



MANOR PLACE, ERIDGE ROAD, STEEL CROSS, CROWBOROUGH TN6 2SS

**ROWLAND
GORRINGE**

01825 762 132 or 01273 474101
manorplace@rowlandgoringe.co.uk
rowlandgoringe.co.uk


CHAPELWOOD
HOMES

enquiries@chapelwoodhomes.co.uk
www.chapelwoodhomes.co.uk



MP



MANOR PLACE

STEEL CROSS-TN6 2SS

ROYAL TUNBRIDGE WELLS

WITHIN 9 MINUTES





YOUR NEW HOME

HOMES OF EXCELLENCE AND CHARM

Manor Place is a collection of four family homes located in the Steel Cross area of Crowborough, set within a private gated development of three acres. An enchanting woodland backdrop highlights each of these contemporary homes, which display innovative design and beautiful standout features, from their elegant cedar cladding to the master bedroom's covered veranda. Raised timber terraces bring the outside in, while structural glass roof elements only add to the homes' character. These details add up to a finish that is of Chapelwood Homes' customary high standards, exhibiting careful attention to detail and appealing to the discerning purchaser.



A WELL-CONNECTED TOWN

Manor Place at Steel Cross sits between Boars Head and Crowborough and is only 9 minutes from Tunbridge Wells by car. Tunbridge Wells has a comprehensive station offering direct links to Central London in 46 minutes with 96 trains a day. By car, both the Sussex coast and Gatwick airport are less than 25 miles away. The A26 runs through Crowborough, going south all the way to the coast, or north to the M20.



A QUINTESSENTIALLY BRITISH SETTING

Crowborough is a popular East Sussex town that hugs the surrounding countryside and is rich in character. Perched on the eastern edge of the Ashdown Forest, it benefits from truly picturesque landscapes and national treasures such as Winnie the Pooh and Christopher Robin. The town has an enticing vibrancy, with a convenient high street, traditional pubs, and plenty of community-driven events and clubs to get involved in. East Sussex is a wonderful county, and Crowborough the perfect place to call home.

IT'S TIME TO UNWIND

If you're looking for relaxation, you're in the right place. The local area has everything needed to unwind, with restaurants of every cuisine in Crowborough and nearby Tunbridge Wells. For a spot of retail therapy look no further than Tunbridge Wells and Bluewater which are both an easy drive. There are excellent sporting facilities nearby including Crowborough Beacon Golf Club and Boars Head Golf Centre, Isenhurst Health Club, Crowborough Leisure Centre and Crowborough Tennis & Squash Club. Alternatively, take the short trip down to the coast and bask in front of beautiful seascapes.

STERLING EDUCATION

Manor Place is a wise choice for families as the schooling possibilities in and around Crowborough are excellent. The town has one secondary, over four primary and two independent schools, while neighbouring Wadhurst, Tunbridge Wells and Tonbridge have further educational opportunities, giving local children the best start in life.





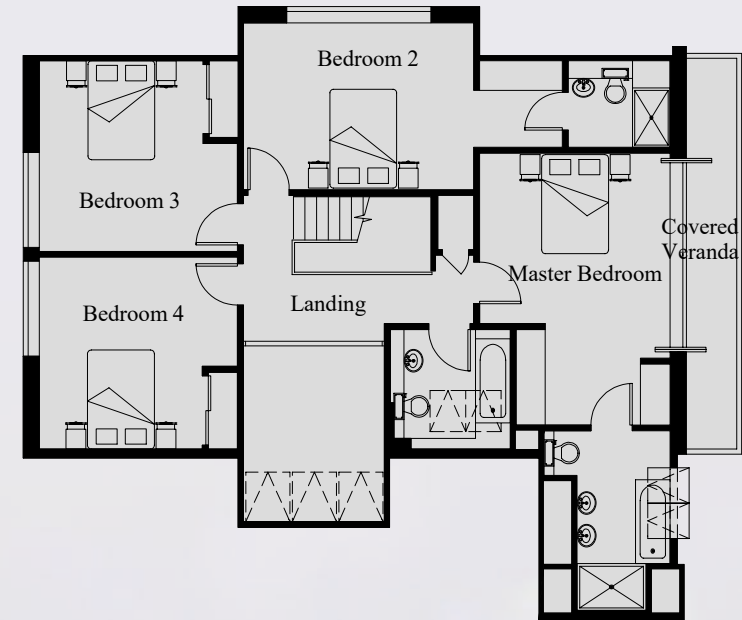
A GATED
DEVELOPMENT
OF 4 OPULENT
NEW HOMES
SET WITHIN
LARGE PLOTS

Computer generated image



Computer generated image

Nº 1



GROUND FLOOR

Kitchen / Dining Room	7.35m x 5.96m	24'1" x 19'7"
Living Room	5.94m x 4.77m	19'6" x 15'8"
Study	4.12m x 3.01m	13'6" x 9'11"
Family Room	4.69m x 4.12m	15'5" x 13'6"

FIRST FLOOR

Master Bedroom	5.53m x 3.93m	18'2" x 12'11"
Bedroom 2	4.69m x 3.44m	15'5" x 11'3" + dressing area
Bedroom 3	4.09m x 3.89m	13'5" x 12'9"
Bedroom 4	4.09m x 3.91m	13'5" x 12'8"

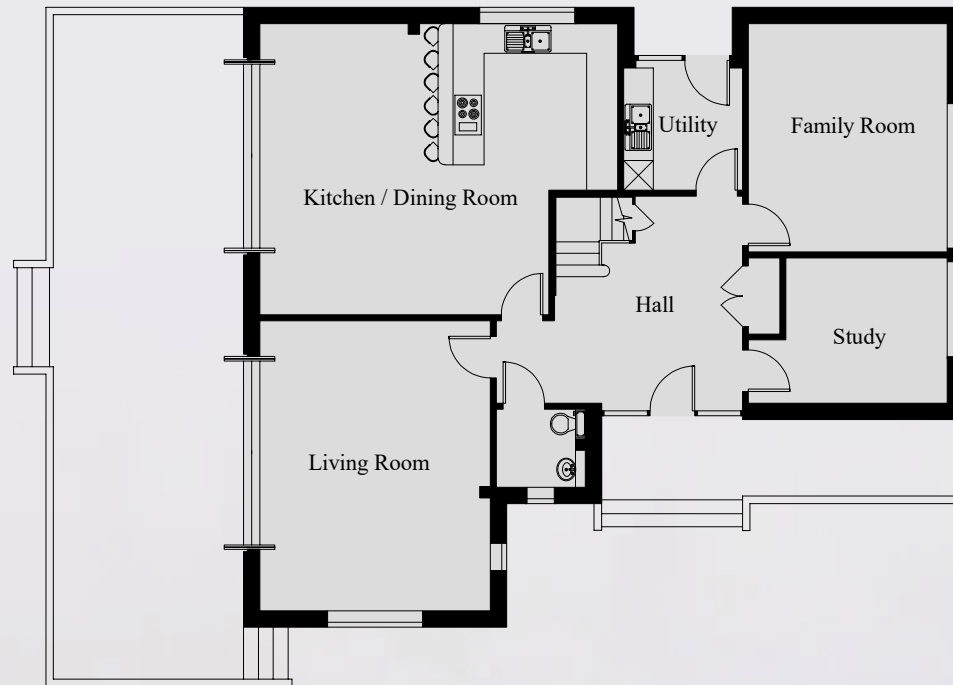
Total Square Footage 2475^{sqft}





Computer generated image

Nº 2



GROUND FLOOR

Kitchen / Dining Room	7.35m x 5.96m	24'1" x 19'7"
Living Room	5.94m x 4.77m	19'6" x 15'8"
Study	4.12m x 3.01m	13'6" x 9'11"
Family Room	4.69m x 4.12m	15'5" x 13'6"

FIRST FLOOR

Master Bedroom	5.53m x 3.93m	18'2" x 12'11"
Bedroom 2	4.69m x 3.44m	15'5" x 11'3" + dressing area
Bedroom 3	4.09m x 3.89m	13'5" x 12'9"
Bedroom 4	4.09m x 3.91m	13'5" x 12'8"

Total Square Footage 2475^{sqft}

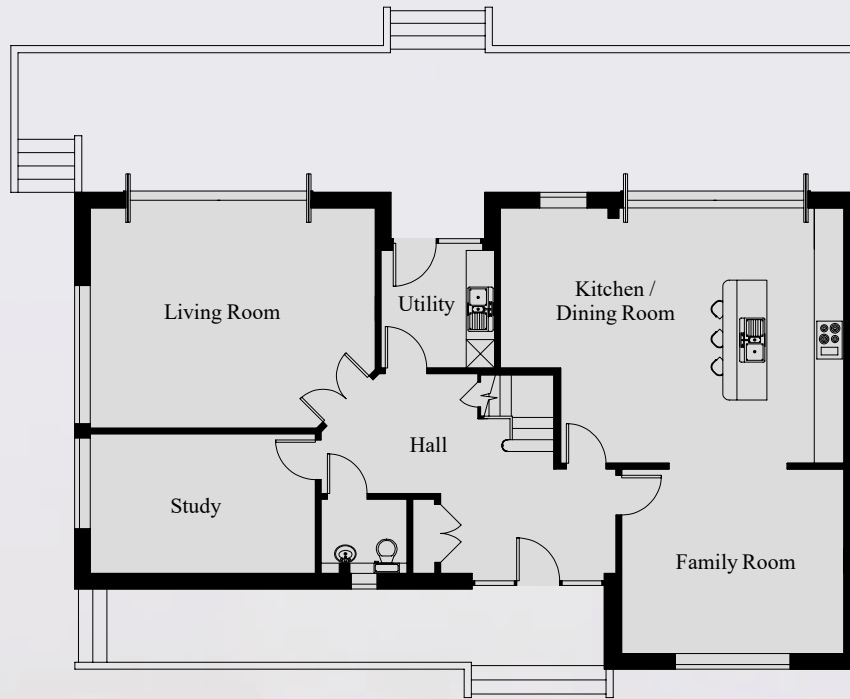




Computer generated image



Nº 3



GROUND FLOOR

Kitchen / Dining Room	7.37m x 5.46m	24'2" x 17'11"
Living Room	6.13m x 4.72m	20'1" x 15'6"
Study	4.82m x 3.02m	15'10" x 9'11"
Family Room	4.77m x 3.98m	15'8" x 13'1"



FIRST FLOOR

Master Bedroom	7.92m x 4.44m	26'0" x 14'7"
Bedroom 2	4.33m x 3.45m	14'2" x 11'4"
Bedroom 3	4.08m x 3.91m	13'5" x 12'10"
Bedroom 4	4.08m x 3.91m	13'5" x 12'10"

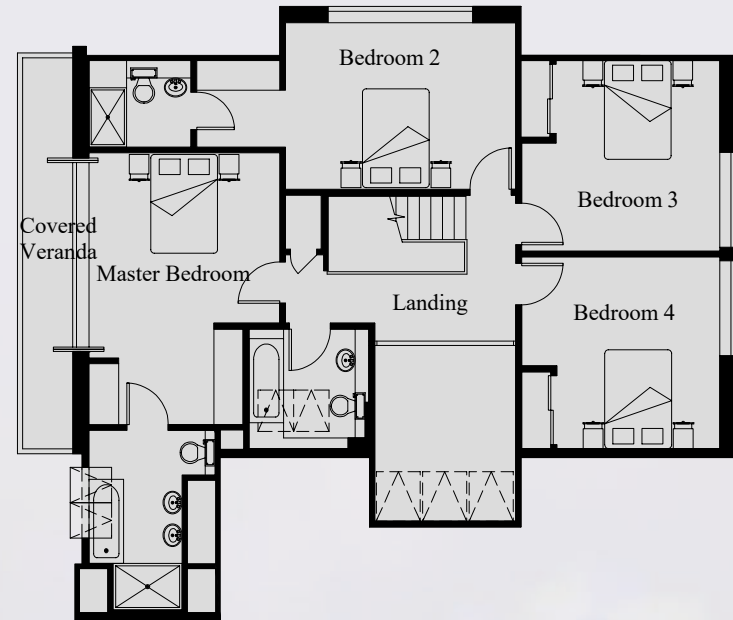
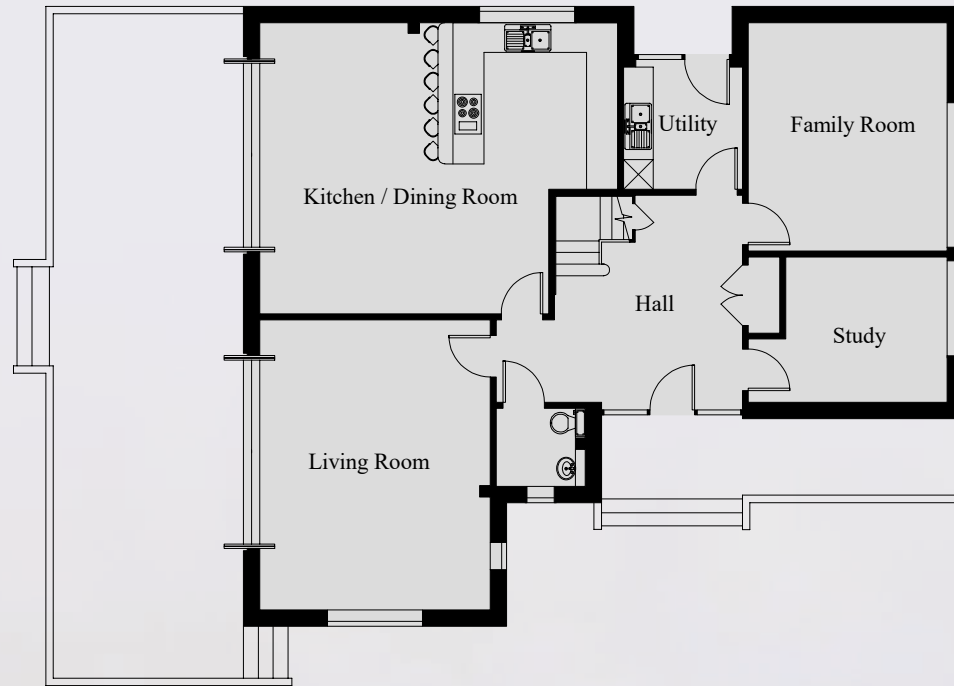
Total Square Footage 2562^{sqft} (excluding garages)





Computer generated image

Nº 4



GROUND FLOOR

Kitchen / Dining Room	7.35m x 5.96m	24'1" x 19'7"
Living Room	5.94m x 4.77m	19'6" x 15'8"
Study	4.12m x 3.01m	13'6" x 9'11"
Family Room	4.69m x 4.12m	15'5" x 13'6"

FIRST FLOOR

Master Bedroom	5.53m x 3.93m	18'2" x 12'11"
Bedroom 2	4.69m x 3.44m	15'5" x 11'3" + dressing area
Bedroom 3	4.09m x 3.89m	13'5" x 12'9"
Bedroom 4	4.09m x 3.91m	13'5" x 12'8"

Total Square Footage 2475^{sqft}





— YOUR HOME —

DESIGNER KITCHENS

- Individually designed, contemporary style kitchens
- Stone worktops and upstands
- Touch control induction hob
- Smeg multifunction built in Oven
- Smeg microwave oven combination
- Integrated dishwasher
- Integrated fridge- freezer
- Boiling water and filtered cold water tap
- Wine cooler
- Plots 1, 2 & 4 – Smeg downdraft island extractor.
Plot 3 Smeg slanted feature extractor
- Undermounted one and a half bowl sink
- Feature pendant lighting over peninsular or island
- LED downlights and pelmet lighting
- Ample worktop level power points

UTILITY

- Units to compliment designer kitchens
- Laminate worktop with matching upstands
- Stainless steel single bowl sink with polished chrome mixer tap
- Space for washing machine and tumble dryer

LUXURY BATHROOMS

- Villeroy & Boch sanitaryware
- Villeroy & Boch His and Hers double wash basins incorporating vanity unit in master ensuite
- Villeroy & Boch vanity units in family bathrooms and second ensuite
- Polished chrome Hansgrohe monoblock mixer taps
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles
- Contemporary mirrors incorporating LED illumination, charging socket and steam free (family bathrooms and master ensuite)
- LED downlights

STAIRCASE

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

HEATING, INSULATION & WATER SERVICES

- Gas fired central heating underfloor heating to the ground floor and radiators to the first floor
- Thermostatic controls to maintain maximum efficiency throughout the home
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Towel rails controlled separate to heating and water systems for convenience and economy
- Electronic programming for separate heating and hot water systems

ENTERTAINMENT & COMMUNICATION

- Wiring for satellite at all TV aerial points so that satellite tv can be viewed in all rooms from satellite box (not supplied) with tv points

WINDOWS, DOORS & INTERNAL JOINERY

- High performance double glazed aluminum windows
- Aluminum double glazed bi-fold doors
- High performance, high security front doors
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep molded skirting and architraves

ELECTRICAL LIGHTING

- Contemporary chrome effect light switches to all rooms
- LED downlights and pelmet lighting to kitchen
- Constant extract system in cloakroom, all bathrooms & utility
- LED downlights to all bathrooms
- Light in loft where applicable
- Power and light to garage

QUALITY FIXTURES, FITTINGS & FINISHING TOUCHES

- Built-in wardrobes plots 1, 2 & 4 all bedrooms, plot 3 bedrooms 1, 2 & 3
- All woodwork finished in eggshell
- Walls finished with matt emulsion

SECURITY AND PEACE OF MIND

- Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to bi-fold doors
- Category 2 security alarm system with movement sensors

ENERGY EFFICIENCY & GUARANTEE

- All homes are constructed to ensure energy efficient running costs for the home owner
- All homes have the benefit of a 10 year CRL warranty

EXTERNAL FEATURES

- Private drives finished in block paviors and roadway is a tarmac finish
- Timber decking to the rear of each plot
- Part landscaped front gardens
- External power point
- Outside tap

COMMUNAL AREAS & MAINTENANCE

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team

TENURE • Freehold



Whilst every endeavour has been made to provide accurate information in relation to external and internal finishes, Chapelwood Homes reserve the right to alter or vary the design and specification at any time for any reason without prior notice. This brochure is intended to provide an indication of the general style of our development and house types. All photographs and computer generated images are for illustrative purposes only, floor plans and drawings may not be to scale. All room dimensions are as accurate as possible at time of going to press.