

HORNBEAM HOUSE & WALNUT HOUSE

CROWBOROUGH, EAST SUSSEX



WELCOME TO
HORNBEAM HOUSE & WALNUT HOUSE

An exclusive development of just two substantial 5 bedroomed executive homes with garaging and large plots. Lovely private sylvan residential location.



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.

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.

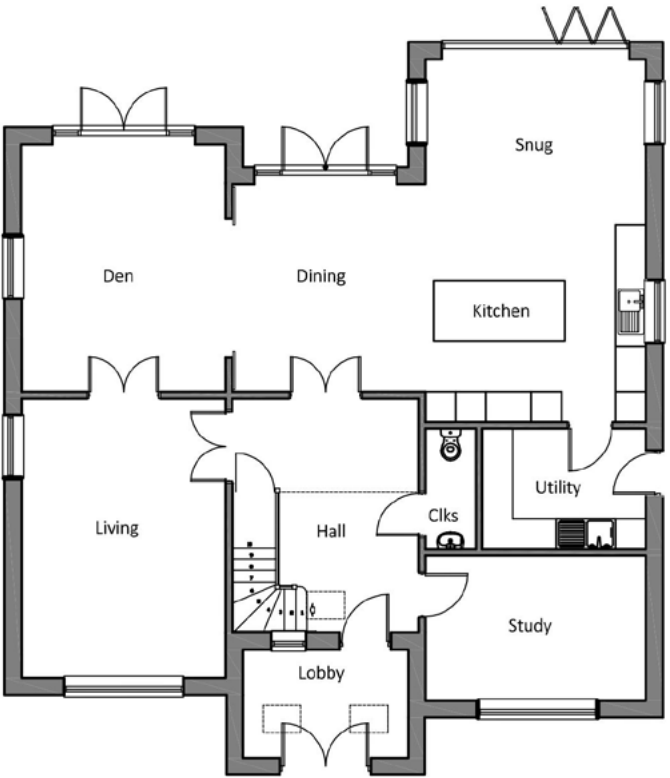


Crowborough provides excellent sporting facilities, with golf at both Crowborough Beacon Golf Club and Boars Head, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distant, whilst the coast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

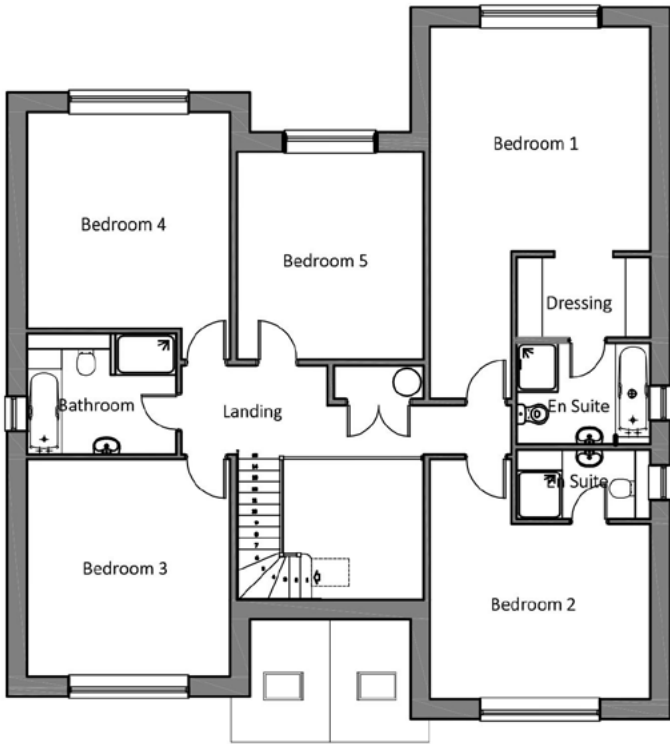




GROUND FLOOR



FIRST FLOOR



HORNBEAM HOUSE

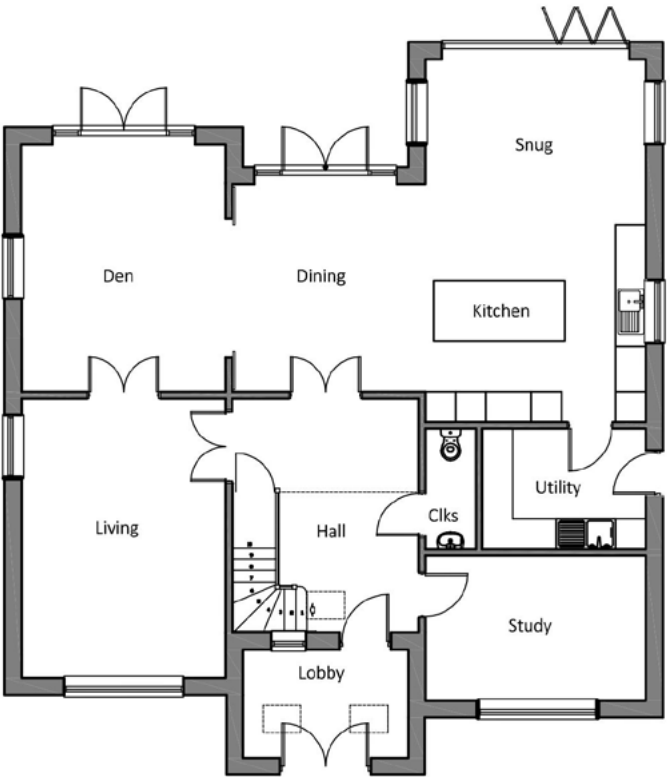
- KITCHEN/ BREAKFAST/ SNUG ROOM - 8.20m x 7.15m (26'11" x 23'5")
- LIVING ROOM - 5.5m x 4.00m (18'1" x 13'1")
- DEN - 4.87m x 4.00m (15'12" x 13'1")
- STUDY - 4.32m x 2.85m (14'2" x 9'4")

- MASTER BEDROOM - 7.35m x 4.32m (24'1" x 14'2")
- BEDROOM 2 - 4.70m x 4.32m (15'5" x 14'2")
- BEDROOM 3 - 4.25m x 3.98m (13'11" x 13'1")
- BEDROOM 4 - 4.24m x 3.98m (13'11" x 13'1")
- BEDROOM 5 - 4.10m x 3.75m (13'5" x 12'4")
- GARAGE - 6.17m x 6.00m (20'3" x 19'8")
- TOTAL FLOOR AREA EXC. GARAGE: 278.71 sq.m (3000 sq.ft)

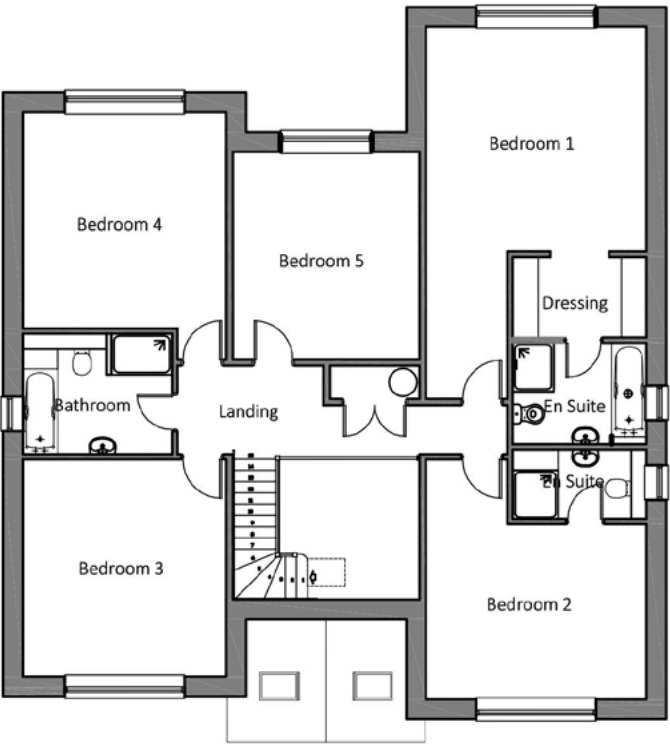
Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



GROUND FLOOR



FIRST FLOOR



WALNUT HOUSE

- KITCHEN/ BREAKFAST/ SNUG ROOM - 8.20m x 7.15m (26'11" x 23'5")
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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 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 electric induction hob, oven, microwave, integrated fridge/ freezer, integrated dishwasher and Caple wine cooler.
- Amtico floor tiles to the kitchen / breakfast room and utility room, entrance hall and study.
- Utility room provided with range of Crown cabinets, solid quartz worktops and upstands, stainless steel sink, and space for washing machine and tumble dryer.

Bathroom, En-suites & Cloakroom

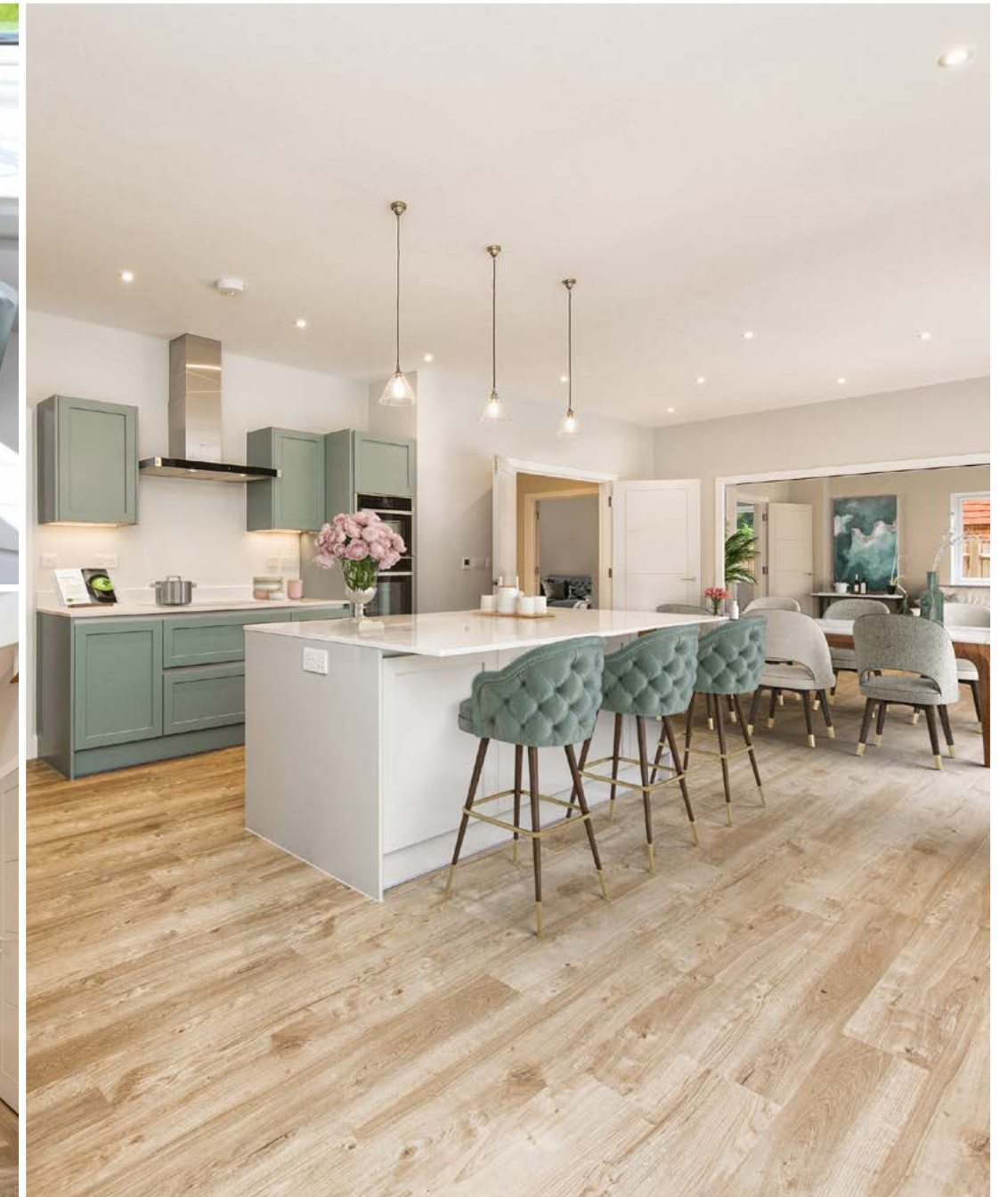
- Luxurious white bathroom suites by Villeroy and Boch with contemporary Hansgrohe chrome fittings.
- Cabinetry to the cloakroom, bathroom and En-suites by Villeroy and Boch.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Porcelain wall tiles to the Bathroom, and En-suites, with Amtico flooring to Bathrooms and en-suites.

Electrical & multimedia

- LED downlighters provided to the hall, kitchen/breakfast area, utility 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 a central point, provided in the kitchen/breakfast room and all bedrooms.

Heating & hot water

- Energy efficient Bosch air source heat pump, providing hot water to the underfloor heating system to the ground floor and radiators with thermostatic controls to the upper floors. Hot water is provided via a pressurised hot water cylinder.





LIGHT AND SPACIOUS

Peace of mind

- 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 room.

Finishing touches

- Oak front door and quality double glazed pvcu framed windows and folding doors.
- Solid painted internal doors.
- Bespoke locally made staircase with oak handrail, and glass infill panels.
- External double garage with each property.

External features

- Block paved driveway with timber fencing to boundaries.
- Patio area in Indian sandstone.
- Individual array of high-quality external materials, including natural clay tile roofing, tile hanging and face brickwork to walls.
- Gardens lawn.

Tenure and services

- Freehold.
- Property connected to electricity, water, mains foul drainage (via own pump), surface water drainage to soak away.



CUBED HOMES DELIVERING EXCELLENCE

Cubed Development Ltd, 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.



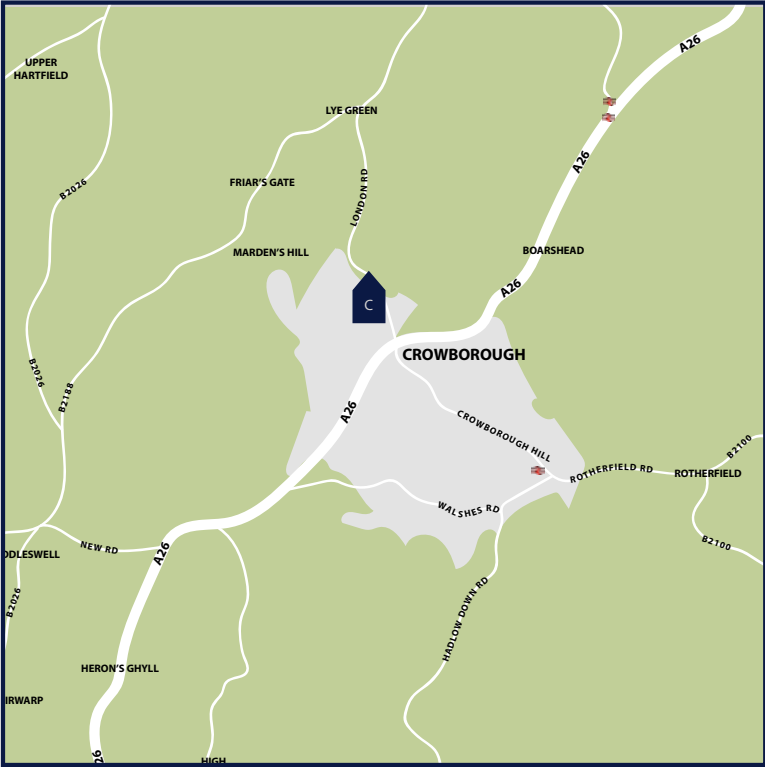
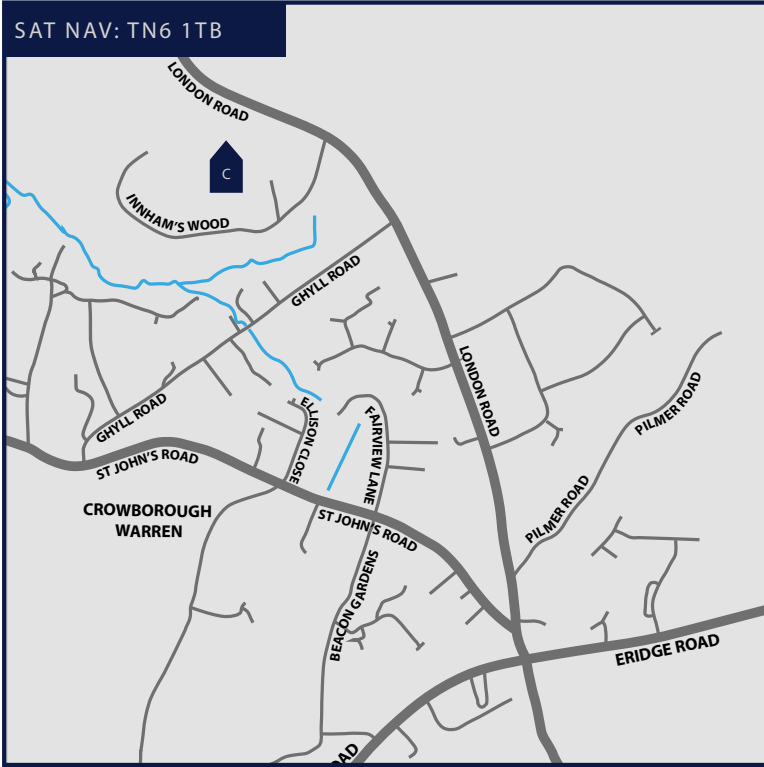
CUBED
HOMES



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 agent:



Sales, Lettings, Land & New Homes

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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. The interior photographs shown are from a typical Cubed Homes show home and are not necessarily representative of the specification included at this development. 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.



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