

HEATHER PLACE

LOWER ROAD, FOREST ROW



A SUPERB COLLECTION OF FIVE, THREE-BEDROOMED HOMES



THE PERFECT SETTING

Heather Place is a superb collection of five, three-bedroomed homes, each with outside space and off-street parking for two cars, conveniently set in a central village location.

Surrounded by the Ashdown Forest on three sides, the pretty village of Forest Row has something to offer everyone and is the perfect setting for these beautifully finished Cubed Homes' properties.

On the borders of West Sussex, Kent and Surrey, Forest Row is perfectly located for enjoying community life in beautiful surroundings, yet it lies within three miles of East Grinstead with a wealth of prominent high street names, choice of supermarkets, comprehensive sporting facilities, cinema and railway station.

Forest Row itself may be small, but it's a vibrant place to live with a wide variety of independent shops, cafés and galleries, as well as two highly regarded bio-dynamic organic farms.

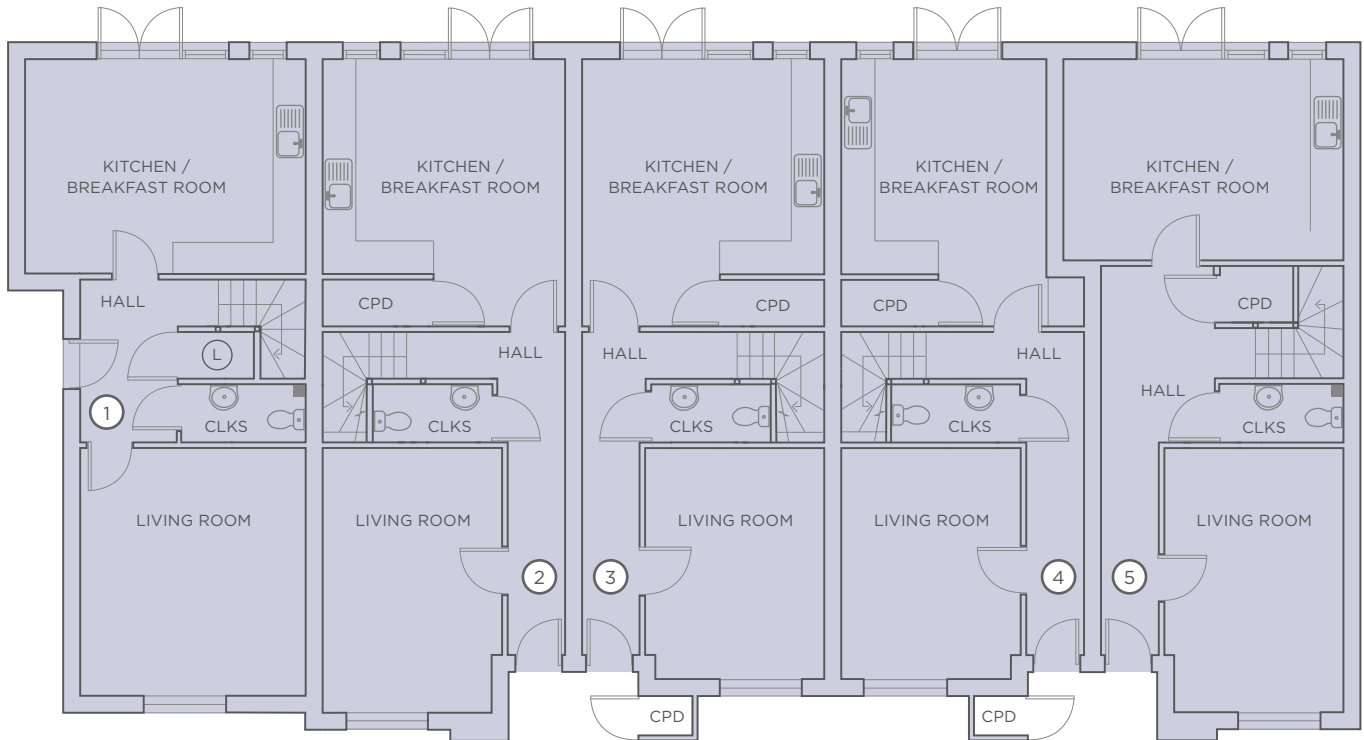
For leisure activities and sporting facilities, the village has an enormous range to choose from. For walkers, cyclists and horseriders, the linear Forest Way follows the route of the old railway line, passing through the village on its 10 mile meander from Groombridge to East Grinstead. Weir Wood Reservoir, one of the largest areas of open water in the county, is home to both resident and migrating birds and also offers sailing and fishing opportunities. There is excellent golf available at The Royal Ashdown Golf Course, which offers two 18 hole courses and the Memorial Recreational Sports Grounds provide facilities for local tennis, football and cricket clubs.

Both state and independent primary and secondary education is available locally, including the world renowned and much sought after Michael Hall, a Steiner Waldorf school, which offers education based on the Waldorf approach from birth to 18 years. For Adult Education, the international Emerson College offers popular courses in art and science.

The strong sense of community within this idyllic Wealden village makes Forest Row a wonderful place to enjoy, explore and to live.

The computer generated illustration is for general guidance only.

GROUND FLOOR



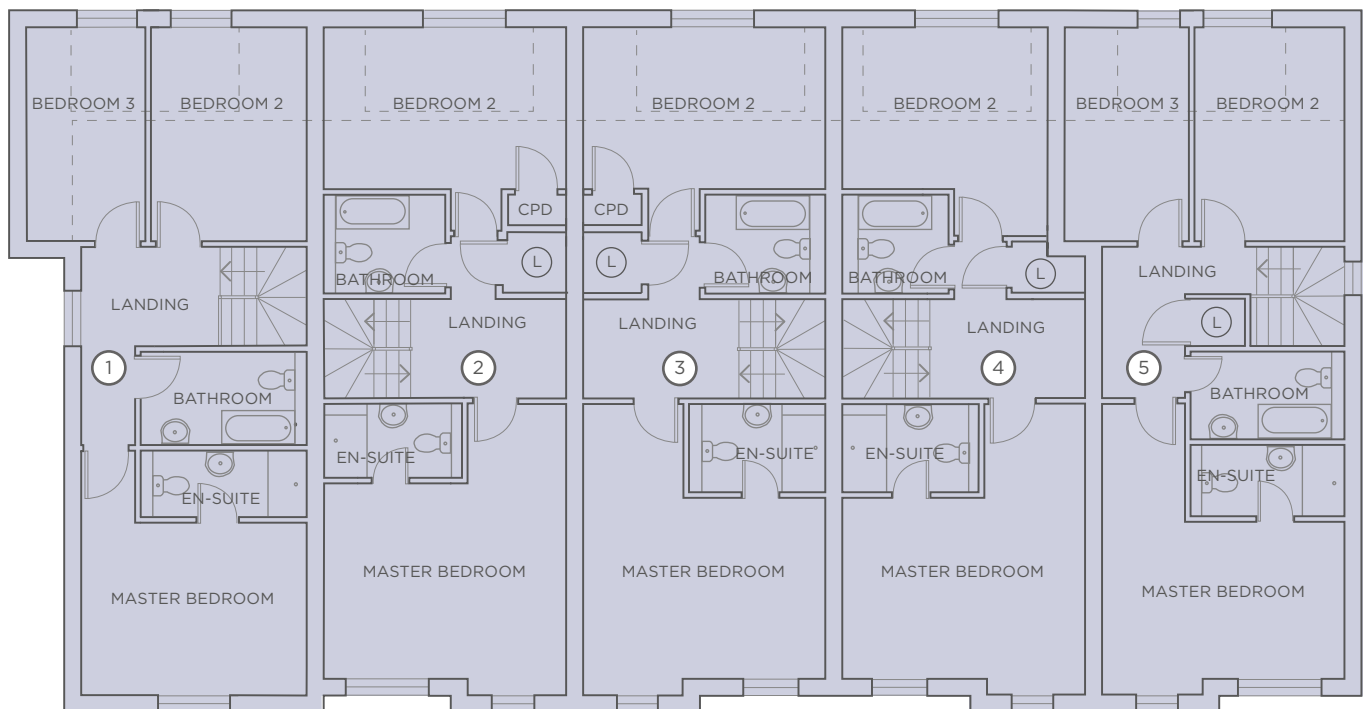
KITCHEN/BREAKFAST ROOM

Plot 1: 4.80m X 3.75m (15'9" X 12'4")
 Plot 2: 4.43m X 4.70m (14'6" X 15'5")
 Plot 3: 4.43m X 4.70m (14'6" X 15'5")
 Plot 4: 3.85m X 4.70m (12'8" X 15'5")
 Plot 5: 5.03m X 3.58m (16'6" X 11'9")

LIVING ROOM

Plot 1: 4.20m X 3.91m (13'9" X 12'10")
 Plot 2: 4.53m X 3.22m (14'10" X 10'7")
 Plot 3: 4.00m X 3.22m (13'1" X 10'7")
 Plot 4: 4.00m X 3.22m (13'1" X 10'7")
 Plot 5: 4.70m X 3.22m (15'5" X 10'7")

FIRST FLOOR



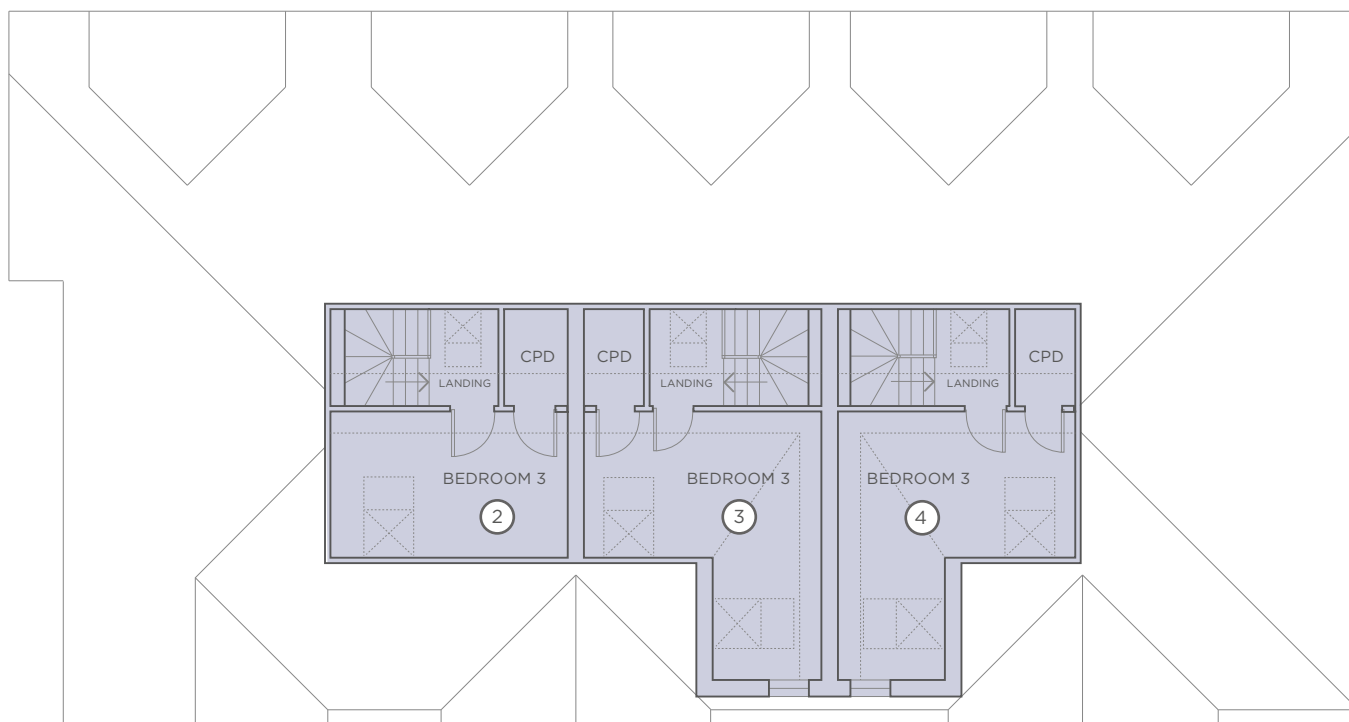
MASTER BEDROOM

Plot 1: 4.05m X 4.43m (13'3" X 14'6")
 Plot 2: 4.42m X 5.19m (14'6" X 17'0")
 Plot 3: 4.42m X 5.19m (14'6" X 17'0")
 Plot 4: 4.42m X 5.19m (14'6" X 17'0")
 Plot 5: 4.57m X 5.19m (15'0" X 17'0")

BEDROOM 2

Plot 1: 2.65m X 3.92m (8'8" X 12'10")
 Plot 2: 4.43m X 3.86m (max) (14'6" X 12'8" max)
 Plot 3: 4.43m X 3.86m (max) (14'6" X 12'8" max)
 Plot 4: 3.85m X 3.74m (max) (12'8" X 12'3" max)
 Plot 5: 3.86m X 4.43m (12'8" X 14'6")

SECOND FLOOR



BEDROOM 3

Plot 1: 2.20m X 3.92m (7'3" X 12'10")

Plot 2: 4.40m X 2.40m (14'5" X 7'10")

Plot 3: 4.40m X 4.90m (max) (14'5" X 16'1") (max)

Plot 4: 4.40m X 4.90m (max) (14'5" X 16'1") (max)

Plot 5: 2.23m X 3.74m (7'4" X 12'3")

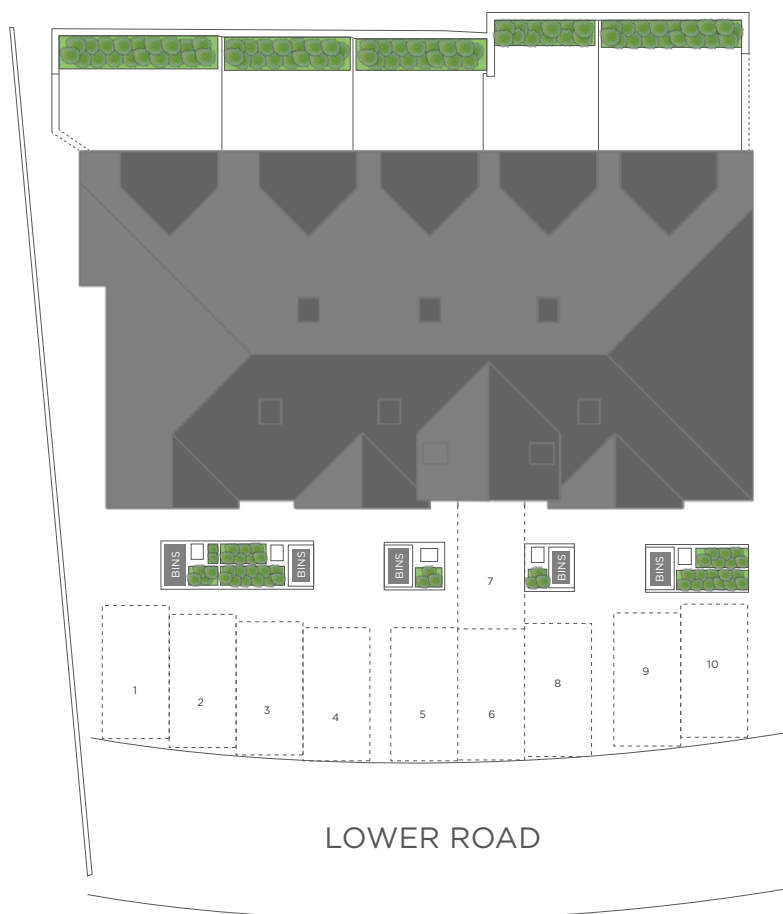
TOTAL FLOOR AREA: Plot 1 - 98.53 sq.m (1060 sq.ft)

TOTAL FLOOR AREA: Plot 2 - 120.73 sq.m (1300 sq.ft)

TOTAL FLOOR AREA: Plot 3 - 124.94 sq.m (1345 sq.ft)

TOTAL FLOOR AREA: Plot 4 - 120.45 sq.m (1297 sq.ft)

TOTAL FLOOR AREA: Plot 5 - 106.97 sq.m (1151 sq.ft)



LOWER ROAD

SPECIFICATION

Each Cubed Homes' property is built with close attention to every detail and comes with an array of features. All properties are backed with a 10 Year Warranty by Build Zone.

Kitchen/breakfast room

- The kitchen/breakfast room is equipped with quality kitchen, wall and floor cabinets with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated NEFF appliances to include 4 ring gas hob, double oven, extractor hood, integrated fridge freezer and integrated dishwasher.
- Porcelain floor tiles to entire ground floor.

Bathroom, en-suites & cloakroom

- Luxurious white suites by Twyfords with contemporary chrome fittings.
- Cabinetry to the cloakroom, bathroom and all en-suites by Twyfords.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Ceramic wall and porcelain floor tiles to the bathroom, en-suites and cloakroom.
- Washer/dryer space within cloakroom.

Electrical & multimedia

- LED downlighters provided to the hall, kitchen/breakfast room and all bathrooms and en-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to the living room, provided in the kitchen/breakfast room and all bedrooms.

Heating & hot water

- Energy efficient gas-fired central heating system, via underfloor heating to the ground floor and radiators with thermostatic controls to the upper floors. Hot water is provided via a pressurised hot water cylinder.

Peace of mind

- Wiring for an alarm system.
- Composite front door. Quality double glazed aluminium framed windows and external doors with multi point locking system.
- External lighting provided to all the external doors.
- Mains smoke alarm fitted to the hall and landing.
- Mains heat detector provided to the kitchen/breakfast room

Finishing touches

- High quality veneered oak internal doors with chrome fittings.
- Folding/sliding doors provided to the kitchen/breakfast room.
- Bespoke locally made staircase with oak handrail and glass infill panels.

External features

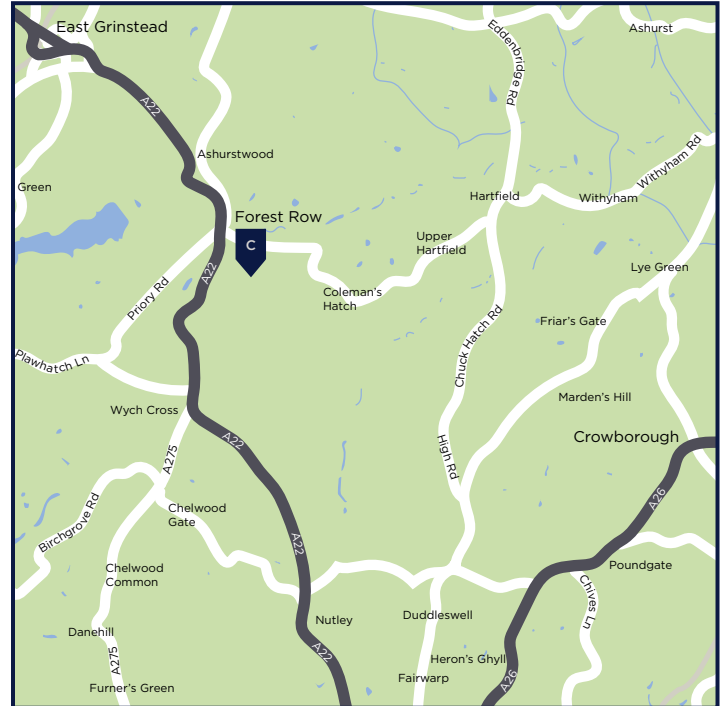
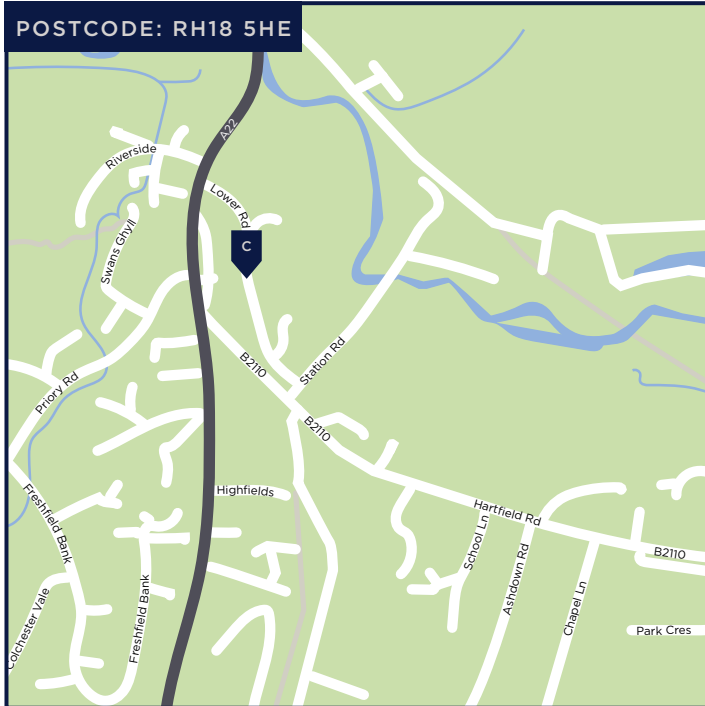
- Outside garden area with timber fencing to boundary.
- Block paved parking area and paths.

Tenure & Services

- Freehold.
- Properties connected to electricity, gas, water and mains foul drainage.

HEATHER PLACE

LOWER ROAD, FOREST ROW



TRANSPORT

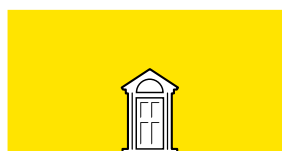
The village is easily accessible by road, with the A22 London-Eastbourne route passing through the village, also linking with the B2110 towards the village of Hartfield and on to the spa town of Royal Tunbridge Wells, approximately half an hour's drive away. The mainline train station at nearby East Grinstead offers a choice of services to either London Bridge or London Victoria, both with a journey time of approximately an hour. Gatwick Airport is under thirty minutes drive away and the coast of Eastbourne can be reached in under an hour via the A22. There is also a comprehensive network of local bus services to and from Forest Row, linking the outlying villages and larger towns in the area.

For more information or viewings, please contact one of our selling agents:



01342 826682

www.mansellmctaggart.co.uk



WOOD & PILCHER

01892 511211

www.woodandpilcher.co.uk



01892 507000

www.savills.co.uk

WWW.CUBEDHOMES.CO.UK

The information contained in this brochure is for general guidance only. The computer generated illustration is intended to give an indication of what the properties will look like in a mature setting but is not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval. *Help to Buy is available in England on new homes up to £600,000. Terms and conditions apply.