
Upstairs, the property features two generously sized double bedrooms, along with a third bedroom and a contemporary family bathroom.

With built-in storage, a large downstairs WC and allocated parking spaces, this home perfectly balances sophistication and practicality!

### Ground floor



### First floor



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# THE OAKS

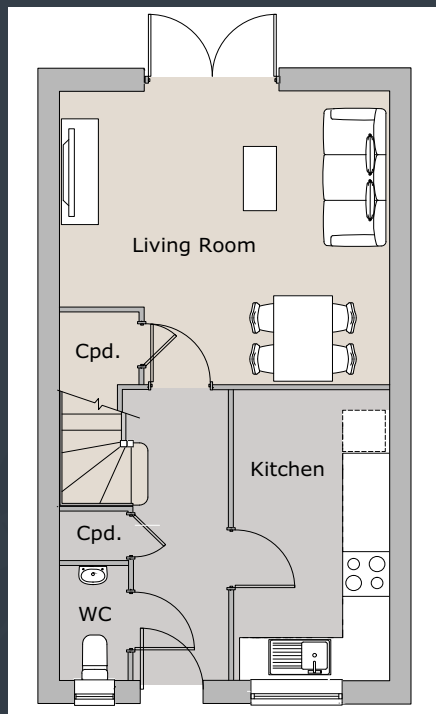
## TWO BEDROOM SEMI-DETACHED HOUSE

PLOT 76 (AS)

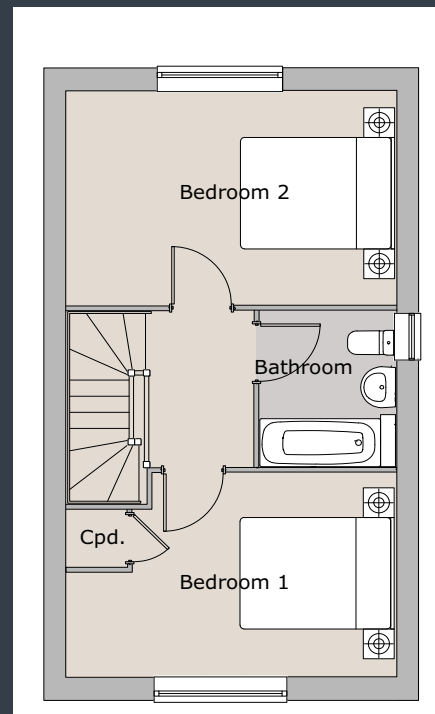
This modern two-bedroom home offers plenty of space for first time buyers with generous room sizes and thoughtful layouts to meet your needs.

To the front of the house is the modern kitchen, complemented with integrated appliances. The living/dining area leads out to your private garden, making it perfect for both entertaining and relaxing at the end of a long day. Upstairs, there are two spacious bedrooms and a contemporary bathroom. Well-planned additional storage cupboards, a downstairs WC and allocated parking completes this desirable new home.

Ground floor



First floor



## AREAS

Ground floor m

Kitchen 2.2 x 4.3

Living / dining area 4.7 x 4.2

First floor m

Bedroom one 4.7 x 3.2

Bedroom two 4.7 x 2.7

Bathroom 1.9 x 2.3

Total Area 79 m<sup>2</sup>

\* Measurements are shown at their widest points

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## AN EYE FOR DETAIL

Moving into a new home is a fresh and exciting start. We keep the décor of our properties attractive yet understated, giving you the perfect blank canvas ready to make it your own. Sleek kitchens and contemporary bathrooms are finished to a modern specification to complement your style perfectly.

Outside, our two and three-bedroom houses also benefit from private gardens. So, whether you're bringing family and friends together or prefer some peace and quiet, there's an outdoor space to enjoy. Allocated parking is also provided for each home.



Computer generated images and photos are indicative of how your property may look and are examples only. Layouts and finishings may vary.





## SPECIFICATION

### Kitchen

- Modern, fully fitted Avalon Metro range kitchen in sage green with laminate worktop in White Andromeda and coloured glass splashback
- Integrated Indesit appliances, including electric oven and cooker hood, electric hob, fridge freezer, washer dryer and dishwasher
- White LED downlighters and pelmet lighting

### Bathroom

- Fully fitted Roca bathroom with shower over bath
- Argenta wall tiles in Dorset Moon surrounding bath and splashback behind basin
- Heated chrome towel rail
- Glazed shower screen

### General

- PVCu high efficiency double glazed windows
- Airing cupboard with shelving
- Smoke detector and carbon monoxide alarm
- Gas central heating with Ideal Logic combi boiler
- Apollo Plus carpets in Dark Grey and Amtico Spacia flooring in Worn Ash
- EV chargers to all properties

Information supplied at the time of print (September 2025). Specifications may be subject to change and do not form part of any contract or constitute an offer. AI generated images and are indicative of how your property may look and are examples only.







## REGISTER YOUR INTEREST

Our homes at The Oaks are available to purchase on a shared ownership basis. Shared ownership allows you to buy a share in a property and pay rent on the remainder. Over time and as your finances allow, you can increase your share to up to 100%.

### Register

To register your interest or apply for a property, please click on the 'Apply for a property' button on our website and complete the [shared ownership application form](#). If you already own your home, or own a home under a shared ownership scheme, you can still apply for Weald Living shared ownership provided you have an offer on your current home. You'll need to be at least 18 years old to be able to obtain a mortgage.

to ensure you can afford to purchase and sustain the housing costs before offering you a home.

You will need approximately £5,000 to cover the costs of purchasing a home. These costs cover things like; the reservation fee, mortgage valuation fee, mortgage arrangement fees, solicitors' fees, removal costs and utility connection charges.

Please see our website [www.wealdliving.com](http://www.wealdliving.com) for up-to-date property prices.

### Affordability

Household income requirements will differ from development to development, in line with factors such as current house prices and the share for sale. The general guidelines state that you must have a combined household income of less than £80,000 per year outside of London. Weald Living will perform checks

### Apply now

Shared ownership makes it possible to own your own home. If you think you are eligible to buy a Weald Living shared ownership home, please complete the [shared ownership application form](#) on our website.





## INTRODUCING WEALD LIVING

Weald Living is a part of Saxon Weald, providing properties for outright sale, shared ownership and private market rent across Sussex and Hampshire.

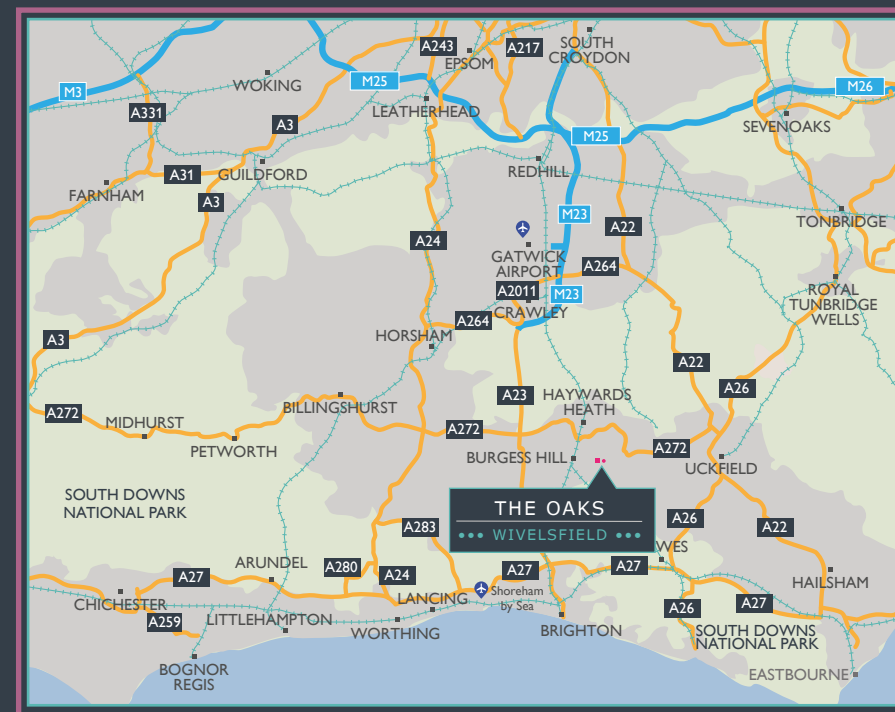
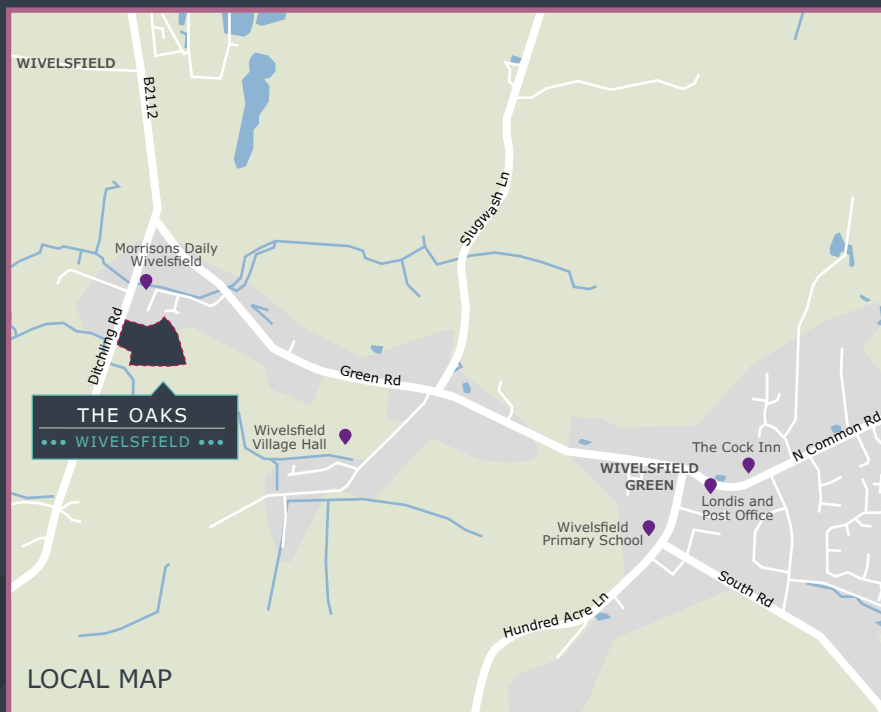
Saxon Weald, established in 2000, is a non-profit making housing association and manages approximately 7,000 social rented properties in addition to its Weald Living homes.

We are highly experienced in both property management and maintenance, and value our role as a leading provider of affordable housing in the Horsham district.



Saxon Weald supports the development of mixed tenure sites and is proud to provide homes for shared ownership and affordable rent at The Oaks. We may change the tenure of some properties subject to demand.





THE OAKS  
DITCHLING ROAD,  
WIVELSFIELD,  
HAYWARDS HEATH,  
EAST SUSSEX,  
RH17 7RF



WEALD LIVING  
BY SAXON WEALD

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