



# The Oaks

Wivelsfield



Stock photography







# Premium homes, exceptional location

Perfectly positioned on the edge of charming Wivelsfield village sits The Oaks. An exciting collection of spacious, high specification, 2, 3 & 4 bedroom homes. Wivelsfield is a highly desirable rural location close by to Haywards Heath and Burgess Hill. With the beautiful South Downs, the buzz of Brighton and the Sussex coastline on your doorstep, here you can enjoy everything that makes village life special.



Local photography



Computer Generated Image – A typical street scene at The Oaks



Local photography



# The style and quality you deserve

At The Oaks, you'll find a range of beautifully-designed, timber frame construction homes, featuring light spacious interiors and sustainability in equal measure. You can expect flexible designs, tailored to all life stages. A high specification throughout also lends a premium feel, but without compromising on energy efficiency. With air source heat pumps, double-glazed PVCu windows, high levels of insulation and low energy lighting, these state-of-the-art homes offer a contemporary way of living, whilst also being kind to the planet.



Internal photography from a previous Cala development



Internal photography from a previous Cala development



# Enjoy the great outdoors

Boasting an abundance of green space, The Oaks features a play area, orchards, and wild flower beds, offering seamless access to nature. Nearby, scenic destinations such as Ditchling Common Country Park and Bedelands Nature Reserve await discovery, while the National Trust's Ditchling Beacon and Devil's Dyke are further afield. For those seeking adventure, the South Downs National Park provides a stunning backdrop ideal for walkers, cyclists, and nature lovers.

Families can enjoy a variety of local attractions, ensuring fun filled quality time together in any weather. Washbrooks Family Farm in Hurstpierpoint offers animal encounters, outdoor adventures, and indoor play. Meanwhile Southwater Country Park provides opportunities for boating, kayaking, and paddle-boarding, with it's Dinosaur Island being a firm favourite with young adventurers.





# Everything within easy reach

Wivelsfield is well-served by local amenities. The village features a convenience store, a post office, and the high regarded Cock Inn pub. For more options, the vibrant town of Burgess Hill is 2.5 miles away, offering popular retail chains, bars, and restaurants. You can pick up gourmet treats at Waitrose & Partners and savor delicious tapas at Plaza Uno nearby. Enjoy elevated dining and locally brewed beers at one of the gastro pubs. If you're seeking even more variety, Brighton's upscale boutiques and lively nightlife are a speedy 20 minute train journey from Wivelsfield Station.



Local photography



# Perfectly located, well connected

The Oaks is well-located for travel to nearby towns and cities. You can join the nearby A23 for direct car journeys to Horsham (37 minutes) or Brighton (32 minutes), while the M25 is accessible in approximately 30 minutes.

Wivelsfield train station is just a 4 minute drive from the Oaks, offering onward travel to London Bridge, London Victoria and London Blackfriars in under an hour.

Planning a trip further afield? Gatwick Airport is 29 minutes via the A23 and M23.





# First class education

Parents seeking the very best education for their children will be relieved to find a wide range of highly-rated state and private schools in the area of Wivelsfield.

Wivelsfield Primary School is just a mile from The Oaks, whilst Blackthorns Community Primary Academy and St Paul's Catholic College have exceptional reputations and are within a 10-minute drive. Independent options include Hurstpierpoint College, which cater for nursery age through to 18.

For older students, The Burgess Hill Academy, Haywards Heath College and Plumpton College are all within easy reach of The Oaks.



Local photography



Stock photography



# Places to go



**Eating out** – Choose from a wide selection of gastro pubs and restaurants, including the highly-rated Buon Appetito in Burgess Hill, serving quality Italian fare including pasta, pizza, steaks and fish dishes. The town's popular Indian restaurant The Masala Club also comes recommended, while Quench Bar & Kitchen is the ideal spot for a refreshing drink and some delicious food.



**Sports and leisure** – With its swimming pool with open-air lazy river, gym, sports hall, climbing wall and outdoor pitches, The Triangle leisure centre in Burgess Hill will have the whole family covered. Golfers can enjoy a round or two at Burgess Hill Golf Centre and Mid Sussex Golf Club.



**History and heritage** – For an intriguing insight into the area's history and heritage, Cuckfield Museum is well worth a visit. You'll find a wide variety of artefacts on display, going back to the Cretaceous period some 66 million years ago.



Stock photography



Local photography



Stock photography



Local photography





# Things to do



**Parks and nature** – With so many open green spaces in the local area, there will always be somewhere new to experience. Ditchling Common has a maze of footpaths, coppiced woodland and open grassland to explore, while St John's Park is just the place for a relaxing stroll or picnic. The spectacular South Downs National Park, meanwhile, needs no introduction.



**Entertainment** – Film fans can catch all the latest blockbusters – and some entertaining National Theatre Live screenings too – at Burgess Hill's independent Orion Cinema. The Capitol in Horsham also offers a varied programme of the performing arts, including live music, drama and comedy.



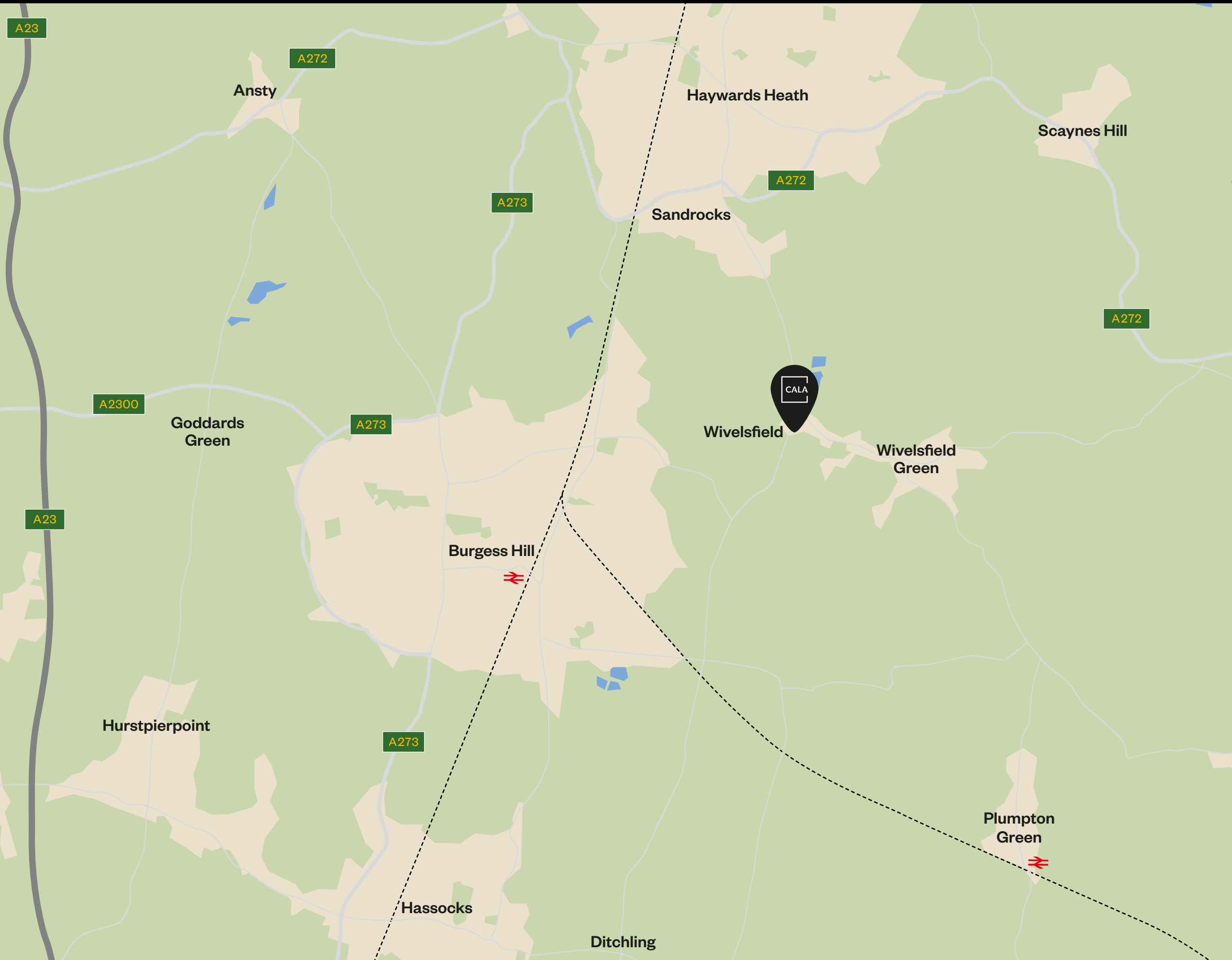
**Shopping** – Burgess Hill and Haywards Heath offer a wide variety of retailers, from independent boutiques to familiar names like Marks & Spencer, Waitrose, Waterstones and Majestic Wine. The Market Place and Martlets shopping centres in Burgess Hill and The Orchards in Haywards Heath provide even more options for retail therapy.



**Family days out** – Middleton Common's scenic Butterfly Gardens and fun Middleton Common Farm Railway attractions are only a short distance from the development, and will be a treat for all members of the family.







# Getting around



By foot: The Cock Inn is around 20 minutes on foot from The Oaks, while Wivelsfield Primary School is about 23 minutes.



By car: The Oaks is in the perfect place for commuters, with the A23 close by for journeys to Brighton (37 minutes) and into Central London (1 hour and 45 minutes).



By rail: Catch a train from Burgess Hill station (a 6 minute drive from The Oaks), which will take you to London Victoria in approximately 52 minutes.

Journey times are approximate. Train journey times are accurate as of June 2025 and are sourced from thetrainline.com



# Superbly connected



## On foot

- Morrisons Daily – 2 mins
- Wivelsfield Recreation Ground – 10 mins
- Hairy Dog Brewery – 11 mins
- Wivelsfield Green – 21 mins
- Wivelsfield Primary School – 23 mins
- The Fox and Hounds – 24 mins
- Crafthouse Coffee – 42 mins



## By car

- Wivelsfield Station – 4 mins
- Burgess Hill Station – 6 mins
- Princess Royal Hospital – 7 mins
- PureGym Burgess Hill – 8 mins
- Orion Cinema Burgess Hill – 8 mins
- Waitrose Haywards Heath – 11 mins
- Wakehurst – 19 mins
- Ashdown Forest – 23 mins
- Crawley – 25 mins
- Brighton – 32 mins
- Horsham – 37 mins



## By rail from Wivelsfield train station

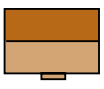
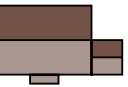
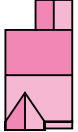
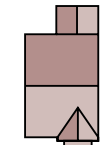
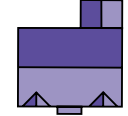

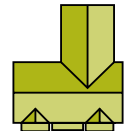
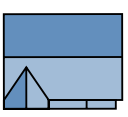
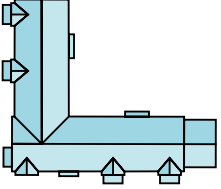
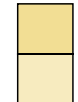
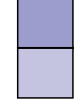
- Burgess Hill – 2 mins
- Haywards Heath – 5 mins
- Hassocks – 6 mins
- Preston Park – 12 mins
- Brighton – 17 mins
- Three Bridges – 17 mins
- Gatwick Airport – 22 mins
- East Croydon – 37 mins
- Clapham Junction – 48 mins
- London Bridge – 52 mins
- London Victoria – 55 mins
- London Blackfriars – 57 mins

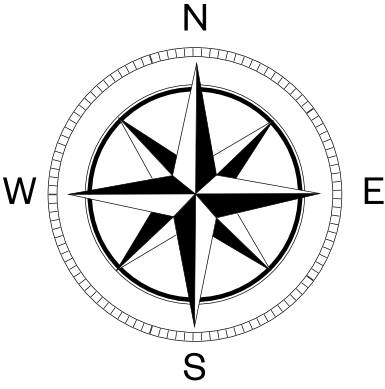
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# The Oaks

## The development

-  **The Burdock**  
2 bedroom detached home
-  **The Dandelion**  
3 bedroom detached home
-  **The Fir**  
3 bedroom detached / semi-detached home
-  **The Laurel**  
4 bedroom detached home
-  **The Magnolia**  
4 bedroom detached home
-  **The Poplar**  
4 bedroom detached home
-  **The Rowan**  
4 bedroom detached home
-  **The Walnut**  
4 bedroom detached home
-  **Henty Close Apartments\***  
1 bedroom apartments
-  Affordable Rent
-  Shared Ownership



\*First homes. Please ask your Sales Consultant for further details. The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation. B: Bin collection point.

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# Choose the home that's right for you



**The Laurel**  
4 bedroom  
detached home



**The Magnolia**  
4 bedroom  
detached home



**The Poplar**  
4 bedroom  
detached home



**The Rowan**  
4 bedroom  
detached home



**The Walnut**  
4 bedroom  
detached home



**The Dandelion**  
3 bedroom  
detached home



# Choose the home that's right for you



**The Fir**  
3 bedroom  
detached/semi-  
detached home



**The Burdock**  
2 bedroom  
detached home  
plus study



Stock photography



# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.







Internal photography of the showhome at Cala at Mowbray, Horsham

# What our customers say



Happy purchasers at Horsham

“ We’d looked at other developments, but none of them had the same community feel as Hawksbourne and Mowbray village. This one was different—it felt like home right away. They recommended a plot that suited us better than the one we’d originally picked, and we’re so glad we took her advice.

It’s cosy, well-insulated, and surrounded by greenery. It’s lovely to come back every day to a home rather than a house. ”

Cala at Mowbray, Horsham, purchasers



External photography of Cala at Mowbray, Horsham





Photography from a previous Cala development



Photography from a previous Cala development

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas





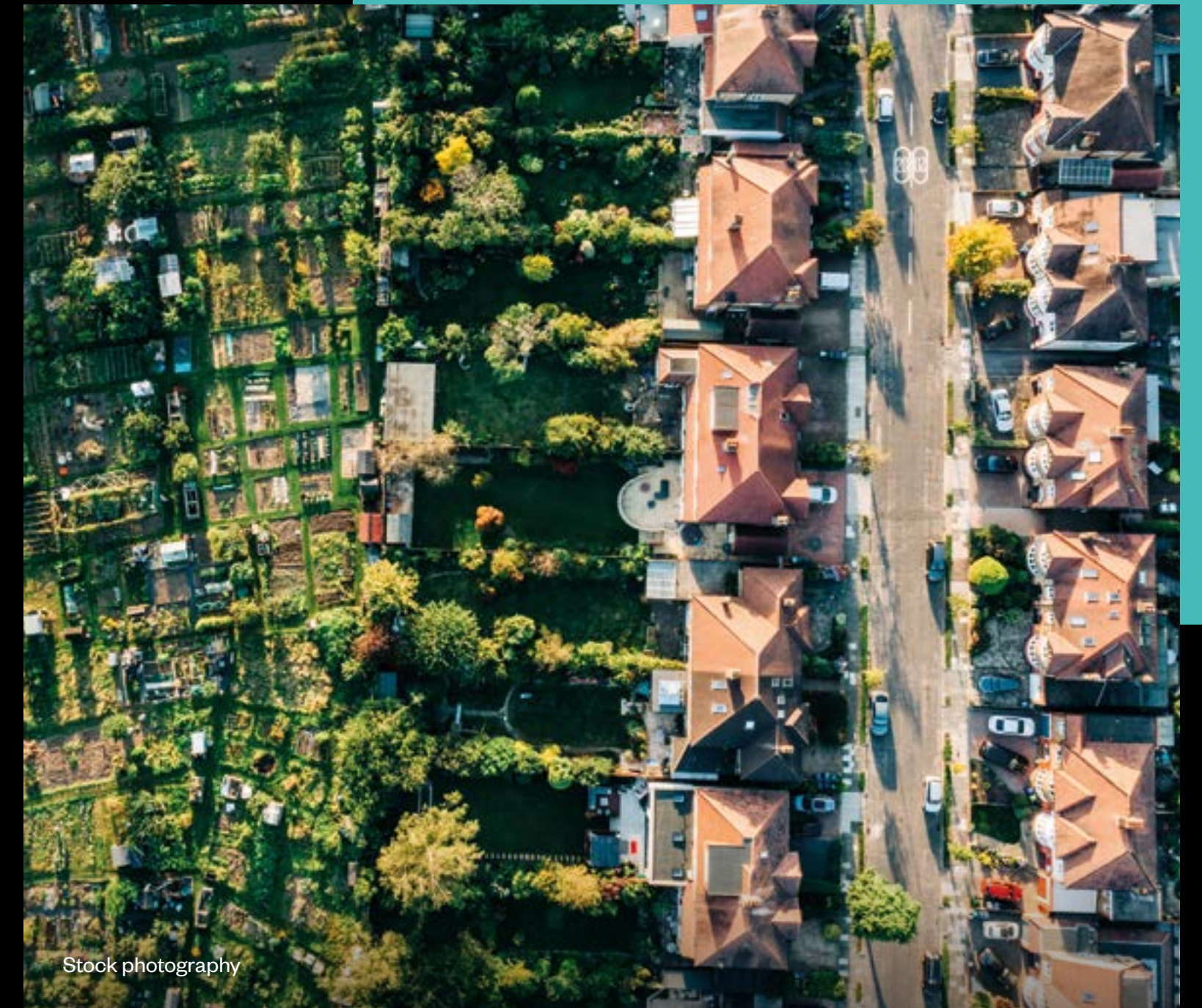
# Home is more than a house

Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

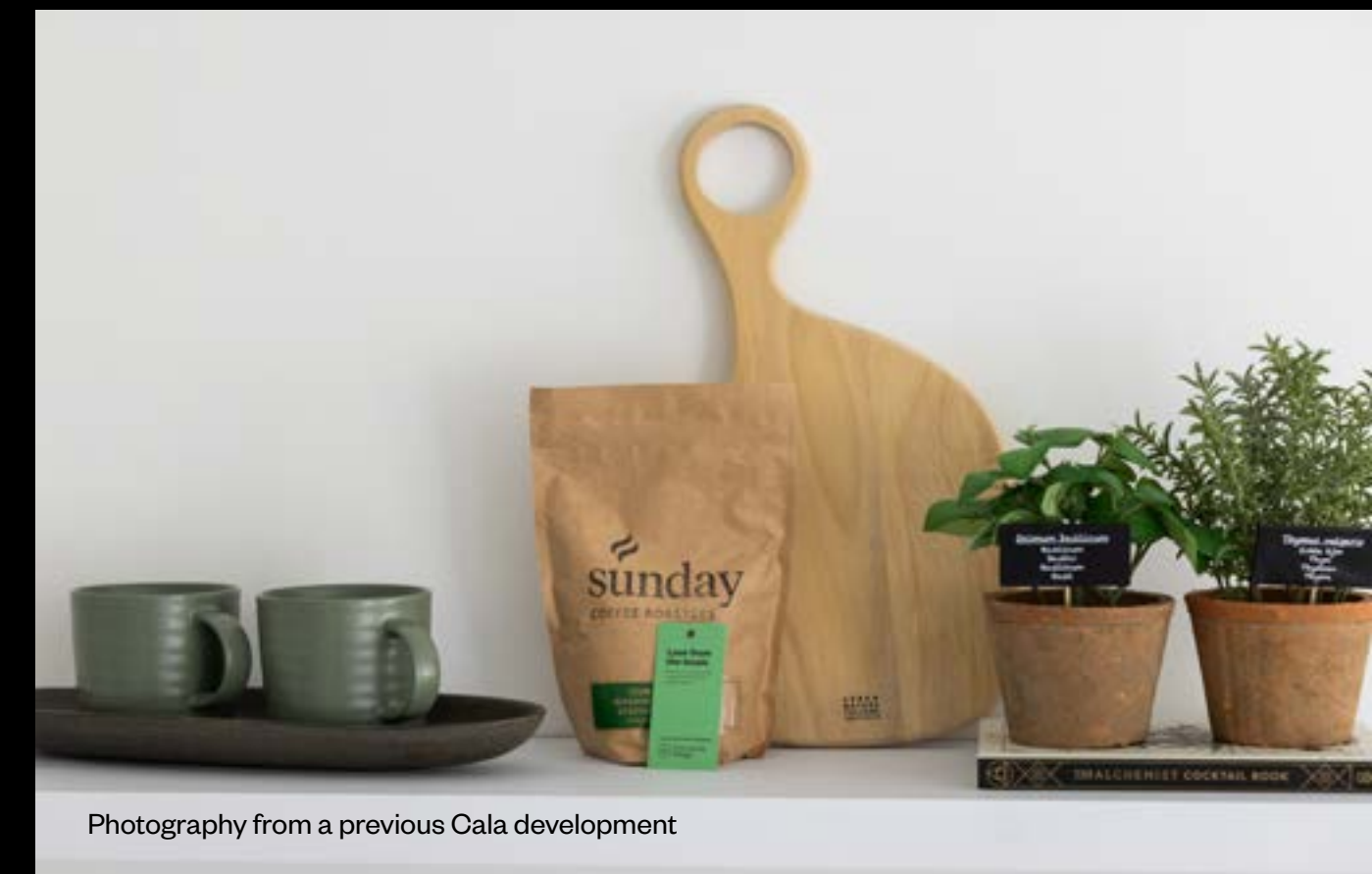
From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.



Stock photography



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Photography from a previous Cala development



# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect. Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development





Stock photography



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# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer

journey, which is why we are aiming for online-only brochures at our developments. Click on the arrows below to find out more about our sustainability journey:



Environment



Customers



Design



People



Land



Community consultation







Stock photography



# Welcome to your new home

The Oaks,  
Off Ditchling Road,  
Wivelsfield, RH17 7RF

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