

# MEADOW VIEW

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CROWBOROUGH, EAST SUSSEX





## WELCOME TO **MEADOW VIEW**

Meadow View is an exclusive collection of five exceptionally appointed five and four bedroomed family homes.





## COUNTRY LIVING

Crowborough is set within the High Weald of outstanding Natural Beauty and borders the Ashdown Forest. The gorgeous countryside around the town is a walkers' paradise and there are also facilities nearby for horse riders, cyclists and rock climbers.

Situated just south of Tunbridge Wells on the A26, Crowborough is about halfway between London and the south coast. The town is also served by a mainline rail station, where the journey time to London is about one hour, whilst Gatwick Airport can be reached in approximately 45 minutes by car.



Its most famous resident was Sir Arthur Conan Doyle, of Sherlock Holmes fame, who is commemorated by a statue which stands at the main crossroads in town. The town centre gives the impression of being a bustling village, with excellent supermarket provision and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking.



If you have school age children, there are a selection of highly regarded primary and preparatory schools located nearby. There is also a wide range of excellent state and public schools in the area for older children. Under certain circumstances, bus services are available providing transport to grammar schools located just over the county border into Kent.

Crowborough provides excellent sporting facilities, with golf at both Crowborough Beacon Golf Club and Boars Head, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distant, whilst the coast at both Brighton and Eastbourne can be reached within one hours drive.

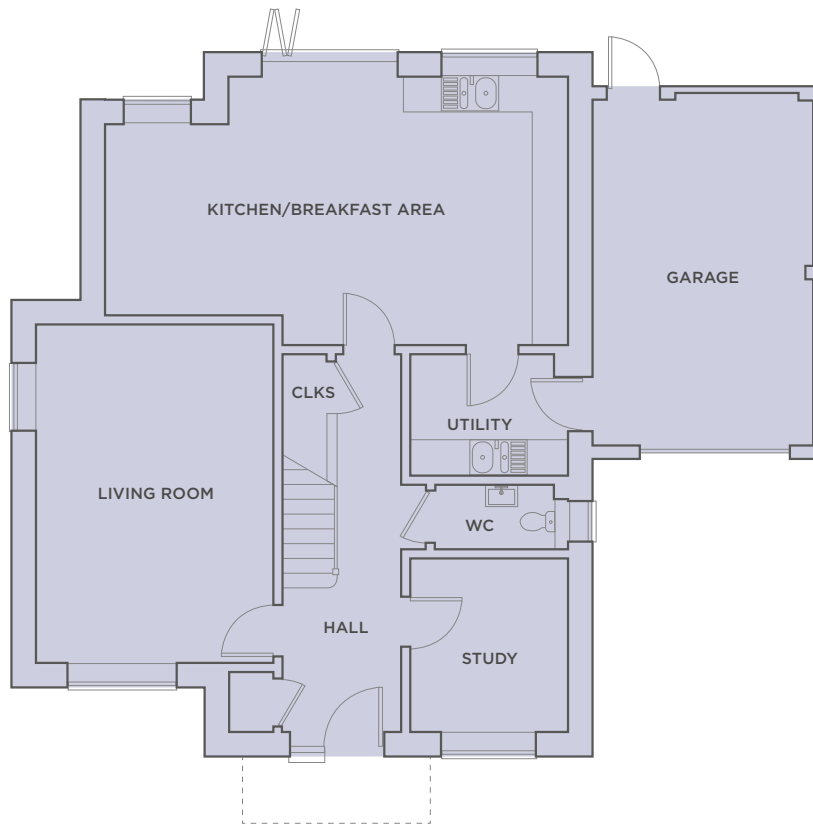




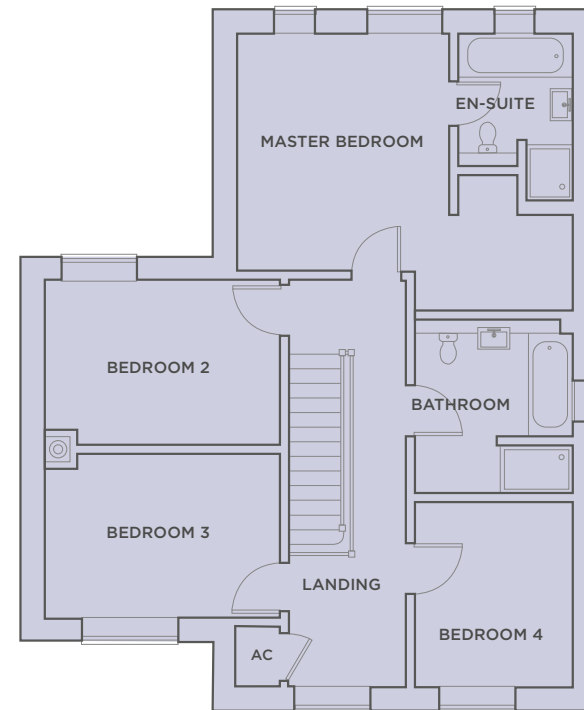


The  
Willows

## GROUND FLOOR



## FIRST FLOOR



## PLOT 1 - THE WILLOWS

KITCHEN/BREAKFAST AREA - 7.58m X 4.4m (24'10" X 14'5")

LIVING ROOM - 5.5m X 3.88m (18'1" X 12'9")

STUDY - 2.82m X 2.59m (9'3" X 8'6")

MASTER BEDROOM - 4.58m X 5.55m (15'0" X 18'3")

BEDROOM 2 - 3.88m X 2.71m (12'9" X 8'11")

BEDROOM 3 - 3.88m X 2.71m (12'9" X 8'11")

BEDROOM 4 - 3.02m X 2.68m (9'11" X 8'10")

GARAGE - 5.6m X 3.6m (18'4" X 11'10")

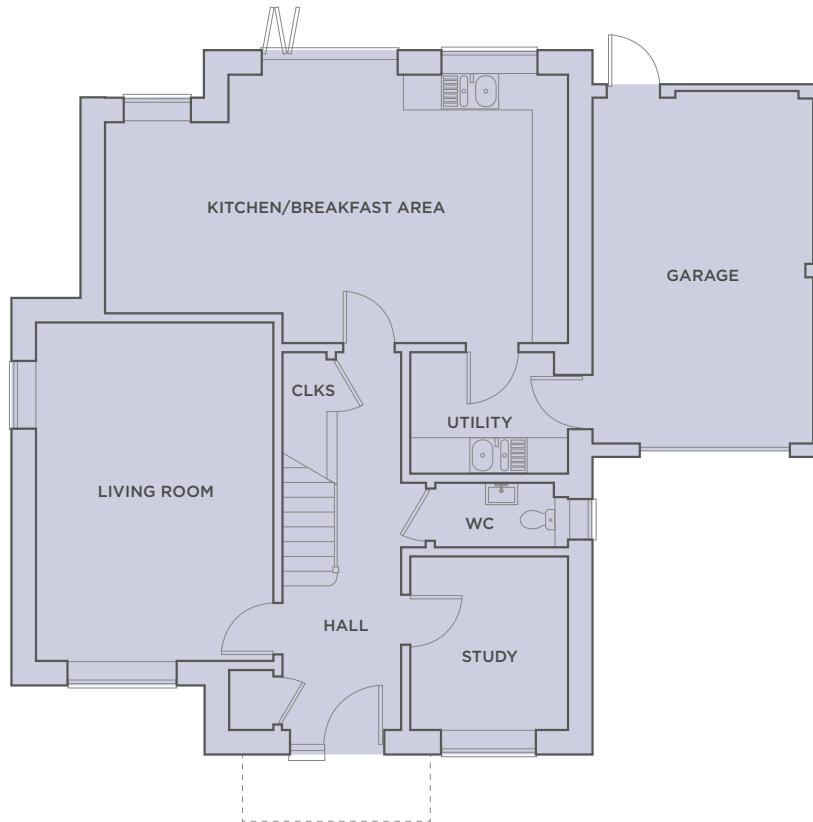
TOTAL FLOOR AREA EXC. GARAGE: 161.97sq.m (1744sq.ft)



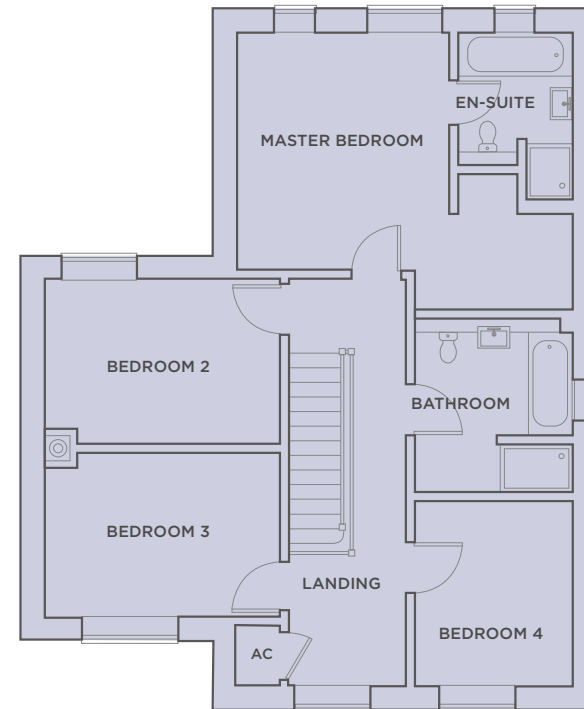




## GROUND FLOOR



## FIRST FLOOR



## PLOT 2 - THE LAURELS

KITCHEN/BREAKFAST AREA - 7.58m X 4.4m (24'10" X 14'5")

LIVING ROOM - 5.5m X 3.88m (18'1" X 12'9")

STUDY - 2.82m X 2.59m (9'3" X 8'6")

MASTER BEDROOM - 4.58m X 5.55m (15'0" X 18'3")

BEDROOM 2 - 3.88m X 2.71m (12'9" X 8'11")

BEDROOM 3 - 3.88m X 2.71m (12'9" X 8'11")

BEDROOM 4 - 3.02m X 2.68m (9'11" X 8'10")

GARAGE - 5.6m X 3.6m (18'4" X 11'10")

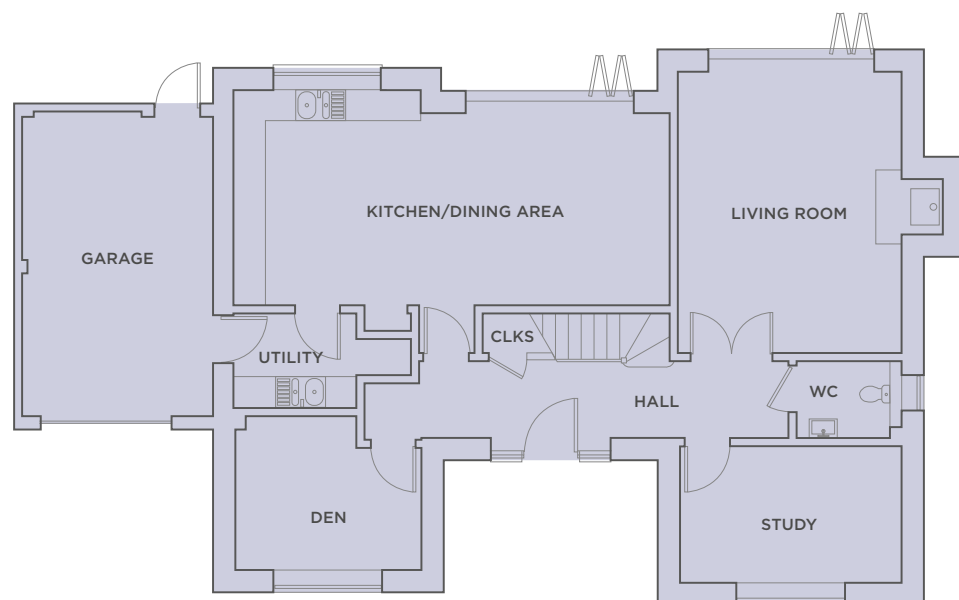
TOTAL FLOOR AREA EXC. GARAGE: 161.97sq.m (1744sq.ft)



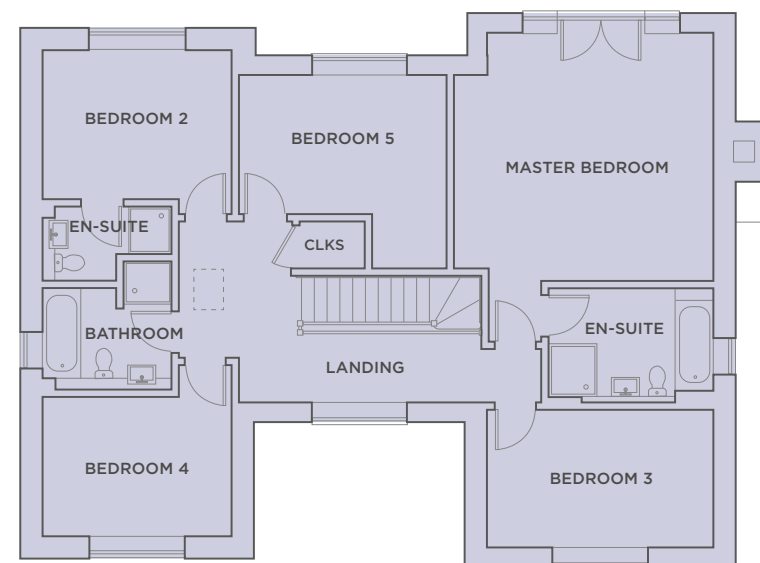




## GROUND FLOOR



## FIRST FLOOR



## PLOT 3 - OAKHURST HOUSE

KITCHEN/BREAKFAST AREA - 8.19m X 4.1m (26'10" X 13'5")

LIVING ROOM - 5.29m X 4.2m (17'4" X 13'9")

DEN - 3.53m X 2.89m (11'7" X 9'6")

STUDY - 4.2m X 2.57m (13'9" X 8'5")

MASTER BEDROOM - 5.77m X 4.85m (18'11" X 15'11")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

BEDROOM 2 - 3.52m X 3.03m (11'7" X 9'11")

BEDROOM 3 - 4.2m X 2.57m (13'9" X 8'5")

BEDROOM 4 - 3.53m X 3.17m (11'7" X 10'5")

BEDROOM 5 - 3.88m X 3.59m (12'9" X 11'9")

GARAGE - 5.6m X 3.6m (18'4" X 11'10")

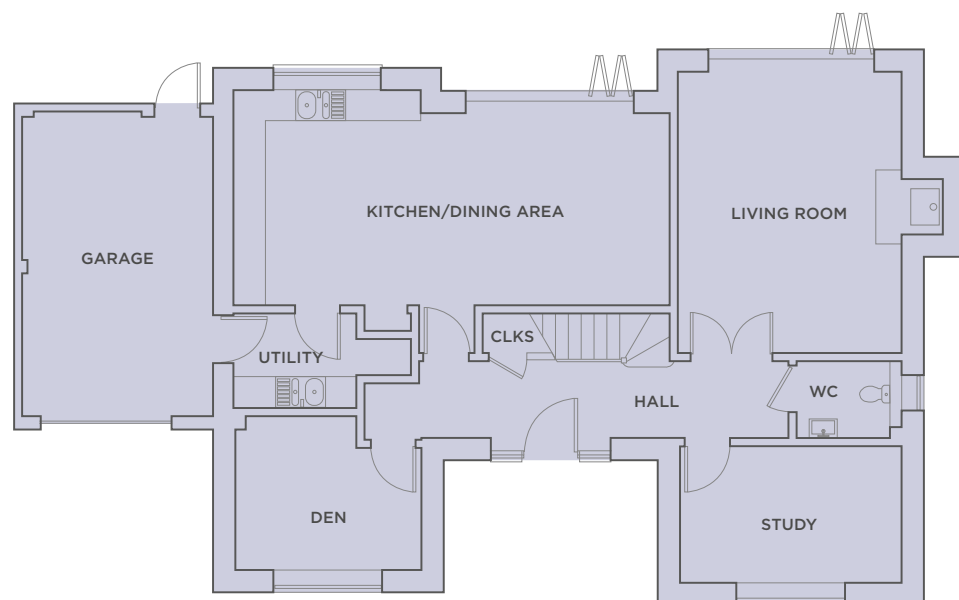
TOTAL FLOOR AREA EXC. GARAGE: 205.12sq.m (2208sq.ft)



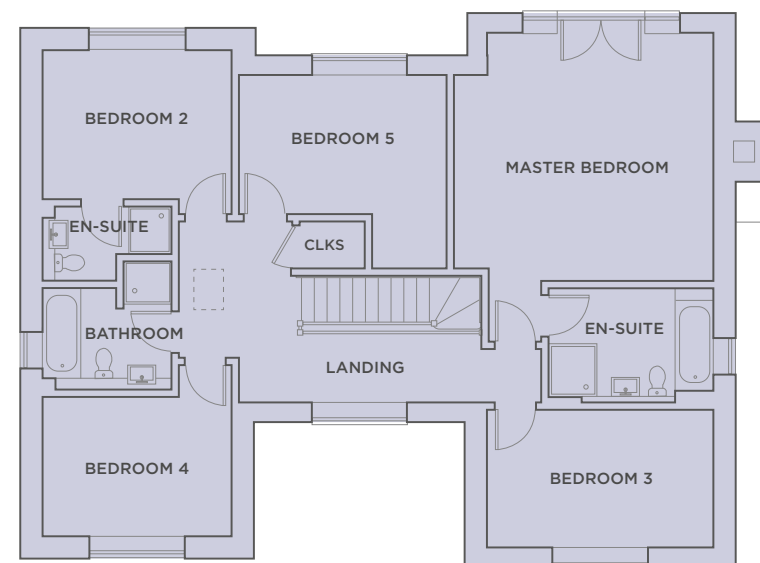




## GROUND FLOOR



## FIRST FLOOR



## PLOT 4 - YEW TREE HOUSE

KITCHEN/BREAKFAST AREA - 8.19m X 4.1m (26'10" X 13'5")

LIVING ROOM - 5.29m X 4.2m (17'4" X 13'9")

DEN - 3.53m X 2.89m (11'7" X 9'6")

STUDY - 4.2m X 2.57m (13'9" X 8'5")

MASTER BEDROOM - 5.77m X 4.85m (18'11" X 15'11")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

BEDROOM 2 - 3.52m X 3.03m (11'7" X 9'11")

BEDROOM 3 - 4.2m X 2.57m (13'9" X 8'5")

BEDROOM 4 - 3.53m X 3.17m (11'7" X 10'5")

BEDROOM 5 - 3.88m X 3.59m (12'9" X 11'9")

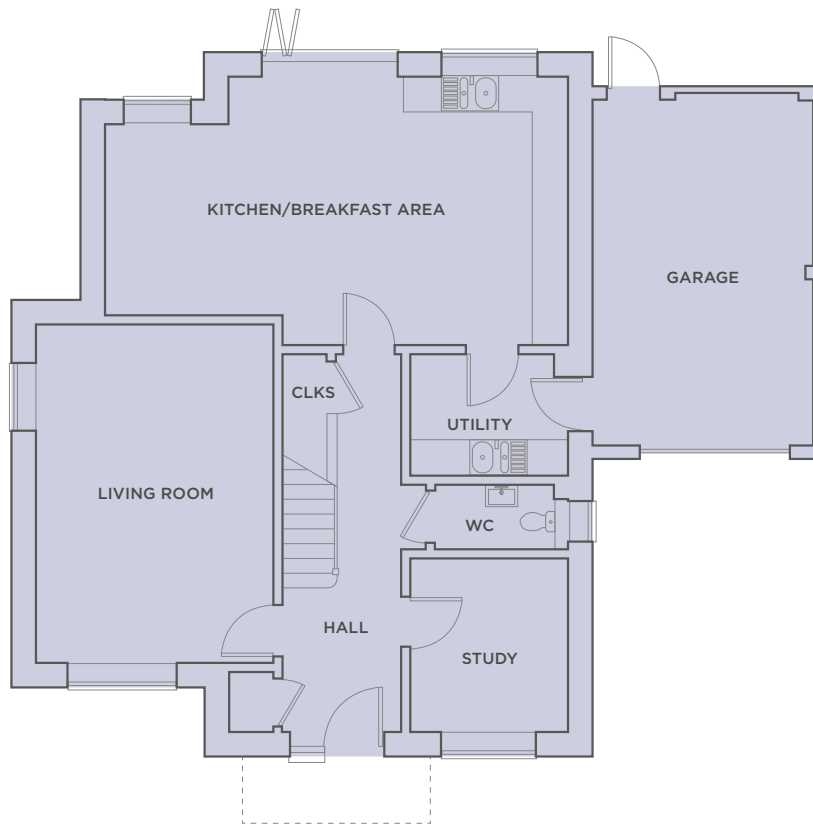
GARAGE - 5.6m X 3.6m (18'4" X 11'10")

TOTAL FLOOR AREA EXC. GARAGE: 205.12sq.m (2208sq.ft)

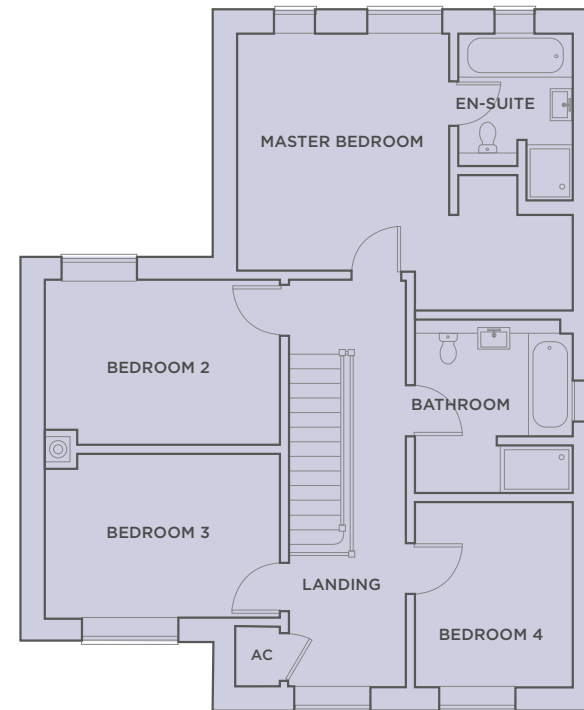




## GROUND FLOOR



## FIRST FLOOR



## PLOT 5 - THE BEECHES

KITCHEN/BREAKFAST AREA - 7.58m X 4.4m (24'10" X 14'5")

LIVING ROOM - 5.5m X 3.88m (18'1" X 12'9")

STUDY - 2.82m X 2.59m (9'3" X 8'6")

MASTER BEDROOM - 4.58m X 5.55m (15'0" X 18'3")

BEDROOM 2 - 3.88m X 2.71m (12'9" X 8'11")

BEDROOM 3 - 3.88m X 2.71m (12'9" X 8'11")

BEDROOM 4 - 3.02m X 2.68m (9'11" X 8'10")

GARAGE - 5.6m X 3.6m (18'4" X 11'10")

TOTAL FLOOR AREA EXC. GARAGE: 161.97sq.m (1744sq.ft)



## ATTENTION TO DETAIL

**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 area & Utility room

- The kitchen is equipped with a range of Crown Zeluso wall and floor cabinets, and island unit, all with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated NEFF appliances to include 5 ring gas hob, twin hide and slide ovens, extractor hood, full height fridge, dishwasher and Caple wine cooler.
- Porcelain floor tiles to kitchen/breakfast area and utility room.
- Utility room with range of quality base units, solid quartz worktops and upstands, stainless steel sink, integrated full height freezer and space for washing machine and tumble dryer.

### Bathroom, En-suites & Cloakroom

- Luxurious white bathroom suites by Twyford with contemporary Grohe chrome fittings.
- Heated chrome towel rails provided to the bathroom and en-suites.



- Mirror and shaver socket to the bathroom and en-suites.
- Porcelain wall and floor tiles to the bathroom, en-suites and cloakroom.

### Entrance Hall

- Porcelain floor tiles to entrance hall.

### Electrical & multimedia

- LED downlighters provided to the hall, kitchen/breakfast area, utility room, study, 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 a central point, provided in the kitchen/breakfast area 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 is provided to the house.
- All 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 area and carbon monoxide detectors provided close to the boiler and in the living room.

### Finishing touches

- Aluminium panelled front door and quality double glazed aluminium framed windows.
- Aluminium framed folding/sliding doors where provided.
- High quality veneered oak internal doors with chrome fittings.
- Flue system built in ready to accept a wood burning stove (to the Beaches, the Laurels and the Willows).

- Oak beamed/face brick fire surround with flue system ready to accept wood burning stove to the Yew Tree House and Oakhurst House.
- Bespoke locally made staircase with oak handrail, and glass infill panels.
- Loft hatch with ladder.

### External features

- Paved driveways.
- Timber fencing to boundaries/nature hedging where appropriate.
- Patio area in Indian sandstone.
- Garaging with power and lighting plus remote control electrically operated 'up and over' doors.
- Handmade clay roof tiles/slates dependent upon property.

### Tenure and services

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



# SITE PLAN



Site plan not to scale. The layout is for guidance only and should not be relied upon for soft or hard landscaping details.



# CUBED HOMES DELIVERING EXCELLENCE

Cubed Projects LLP, incorporating Cubed Homes are a privately owned company specialising in the development of residential property in the South-East of England. We build quality one-off houses to large residential schemes with mixed-use elements.

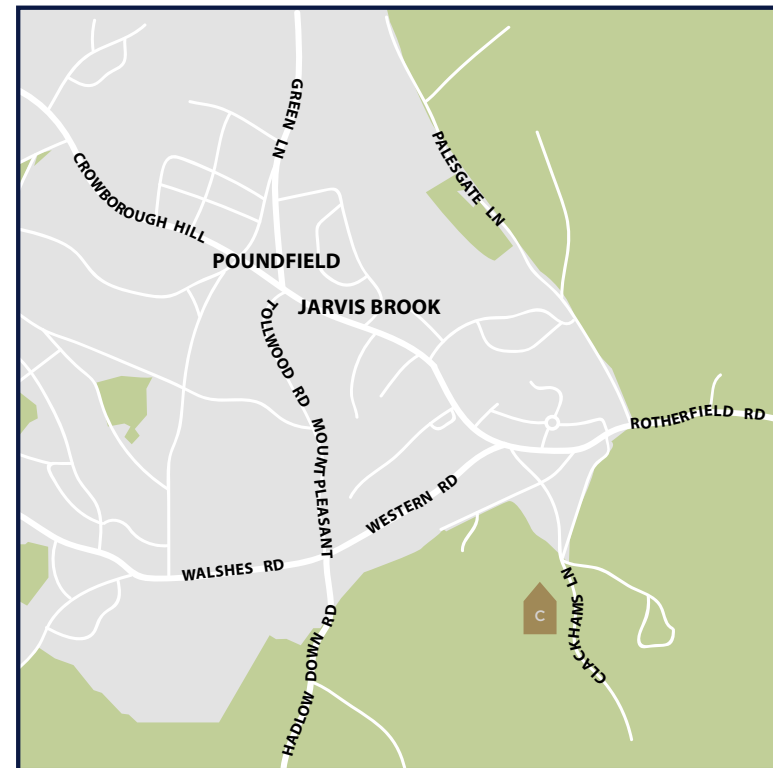
Each Cubed Homes property is meticulously planned and built to the highest standards with close attention to every detail. Our homes are individually designed specifically to suit today's modern lifestyles - maximising space and light. All our homes are backed with a 10 Year Warranty.



Attention to detail and adding that personal touch is key to our business. We provide our customers with a professional service and deliver an excellent product.

Whether you are a first time buyer, executive or established family looking for your perfect home, Cubed Homes have a well deserved reputation for building elegant properties with lasting quality.

Our schemes enhance their existing surroundings and we are committed to designing in sustainability and a greener way of living. Creating your perfect home.



For more information or viewings please contact our selling agents:



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