

# MUSGROVE PLACE

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CROWBOROUGH, EAST SUSSEX





## WELCOME TO **MUSGROVE PLACE**

Musgrove Place is a collection of 5 superb four and five-bedroomed homes, conveniently set in a popular town location, each with gardens and garaging.



## COUNTRY LIVING

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering 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.



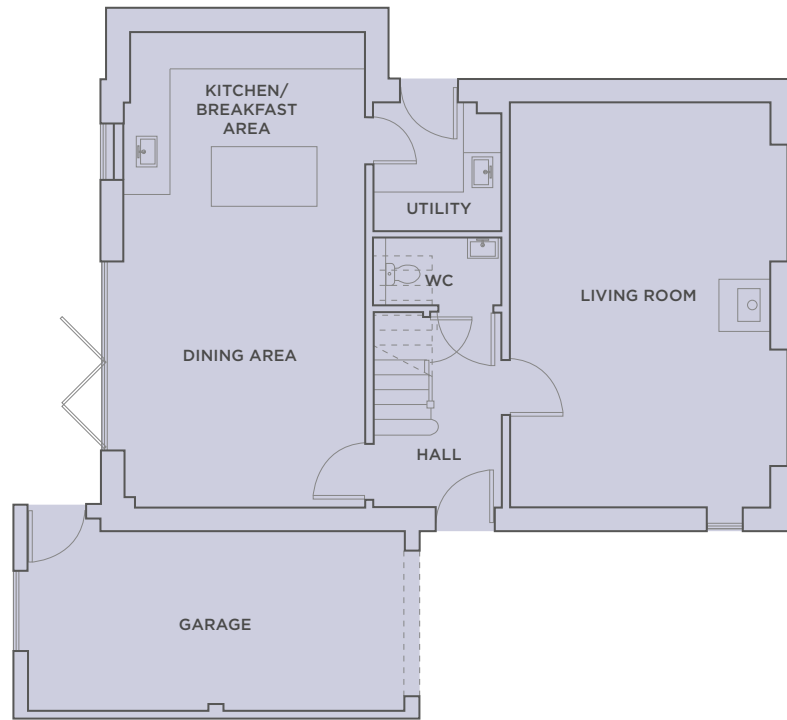
Crowborough provides excellent sporting facilities, with golf at both Crowborough Beacon Golf Club and Boars Head, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distant, whilst the coast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



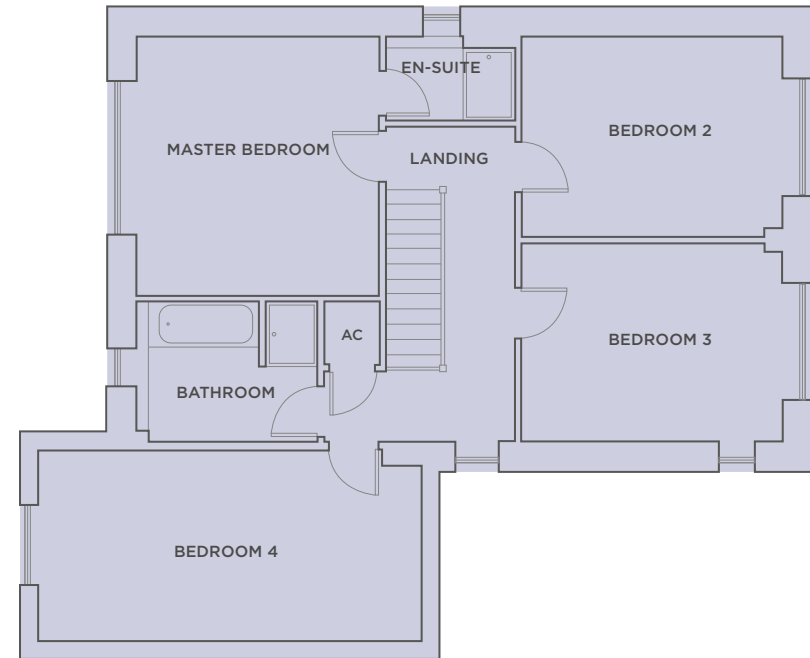




## GROUND FLOOR



## FIRST FLOOR



# 1 MUSGROVE PLACE

LIVING ROOM - 6.23m X 4.0m (20'5" X 13'1")

KITCHEN/BREAKFAST AREA - 7.33m X 3.7m (24'1" X 12'2")

MASTER BEDROOM - 3.98m X 3.73m (13'1" X 12'3")

BEDROOM 2 - 4.03m X 3.08m (13'3" X 10'1")

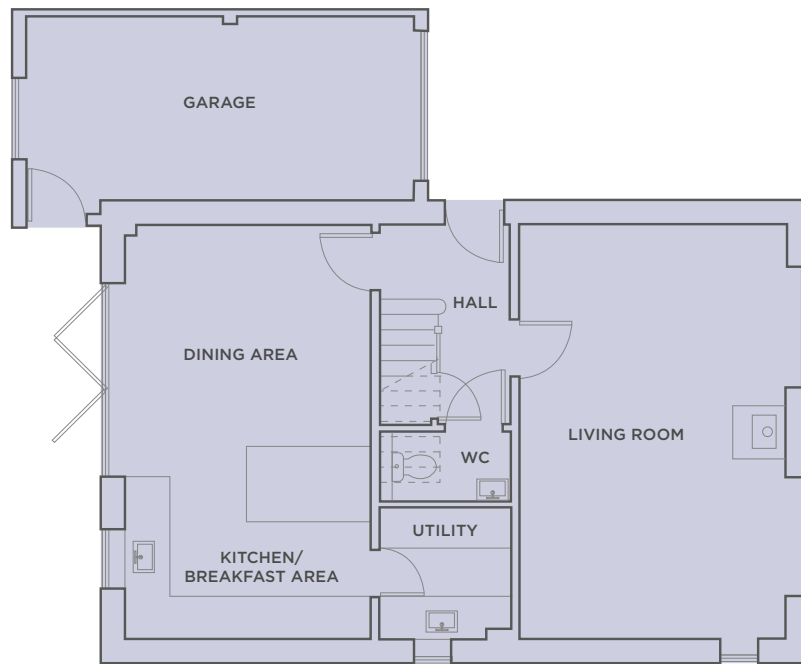
BEDROOM 3 - 4.03m X 3.05m (13'3" X 10'0")

BEDROOM 4 - 5.8m X 2.9m (19'0" X 9'6")

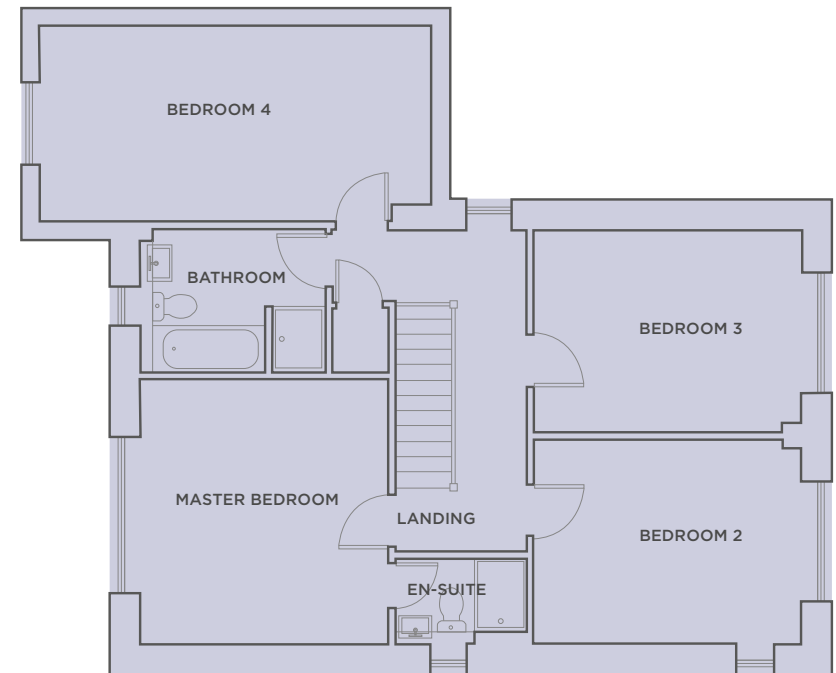
GARAGE - 5.94m X 2.78m (19'6" X 9'1")

TOTAL FLOOR AREA EXC. GARAGE: 144.99sq.m (1559sq.ft)

## GROUND FLOOR



## FIRST FLOOR



## 2 MUSGROVE PLACE

LIVING ROOM - 6.23m X 4.0m (20'5" X 13'1")

KITCHEN/DINING AREA - 6.23m X 3.7m (20'5" X 12'2")

MASTER BEDROOM - 3.98m X 3.73m (13'1" X 12'3")

BEDROOM 2 - 4.03m X 3.08m (13'3" X 10'1")

BEDROOM 3 - 4.03m X 3.05m (13'3" X 10'0")

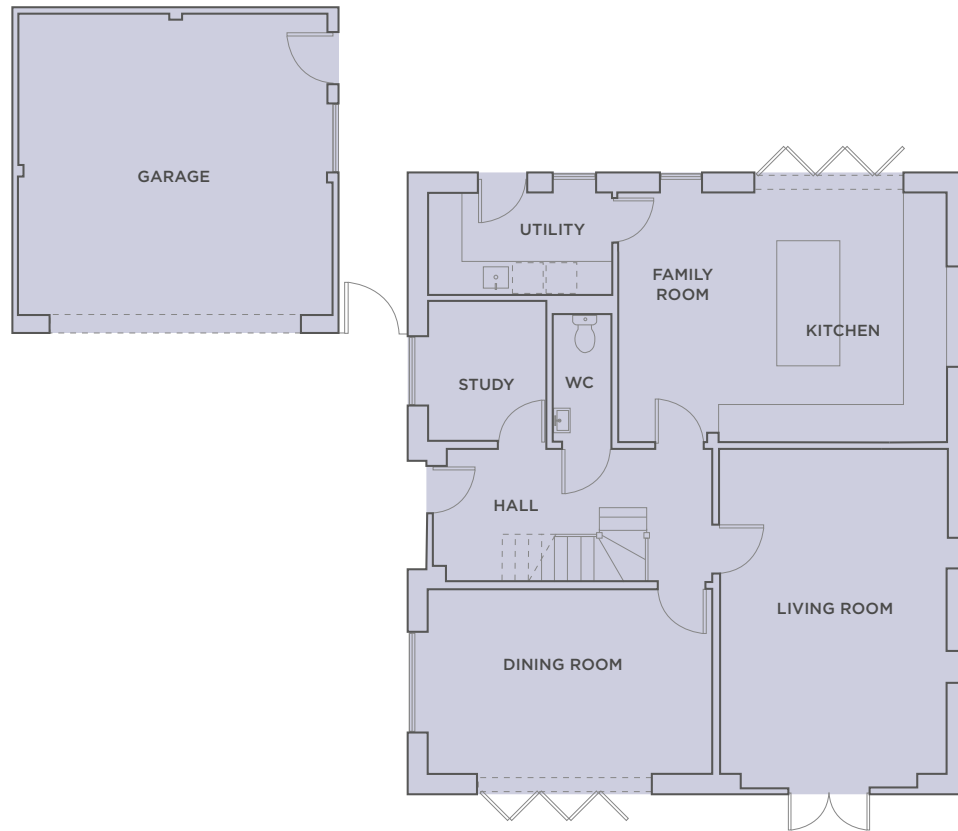
BEDROOM 4 - 5.8m X 2.9m (19'0" X 9'6")

GARAGE - 5.94m X 2.78m (19'6" X 9'1")

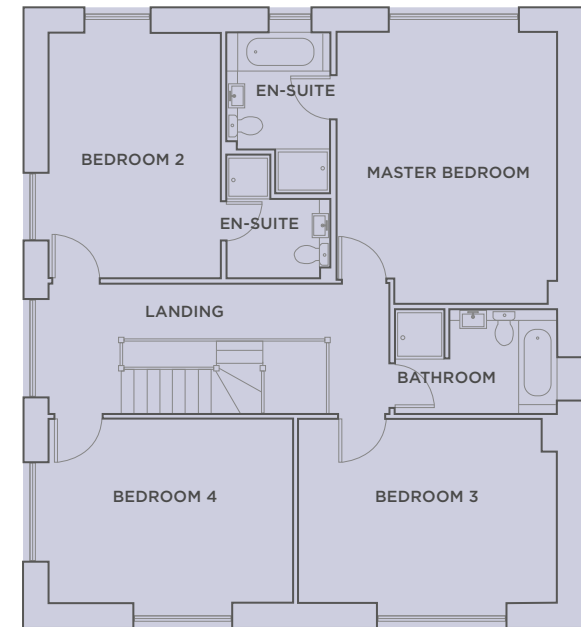
TOTAL FLOOR AREA EXC. GARAGE: 140.93sq.m (1516sq.ft)



## GROUND FLOOR



## FIRST FLOOR



# 3 MUSGROVE PLACE

KITCHEN/FAMILY ROOM - 5.88m X 4.45m (19'3" X 14'7")

LIVING ROOM - 5.8m X 4.06m (19'0" X 13'4")

DINING ROOM - 5.07m X 3.31m (16'8" X 10'10")

STUDY - 2.53m X 2.2m (8'4" X 7'3")

MASTER BEDROOM - 4.94m X 4.02m (16'2" X 13'2")

BEDROOM 2 - 4.47m X 3.13m (14'8" X 10'3")

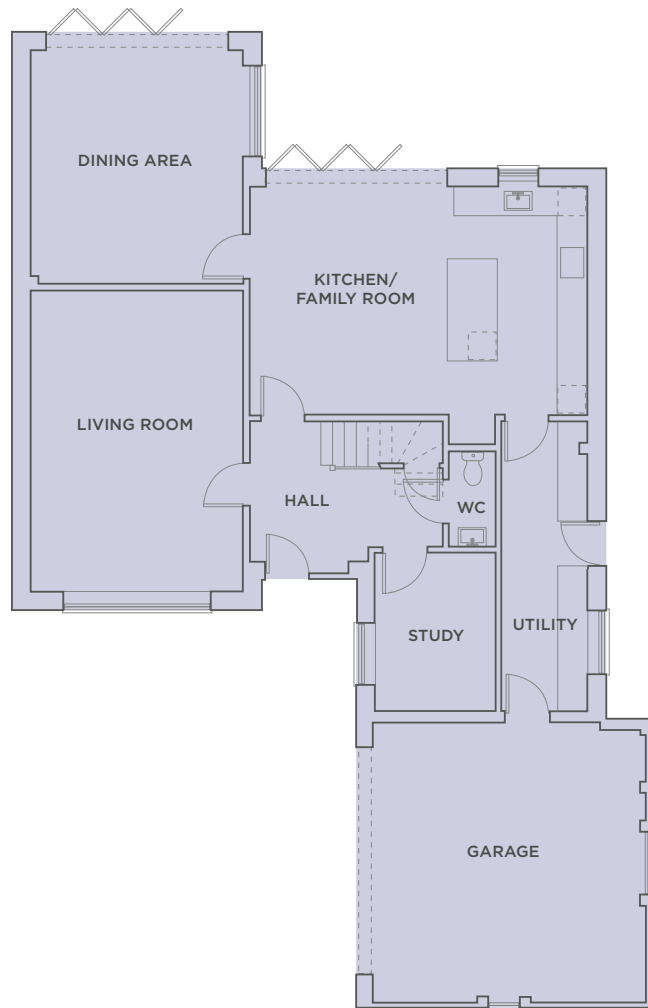
BEDROOM 3 - 4.72m X 3.33m (15'6" X 10'11")

BEDROOM 4 - 4.43m X 3.33m (14'6" X 10'11")

GARAGE - 5.53m X 5.60m (18'2" X 18'4")

TOTAL FLOOR AREA EXC. GARAGE: 192.84sq.m (2076sq.ft)

## GROUND FLOOR



## 4 MUSGROVE PLACE

KITCHEN/FAMILY ROOM - 6.69m X 4.5m (21'11" X 14'9")

LIVING ROOM - 5.96m X 4.2m (19'7" X 13'9")

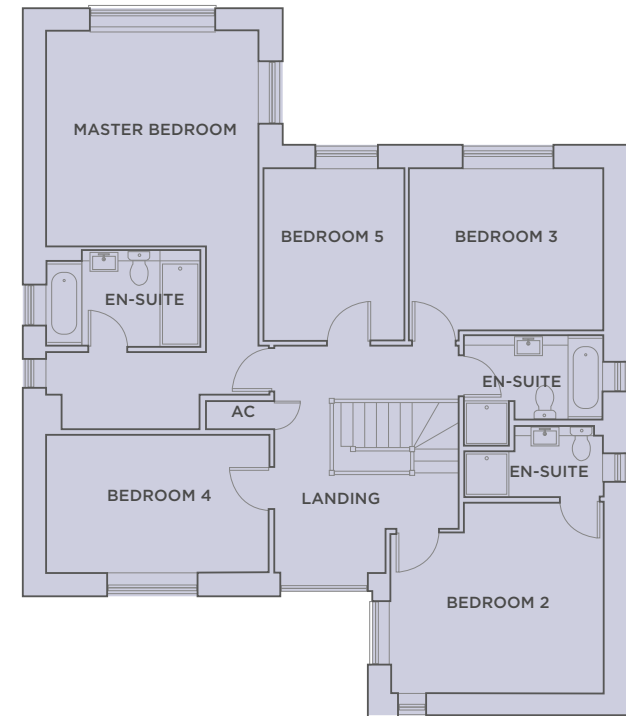
DINING ROOM - 4.63m X 4.2m (15'2" X 13'9")

STUDY - 3.12m X 2.38m (10'3" X 7'10")

MASTER BEDROOM - 4.25m X 4.19m (13'11" X 13'9")

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

## FIRST FLOOR



BEDROOM 2 - 4.2m X 3.14m (13'9" X 10'4")

BEDROOM 3 - 3.8m X 3.2m (12'6" X 10'6")

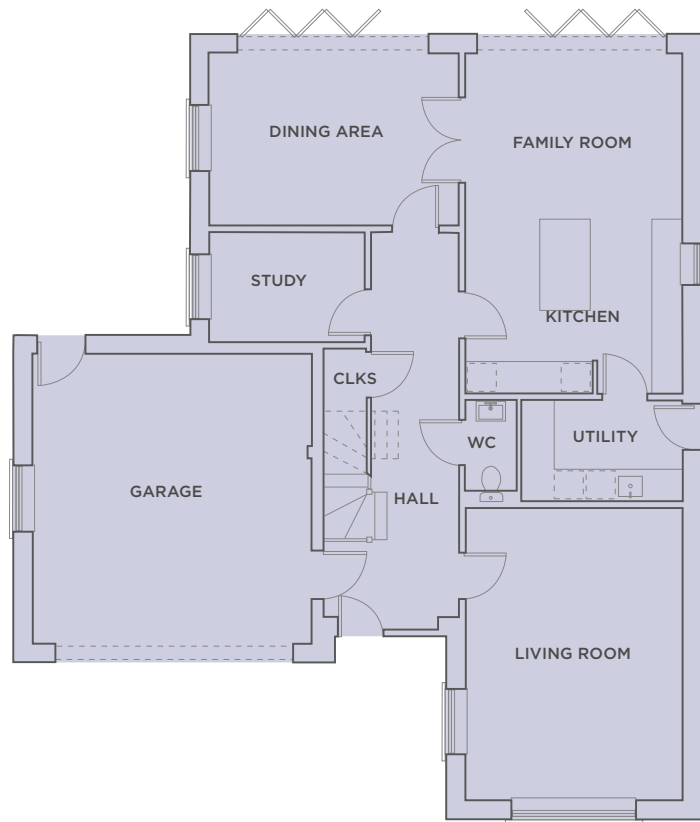
BEDROOM 4 - 4.4m X 2.7m (14'5" X 8'10")

BEDROOM 5 - 3.4m X 2.8m (11'2" X 9'2")

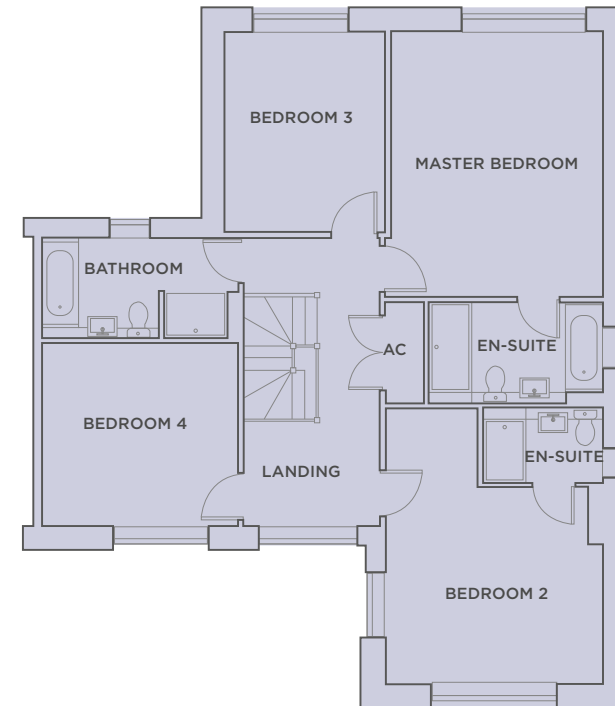
GARAGE - 5.4m X 5.4m (17'9" X 17'9")

TOTAL FLOOR AREA EXC. GARAGE: 218.30sq.m (2350sq.ft)

## GROUND FLOOR



## FIRST FLOOR



## 5 MUSGROVE PLACE

KITCHEN/FAMILY ROOM - 6.42m X 4.1m (21'1" X 13'5")

LIVING ROOM - 5.5m X 4.1m (18'1" X 13'5")

DINING ROOM - 4.7m X 3.23m (15'5" X 10'7")

STUDY - 2.9m X 2.06m (9'6" X 6'9")

MASTER BEDROOM - 5.0m X 4.0m (16'5" X 13'1")

BEDROOM 2 - 4.1m X 3.7m (13'5" X 12'2")

BEDROOM 3 - 3.8m X 3.03m (12'6" X 9'11")

BEDROOM 4 - 3.7m X 3.43m (12'2" X 11'3")

GARAGE - 5.47m X 5.35m (17'11" X 17'7")

TOTAL FLOOR AREA EXC. GARAGE: 195.76sq.m (2107sq.ft)

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





## 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, plus an island unit (exc. plot 2), 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 and Study**

- Porcelain floor tiles to entrance hall and study (where provided).

### **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.
- Bespoke locally made staircase with oak handrail, and glass infill panels.
- Loft hatch with ladder.

#### External features

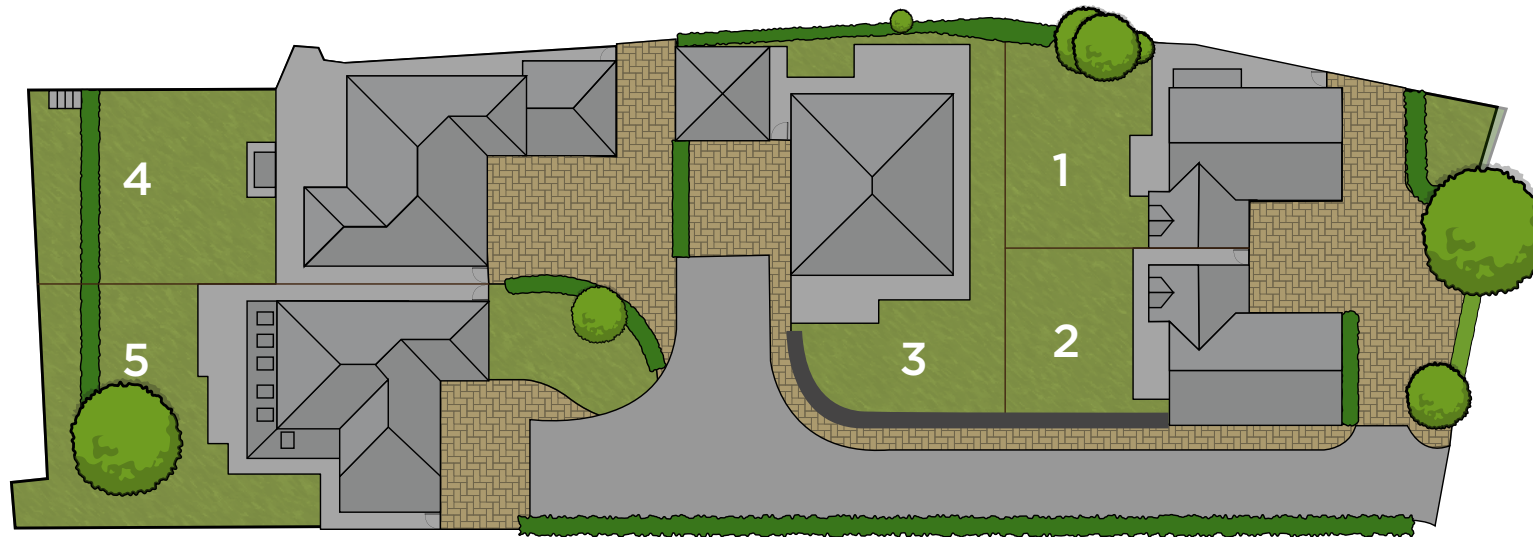
- Paved driveways.
- Timber fencing to boundaries, with facing brickwork retaining walls and garden walls where appropriate.
- Patio area in Indian sandstone.
- Garaging with power and lighting plus remote control electrically operated 'up and over' doors.
- Handmade clay roof tiles.
- Turfed gardens.

#### Tenure and services

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

Intending purchasers must satisfy themselves by inspection or otherwise of items included. The specification may be liable to change due to availability of materials and product amendment. Information correct at time of going to press.

## 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.

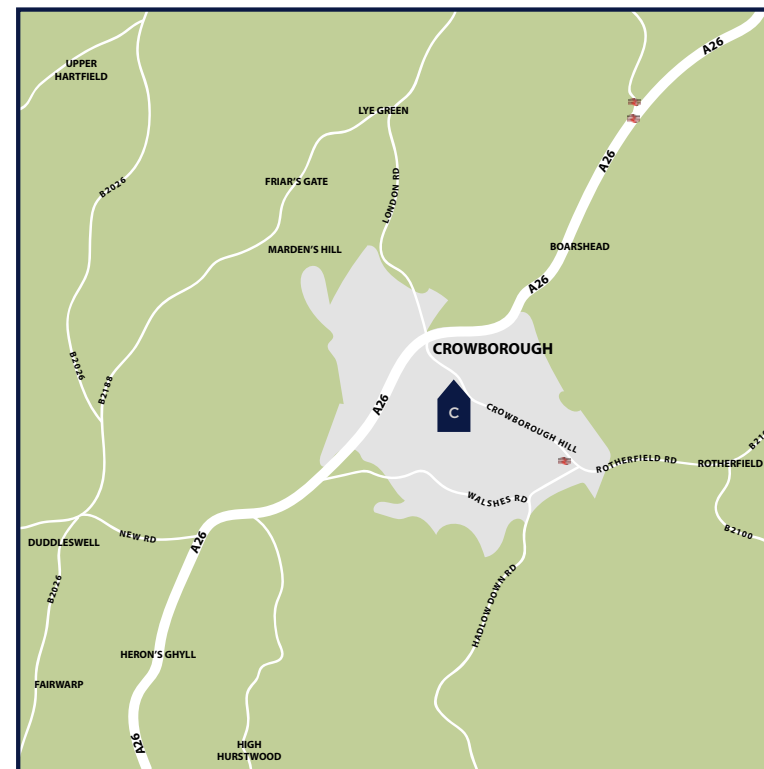


Attention to detail and adding that personal touch is key to our business. We provide our customers with a professional service and deliver an excellent product.

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.





**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.





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