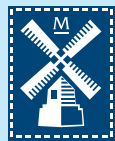


A PORTFOLIO OF INDIVIDUAL
HOMES DESIGNED FOR YOU AT



MILLWOOD
DESIGNER HOMES LIMITED



COODEN
PLACE

MAPLE WALK, COODEN,
EAST SUSSEX TN39 4SN



MILLWOOD COMPANY PROFILE

Millwood Designer Homes builds a broad range of individually designed homes from contemporary styled apartments to more traditional two and three storey homes. The company is renowned for its large properties that are modelled on the traditional 15th and 16th century Yeoman-style farmhouses, once so common in the Kent and Sussex Weald. Millwood is able to plan these types of homes to sit alongside other designs so they all blend together within a sympathetic street scene.

Many new Millwood Designer homes combine period charm with all the benefits of the latest advances in construction and energy-efficient technology. Traditional exteriors belie the more contemporary interiors, whilst cottage style homes, as well as Georgian facades are becoming more and more prevalent in Millwood's portfolio.

Millwood Designer Homes is based in Tonbridge, Kent and its exclusive developments can be found in country, town, village and waterside locations throughout Kent, Sussex and Surrey. By ensuring that all landscaping is sympathetic to the environment and that natural features and existing planting are retained whenever possible, the company enhances the rural aspects of any regenerated brownfield land. Millwood also strives to use reclaimed bricks and roof tiles at many of its schemes to embellish the traditional design.

Millwood's continued policy of combining all that is best in local architectural history with the latest in modern technology and innovation has won the company many prestigious awards including, most recently:

What House? Awards 2010
GOLD - Best Small Housebuilder

Premier Guarantee Awards 2010
Small Development of the Year

LABC Awards 2009
Best Small Developer and/or Development

Evening Standard Awards 2010
Best New Family Home up to 3 Bedrooms

What House? Awards 2009
Best Luxury House

Royal Tunbridge Wells Civic Society
Conservation Awards 2008

LABC Awards 2010
Best Small Housing Development

Evening Standard Awards 2009
Best New Family Home up to 3 Bedrooms
Best New Family Home up to 5 Bedrooms

LABC Awards 2008
Best Apartments

West Kent Business Awards 2010
Customer Care & Service

Best Small Development
Gold Eros New Home of the Year Award

Evening Standard Awards 2008
Best Small Development







Cooden Place is nestled in the picturesque village of Cooden on the beautiful south coast in sought-after East Sussex. This peaceful village benefits from the best of both worlds, set on a long shingle beach and surrounded by beautiful countryside and rolling fields.

YOUR NEW, LAID-BACK LIFESTYLE AWAITS....

Cooden Place is cocooned by a wooded glen, offering a tranquil setting for your new home. The village is host to an array of amenities including the Cooden Beach Golf Club, with distant views to Beachy Head from the undulating course, and the Cooden Beach Hotel which has a restaurant and entertainment.

YOU DESERVE TO BE SPOILT.....

The famous De La Warr Pavilion in Bexhill, just two miles away, houses a contemporary art gallery and a range of entertainment, as well as a fine restaurant with open-air balconies overlooking the sea. For a real treat, visit St Clements in nearby St Leonards, holder of a Michelin Bib Gourmand award and run by ex-Le Caprice chef Nick Hales.

EVERYTHING ON YOUR DOORSTEP...



The classic Victorian seaside town of Eastbourne is only 12 miles from Cooden, with a wide range of facilities. A beautiful beach and world-class marina are just two of the very good reasons why you'll love the town. It also has a plethora of gourmet restaurants to cater for even the most discerning palate. Fresh oysters and a glass of chilled champagne at The Waterside restaurant, anyone? The largest theatre on the south coast, first-class tennis at Devonshire Park which hosts six major tennis tournaments every year, excellent shopping and the beauty of the South Downs. What more could you want?



KEEPING YOU CONNECTED.....

Cooden is just one mile from the A259, which links with the A21 and the A27. Less than a mile from Maple Walk is Cooden Beach station, which provides direct services to London Victoria in less than 2 hours. Ashford International is just over 38 miles away, with frequent services to the continent in a little over 2 hours. Less than 24 miles from Cooden is Newhaven ferry port, offering services to Dieppe in just 4 hours; alternatively Gatwick Airport is just over an hour away and offers jet setters a wide choice of international destinations, perfect for a weekend away.

**Train journey times taken from National Rail Enquiries.*



COODEN PLACE

A - Development
Location



B - Cooden Beach
Train Station



C - Cooden Beach
Golf Club



D - Cooden Beach



DEVELOPMENT LAYOUT

THE GLENEAGLES
HOME 1

THE BELFRY
HOME 2

THE TURNBERRY
HOME 3

THE WENTWORTH
HOME 4

THE BELMONT
HOME 5

THE MONTROSE
HOME 6

THE OAKLANDS
HOME 7



The development layout is for illustrative purposes only. Please check with Millwood Designer Homes for details of external finishes, ground levels and landscaping for these homes.

THE
GLENEAGLES

HOME 1

COODEN
PLACE

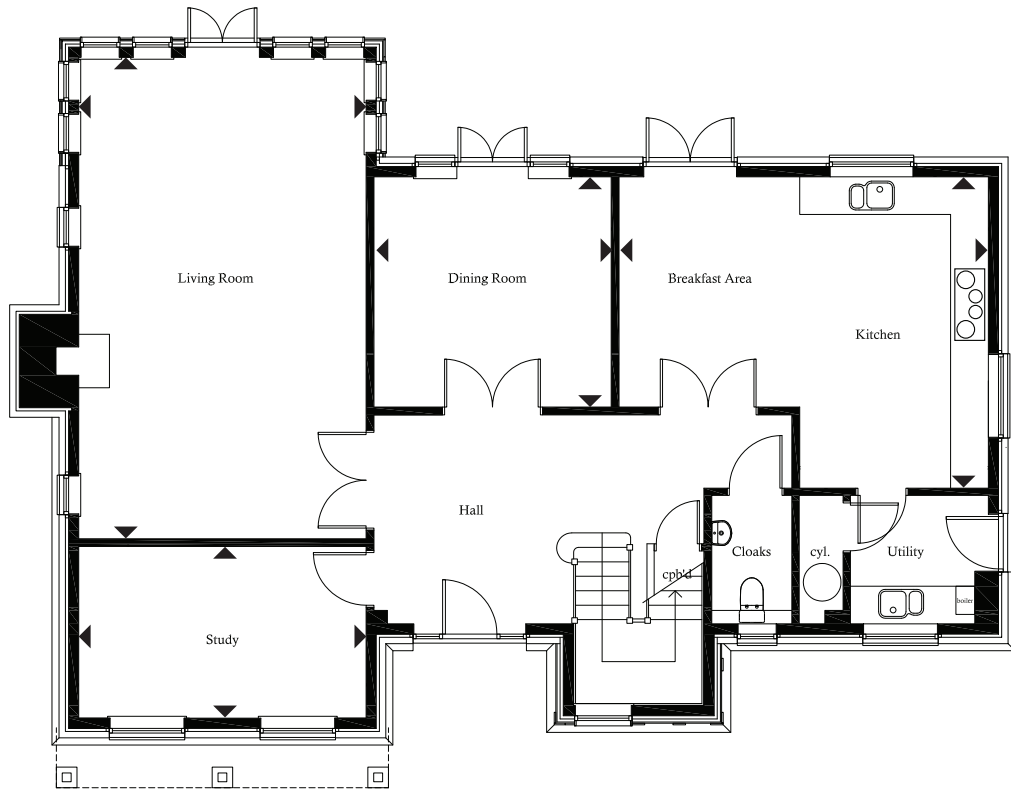


MILLWOOD
DESIGNER HOMES LIMITED

IMPECCABLE STYLING

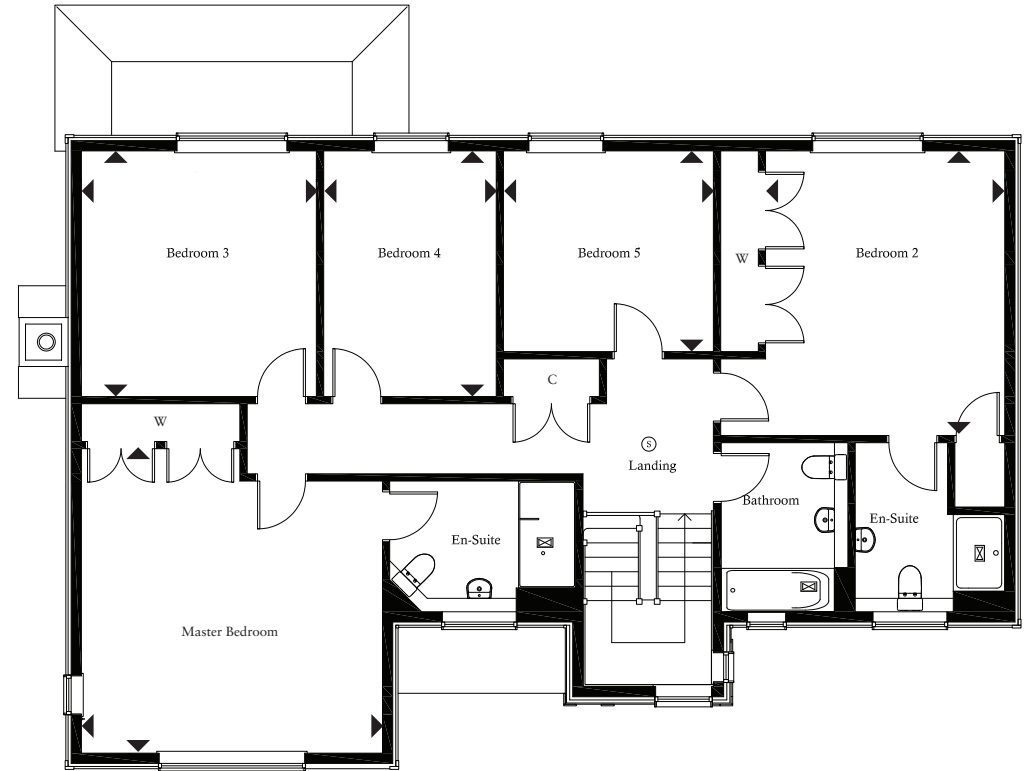


A STUNNING FIVE BEDROOM HOME OFFERING LUXURY
ACCOMMODATION IN AN IDYLIC SETTING.



GROUND FLOOR

Living Room	7665mm x 4570mm	25'2 x 15'
Dining Room	3775mm x 3665mm	12'5 x 12'1
Kitchen/Breakfast Area	5875mm x 4955mm	19'4 x 16'3
Study	4570mm x 2735mm	15' x 9'



FIRST FLOOR

Master Bedroom	4845mm x 4790mm	15'11 x 15'9
Bedroom 2	4530mm x 3805mm	14'11 x 12'6
Bedroom 3	3910mm x 3739mm	12'10 x 12'3
Bedroom 4	3910mm x 2746mm	12'10 x 9'
Bedroom 5	3340mm x 3195mm	11' x 10'6

Please ask the Sales Advisor for the energy performance certificate for this home.

THE
BELFRY
HOME 2

COODEN
PLACE

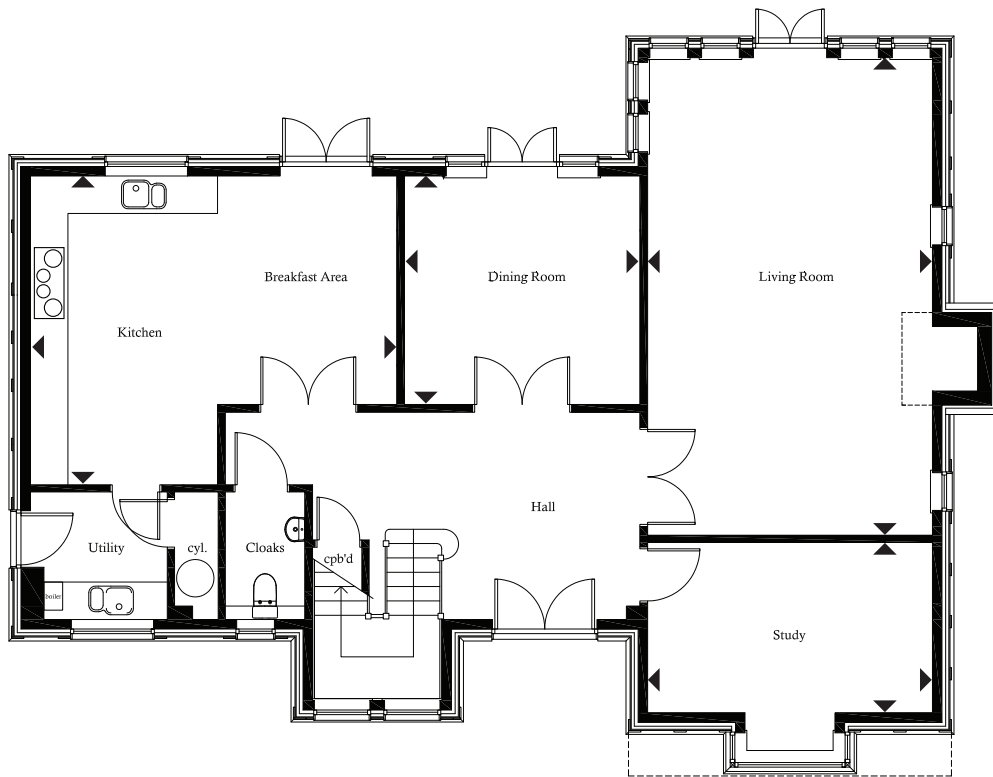


MILLWOOD
DESIGNER HOMES LIMITED

IMPOSING EXTERIORS

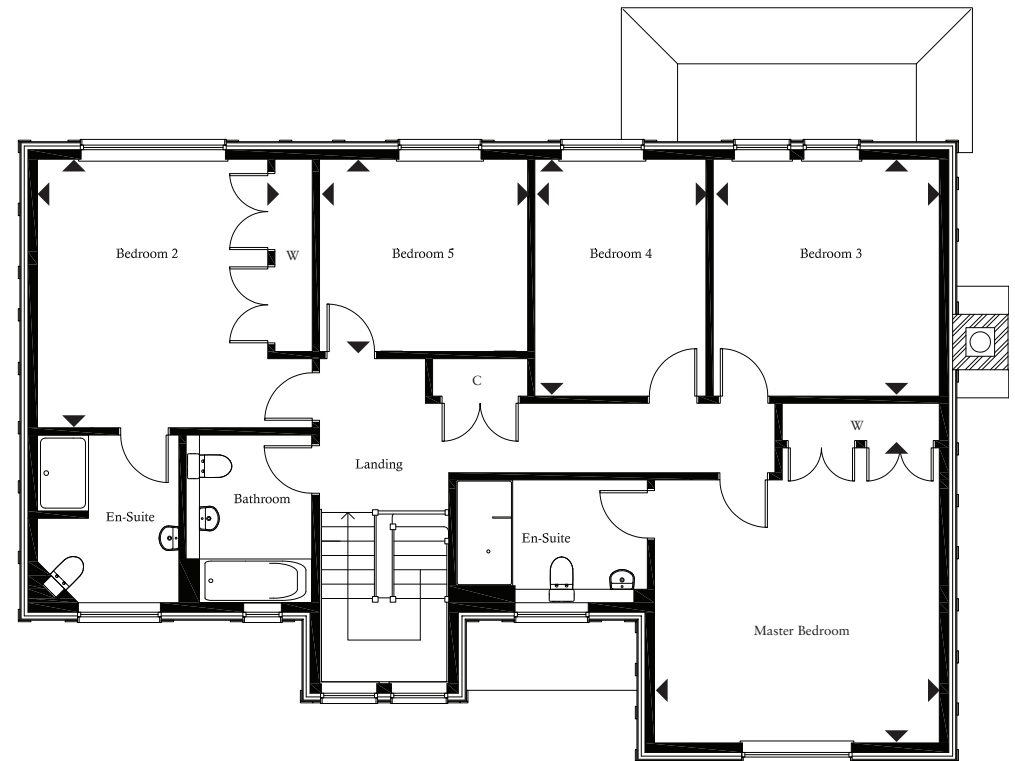


AN IMPRESSIVE SPACIOUS FIVE BEDROOM HOME
WITH A LARGE DETACHED DOUBLE GARAGE.



GROUND FLOOR

Living Room	7665mm x 4570mm	25'2 x 15'
Dining Room	3775mm x 3665mm	12'5 x 12'1
Kitchen/Breakfast Area	5875mm x 4955mm	19'4 x 16'3
Study	4570mm x 2735mm	15' x 9'



FIRST FLOOR

Master Bedroom	4570mm x 4220mm	15' x 13'10
Bedroom 2	4310mm x 3695mm	14'2 x 12'2
Bedroom 3	3800mm x 3629mm	12'6 x 11'11
Bedroom 4	3800mm x 2746mm	12'6 x 9'
Bedroom 5	3340mm x 3085mm	11' x 10'2

Please ask the Sales Advisor for the energy performance certificate for this home.

THE
TURNBERRY

HOME 3

COODEN
PLACE



MILLWOOD
DESIGNER HOMES LIMITED

THE ULTIMATE IN LUXURY

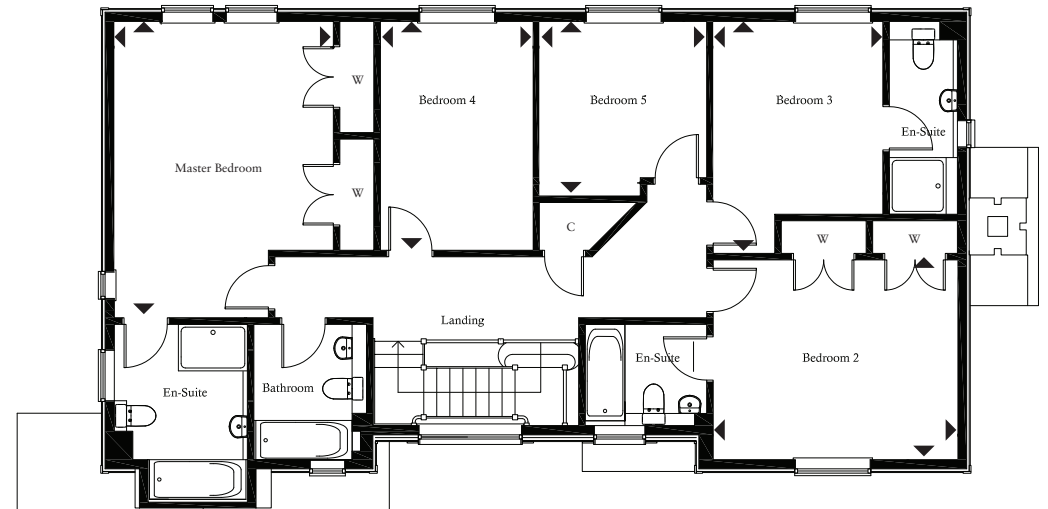


AN IMPOSING FIVE BEDROOM HOME WITH
SPACIOUS ACCOMMODATION OVER TWO FLOORS.



GROUND FLOOR

Living Room	7014mm x 4165mm	23' x 13'8"
Dining Room	3965mm x 3861mm	13' x 12'8"
Kitchen/Breakfast Area	6262mm x 3861mm	20'7" x 12'8"
Study	4475mm x 2775mm	14'8" x 9'2"



FIRST FLOOR

Master Bedroom	5224mm x 3860mm	17'2" x 12'8"
Bedroom 2	4305mm x 3520mm	14'2" x 11'7"
Bedroom 3	3399mm x 2990mm	11'2" x 9'10"
Bedroom 4	4034mm x 2685mm	13'3" x 8'10"
Bedroom 5	3076mm x 2952mm	10'1" x 9'8"

Please ask the Sales Advisor for the energy performance certificate for this home.

THE
WENTWORTH

HOME 4

COODEN
PLACE



MILLWOOD
DESIGNER HOMES LIMITED

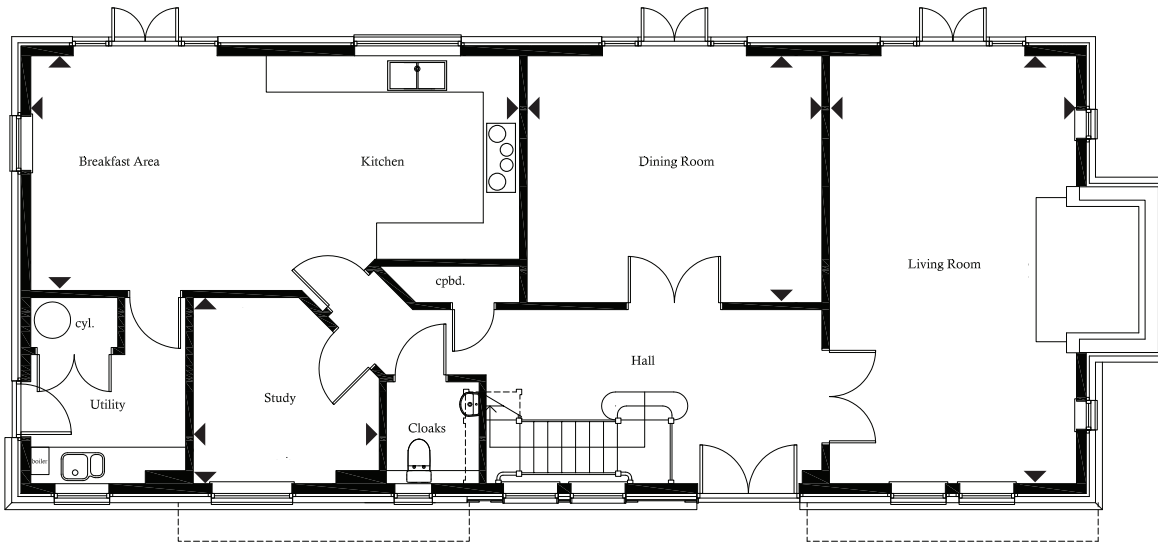
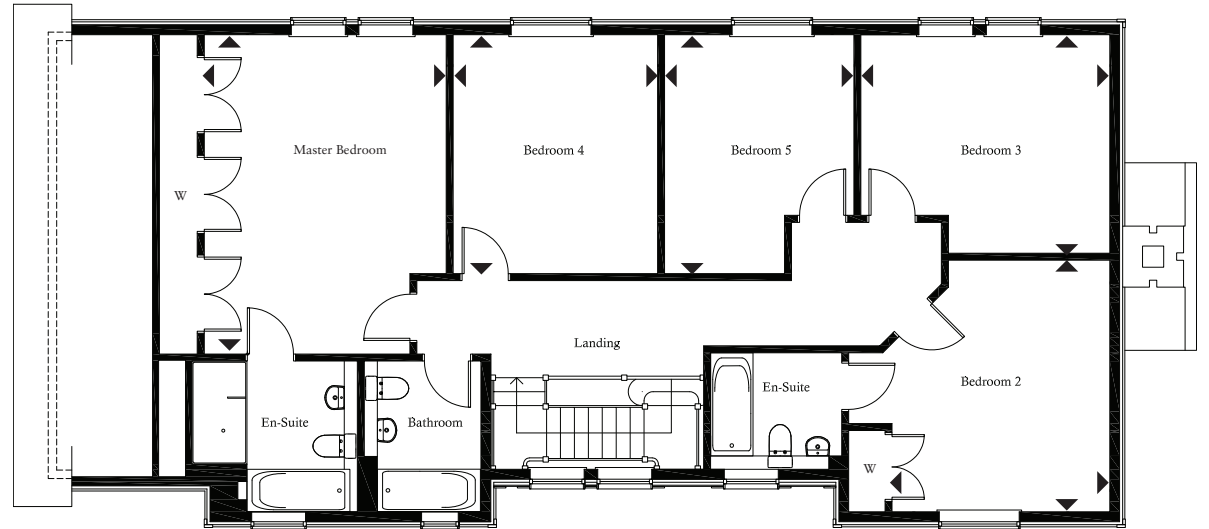
OPULENT INTERIORS



A LUXURY FIVE BEDROOM HOME WITH SPACIOUS
ACCOMMODATION ON BOTH GROUND AND FIRST FLOOR.

FIRST FLOOR

Master Bedroom	5261mm x 3995mm	17'3 x 13'2
Bedroom 2	4146mm x 3595mm	13'7 x 11'10
Bedroom 3	4110mm x 3600mm	13'6 x 11'10
Bedroom 4	3936mm x 3375mm	12'11 x 11'1
Bedroom 5	3936mm x 3125mm	12'11 x 10'3



GROUND FLOOR

Living Room	7051mm x 4079mm	23'2 x 13'5
Dining Room	4865mm x 4069mm	16' x 13'4
Kitchen/Breakfast Area	8069mm x 3869mm	26'6 x 12'9
Study	3073mm x 3067mm	10'10 x 10'10

THE
BELMONT

HOME 5

COODEN
PLACE



MILLWOOD
DESIGNER HOMES LIMITED

METICULOUS ATTENTION TO DETAIL

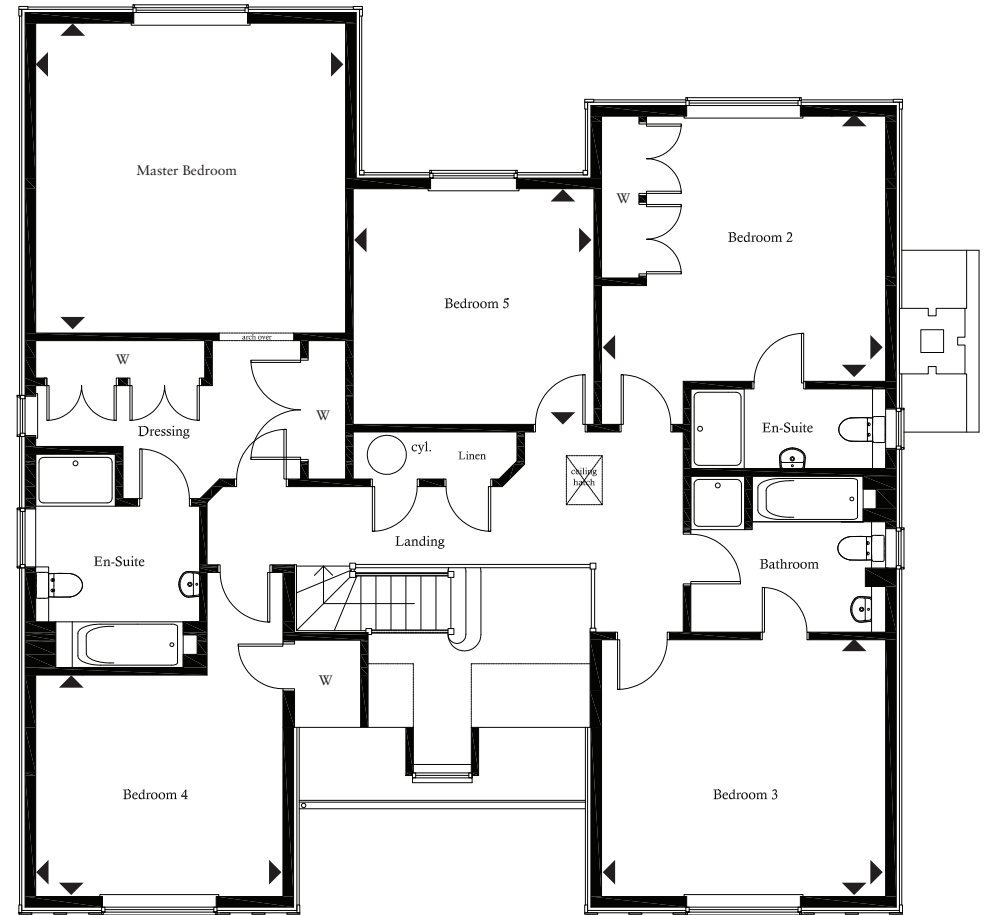


A MAJESTIC FIVE BEDROOM HOME WITH AN IMPRESSIVE
ENTRANCE HALL AND CENTRAL STAIRCASE.



GROUND FLOOR

Living Room	6724mm x 4138mm	22'1 x 13'7
Dining Room	4274mm x 4138mm	14' x 13'7
Kitchen/Breakfast Area	6899mm x 4534mm	22'8 x 14'11
Family Room	4020mm x 3734mm	13'2 x 12'3
Study	3574mm x 3074mm	11'9 x 10'1



FIRST FLOOR

Master Bedroom	4754mm x 4754mm	15'7 x 15'7
Bedroom 2	4358mm x 4069mm	14'4 x 13'4
Bedroom 3	4358mm x 3940mm	14'4 x 12'11
Bedroom 4	3794mm x 3399mm	12'6 x 11'2
Bedroom 5	3694mm x 3614mm	12'2 x 11'11

Please ask the Sales Advisor for the energy performance certificate for this home.

THE
MONTROSE

HOME 6

COODEN
PLACE



MILLWOOD
DESIGNER HOMES LIMITED

TRADITIONAL TIMELESS EXTERIORS

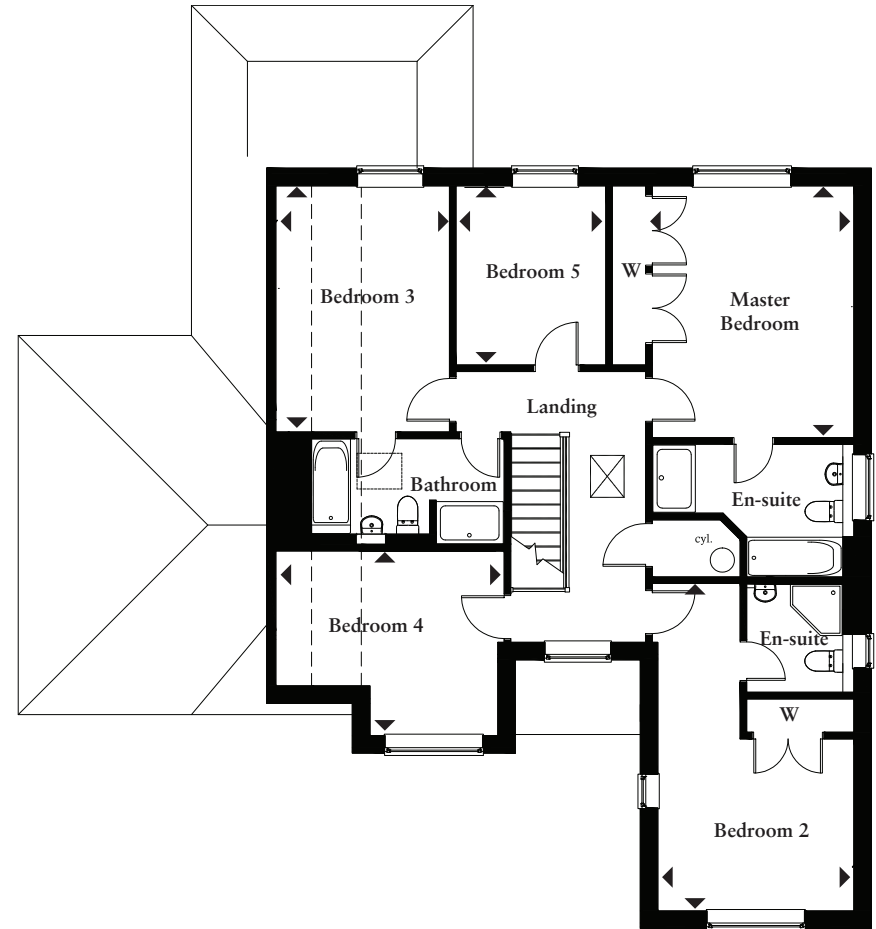


A STUNNING 5 BEDROOM HOME WITH A SPACIOUS OPEN PLAN
KITCHEN/FAMILY ROOM AND INTEGRAL DOUBLE GARAGE.



GROUND FLOOR

Drawing Room	6000mm x 4000mm	19'6 x 13'1
Dining Room	4000mm x 3500mm	13'1 x 11'6
Kitchen	4800mm x 3500mm	15'9 x 11'6
Family Room	3700mm x 3511mm	12'1 x 11'6
Study	3966mm x 2500mm	13'1 x 8'2



FIRST FLOOR

Master Bedroom	4500mm x 3600mm	14'9 x 11'9
Bedroom 2	5849mm x 3500mm	19'2 x 11'6
Bedroom 3	4500mm x 3100mm	14'9 x 10'2
Bedroom 4	4079mm x 3300mm	13'4 x 10'10
Bedroom 5	3200mm x 2675mm	10'6 x 8'9

Please ask the Sales Advisor for the energy performance certificate for this home.

THE
OAKLANDS

HOME 7

COODEN
PLACE

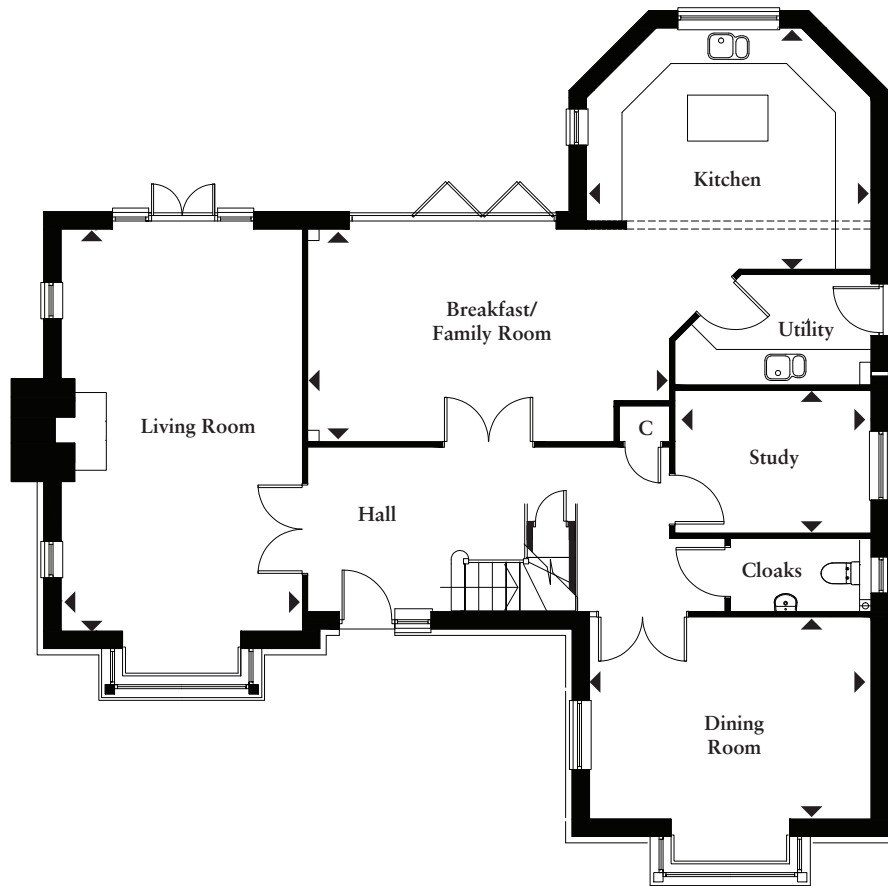


MILLWOOD
DESIGNER HOMES LIMITED

EXCEPTIONAL DESIGNS & SUMPTUOUS INTERIORS

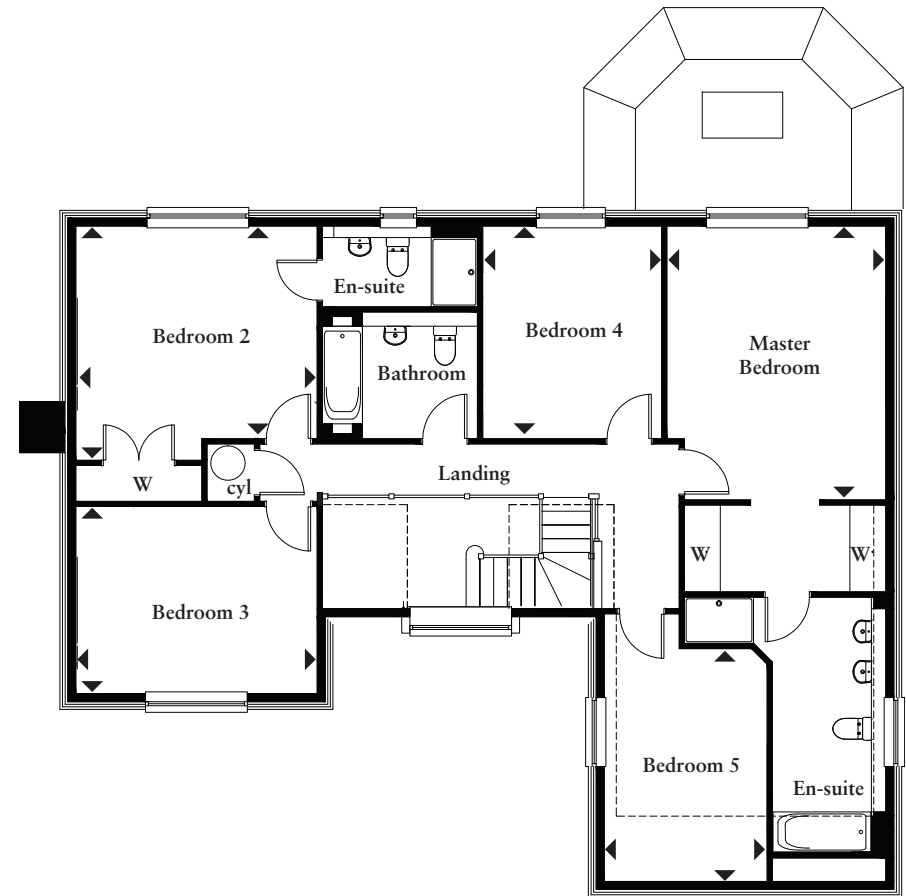


AN IMPOSING 5 BEDROOM FAMILY HOME WITH FEATURE CURVED
KITCHEN AND OPEN PLAN BREAKFAST/FAMILY ROOM.



GROUND FLOOR

Living Room	6971mm x 4175mm	22'11 x 13'9
Dining Room	4875mm x 3495mm	16' x 11'6
Kitchen	4930mm x 4175mm	16'2 x 13'9
Breakfast/Family Room	6275mm x 3675mm	20'7 x 12'1
Study	3391mm x 2461mm	11'2 x 8'1



FIRST FLOOR

Master Bedroom	4740mm x 3785mm	15'7 x 12'5
Bedroom 2	4175mm x 4050mm	13'9 x 13'4
Bedroom 3	4175mm x 3230mm	13'9 x 10'7
Bedroom 4	3675mm x 3091mm	12'1 x 10'2
Bedroom 5	4029mm x 2810mm	13'3 x 9'3

Please ask the Sales Advisor for the energy performance certificate for this home.

SPECIFICATION

KITCHENS

- Stylish designer fitted kitchens by Alno with granite worktops and upstand.
- Stainless steel undermounted double sinks with recessed drainer and chrome mixer taps.
- Fully integrated appliances by Siemens and AEG to include a full height fridge and freezer, extractor hood, dishwasher, 4 zone ceramic induction hob with stainless steel splashback, combination oven and single oven
- Utility room provided with base units and laminate worktops with a stainless steel sink and drainer.
- Space provided in the utility room for washing machine and tumble dryer.
- Ceramic floor tiles by World's End to the kitchen/breakfast room and utility room.

BATHROOMS, EN-SUITES & CLOAKROOM

- Luxurious white suites by Sottini with contemporary chrome mixer taps.
- Heated chrome towel rails provided in the bathrooms and en suites.
- Mirror and shaver socket provided to all bathrooms and en-suites.
- Glass shower screens and thermostatic valves to the showers & shower/baths.
- Ceramic wall and floor tiling by World's End to all bathrooms, en-suites and cloakrooms.

ELECTRICAL AND MULTIMEDIA

- Recessed downlighters are provided in the hall, study, kitchen/breakfast room, utility room, cloakroom, landing, bathroom and en-suites (pendant lighting to all other rooms).



- T.V. points are provided in the living room, study, kitchen/breakfast room and all bedrooms with a provision for Sky + HD (dish not supplied).
- BT points are provided in the living room, study, kitchen/breakfast room and all bedrooms.
- Polished chrome switchplates and sockets throughout.
- Pre-wiring for a 'state of the art' multi room audio/visual system to the living room, dining room, kitchen/breakfast room, study, master bedroom and en-suite.

FINISHING TOUCHES

- Two panelled internal doors with chrome fittings finished in a white gloss (half glazed doors to the living room, dining room and kitchen/breakfast room).
- All internal joinery will consist of attractive skirtings, architraves and window boards finished in a white gloss.
- Shelf and hanging rail provided to all wardrobes.
- White painted softwood staircase with Ash handrails
- Inglenook fireplace with oak bressemer in The Turnberry, The Wentworth and The Belmont. Fireplace surround with gas point in The Gleneagles, The Belfry, The Montrose and The Oaklands.
- Coving provided to all rooms except the bathrooms, en-suites, cloakrooms, kitchen/breakfast room and utility room.

CENTRAL HEATING & HOT WATER

- Gas fired central heating via radiators.
- Domestic hot water provided by a hot water cylinder.





SECURITY

- An alarm system is provided with PIR sensors and panic button in the hall.
- Mains operated smoke alarm fitted to the hall and landing with battery backup.
- Double glazed UPVC windows and doors with a multi point locking system.
- External lighting provided to all doors and garages including PIR sensors to the garages.

EXTERNAL FEATURES

- Landscaped front gardens with areas of turf and feature planting
- Rear gardens provided with top soil and a patio
- Double garages are alarmed and provided with electrically operated 'up and over' doors, power and light.
- External tap provided.

CUSTOMER CARE

- Millwood Designer Homes has a dedicated Customer Aftercare Department.
- Each home carries a ten year NHBC Buildmark Warranty.
- All the homes will be constructed to achieve a high SAP rating. This is the measurement of energy efficiency of the home and relates directly to lower running costs for the owner.

COMMUNAL AREAS

- The upkeep of these areas will be maintained by a Management Company. For further information please ask the Sales Advisor.

TENURE • Freehold.

MAKE THE MOST OF YOUR NEW HOME...

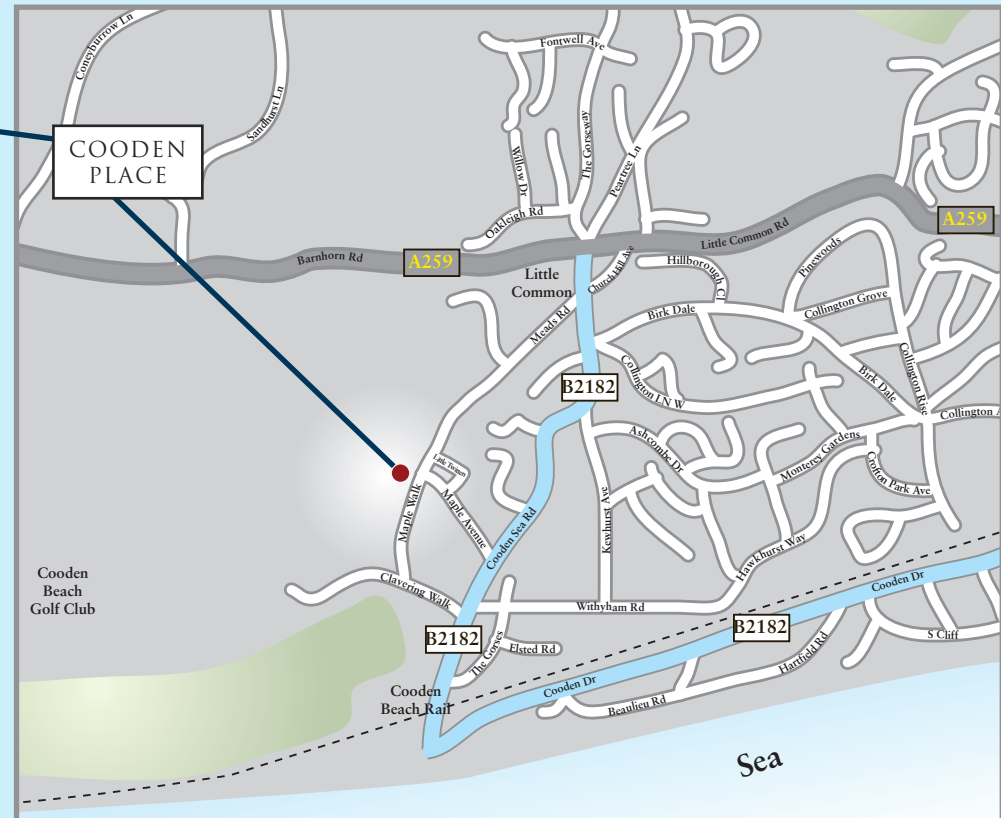
If you think that the stunning homes at Cooden Place do not quite offer you the space that you need, then we have the answer. By choosing homes 1, 2, 3 or 4, you have the option of creating a second floor in your new home.

Whether it's a games, media or play room, further bedrooms or perhaps even a large studio* to work in, you can make the most of the space to give you the perfect home for you and your family.

*Purchaser optional extras, subject to design.



From the M25, take the A21 to Hastings; at the 7th roundabout (Johns Cross) take the second exit to Battle/Bexhill (A2100). At the next roundabout take the 3rd exit (A271), follow this road then turn left towards Catsfield (B2204). At the T-junction turn left onto Bexhill Road (A269), after approximately 2 miles turn right onto St Marys Lane, continue on this road and then at the end of the road turn right onto Turkey Road, follow this road and turn left onto Peartree Lane (sign posted Cooden). At the roundabout take the 2nd exit onto Cooden Sea Road (B2182), then right into Meads Road, this continues onto Maple Walk and Cooden Place can be found on your right.



MILLWOOD
DESIGNER HOMES LIMITED

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