

*Allington Gardens, Allington Road,
Newick, East Sussex.*



MILLWOOD

Designer Homes Limited

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 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, and 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. Furthermore, as the UK's first Carbon Neutral housebuilder, Millwood supports a range of renewable energy and sustainable forestry carbon offset projects, which will save or absorb one tonne of carbon dioxide for every tonne the company creates.

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:

Evening Standard Awards 2011

Best New Family Home up to 5 Bedrooms

What House? Awards 2010

GOLD - Best Small Housebuilder

Evening Standard Awards 2010

Best New Family Home up to 3 Bedrooms

LABC Awards 2010

Best Small Housing Development

West Kent Business Awards 2010

Customer Care & Service

Premier Guarantee Awards 2010

Small Development of the Year

What House? Awards 2009

Best Luxury House

Evening Standard Awards 2009

Best New Family Home up to 3 Bedrooms

Best New Family Home up to 5 Bedrooms

Best Small Development

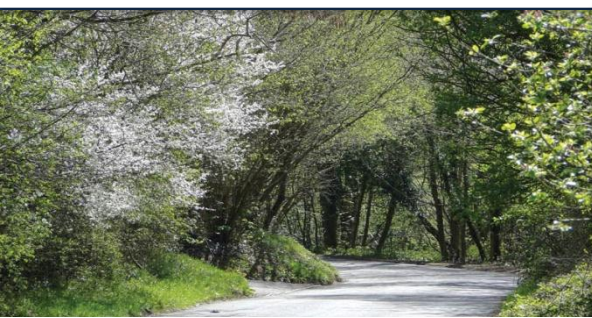
Gold Eros New Home of the Year Awards

LABC Awards 2009

Best Small Developer and/or Development







Newick a medium sized Village in the Low Weald of East Sussex with approximately 2500 inhabitants. It stands on the A272 almost exactly half way between Canterbury and Winchester, both these cathedral cities feature on the Village Green sign post, hence giving credence in some peoples eyes to the Village fable that it lies on the ancient pilgrims way.

There are three public houses, all historic buildings in their own ways. The Bull on the Green, The Royal Oak and The Crown Inn.

Newick was a typical rural community and its tannery, laundry, two breweries, tailor's shop, dame school, charity school, bakery and jam factory all existed within living memory.

Newick is six miles (9.6 km) east of Haywards Heath and nine miles (15.8 km) north from Lewes.

Development Layout



The A23 leads to the M23, offering links to the M25, London and the South Coast.



Haywards Heath train station is 9 miles away and offers direct trains to London Bridge in 45min.

(Train journey times taken from National Rail Enquiries)



Gatwick Airport is 27 miles away and can be reached via the A23 & M23.

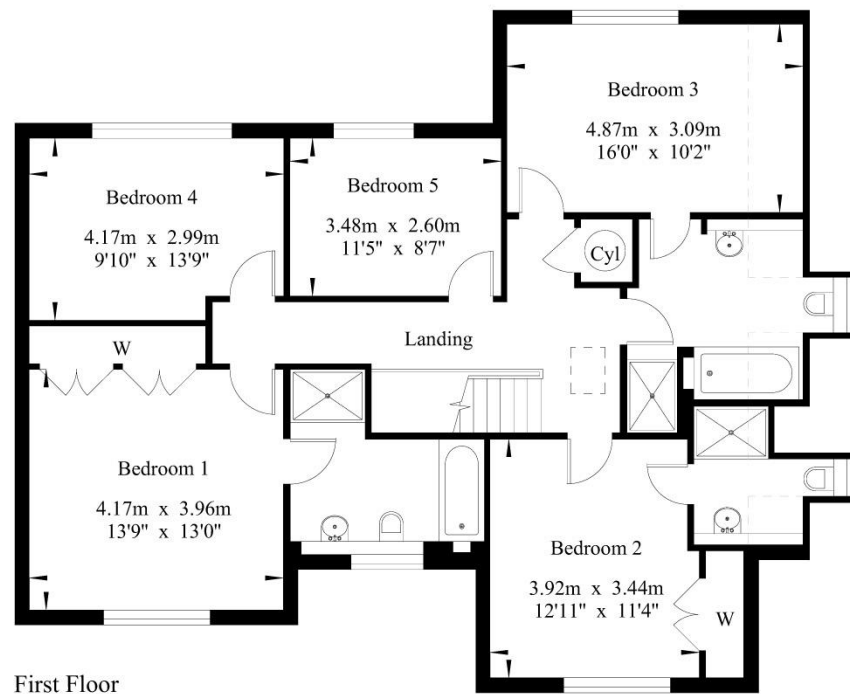
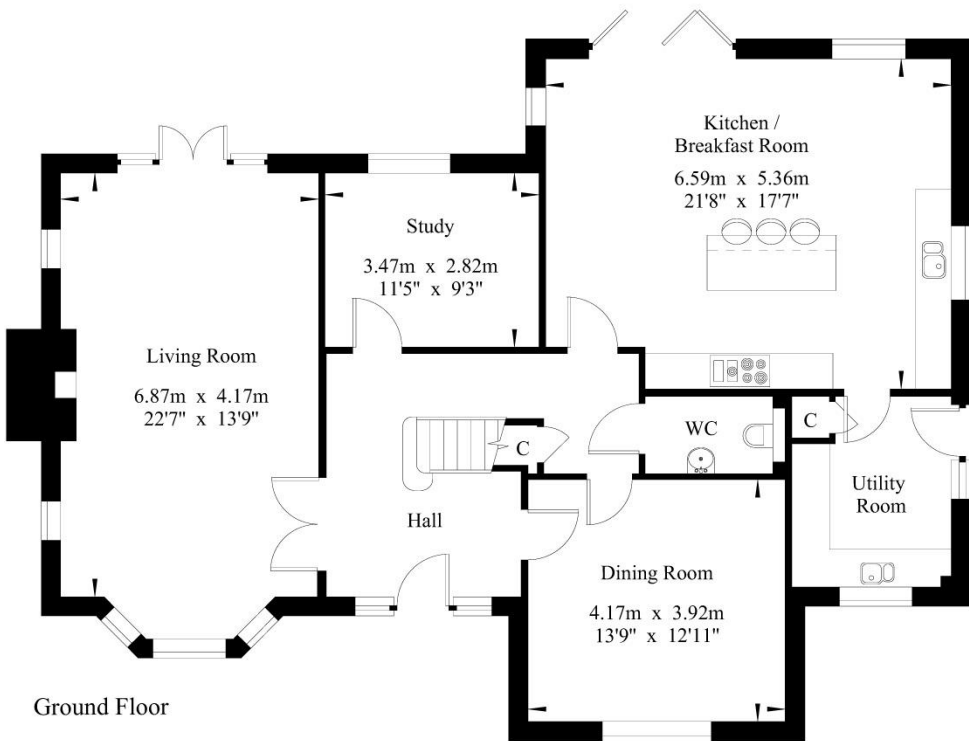
(Journey times taken from the AA route planner)

Please note this plan is for guidance only and do not form part of any contract.

*Computer Generated Image of Stamford House
(for guidance purposes only)*



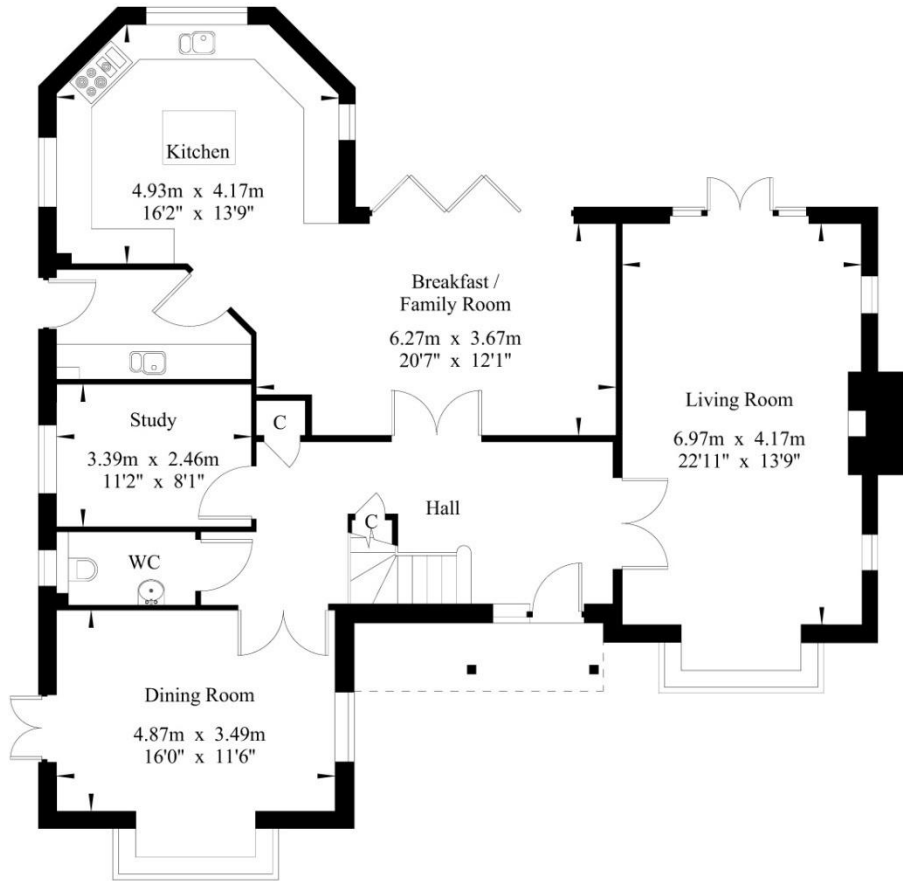
Stamford House Floor Plans



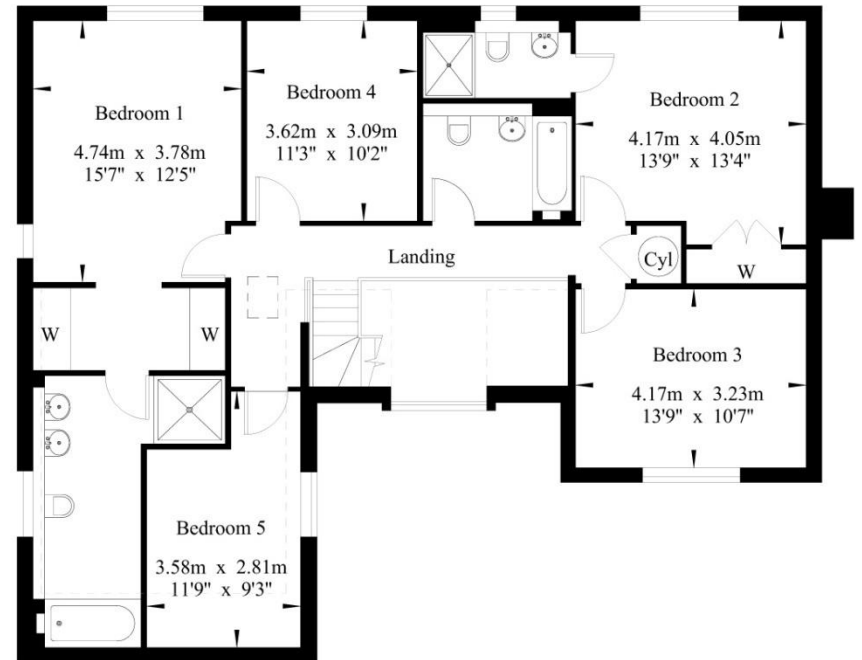


*Computer Generated Image of Sharpthorn House
(for guidance purposes only)*

Sharpthorn House Floor Plans



Ground Floor

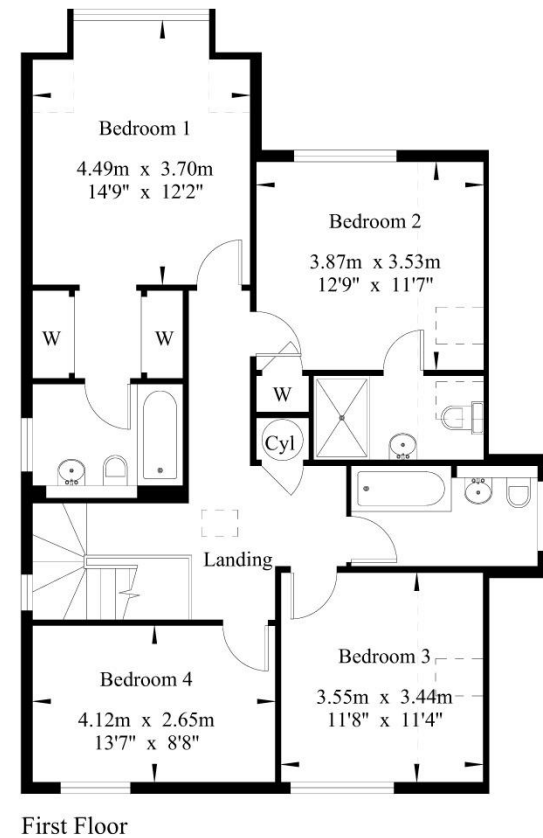
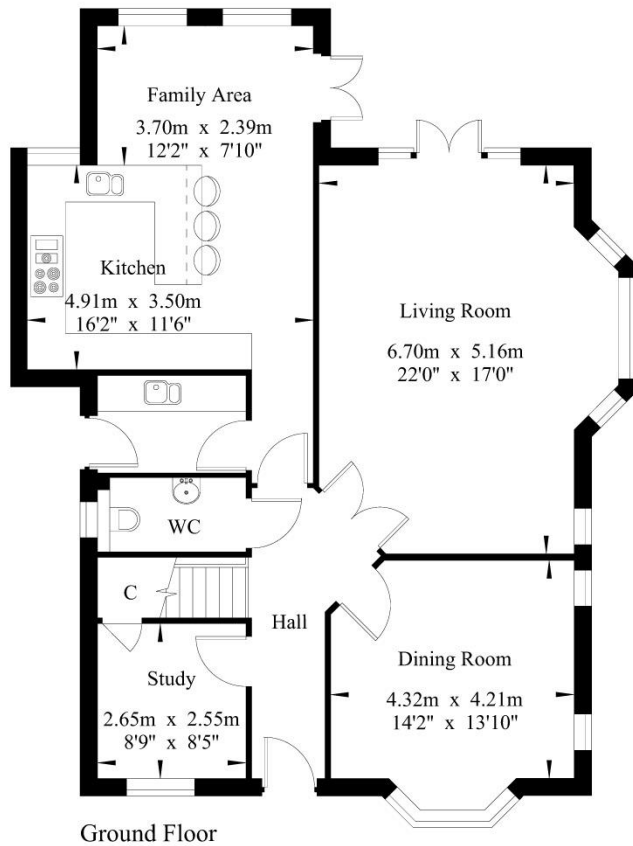


First Floor



*Computer Generated Image of Stowe House
(for guidance purposes only)*

Stowe House Floor Plans

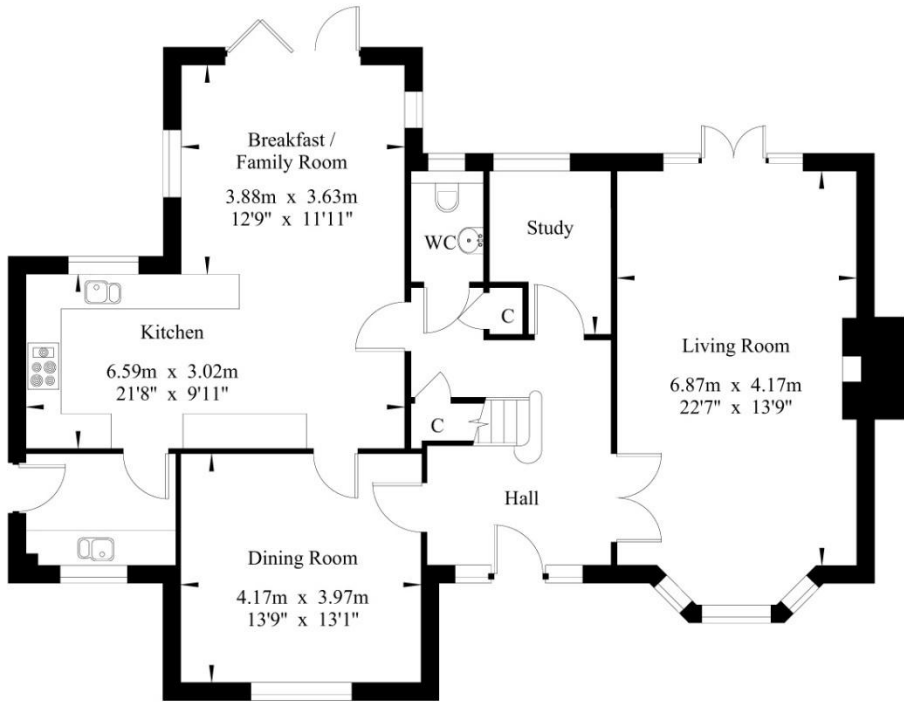


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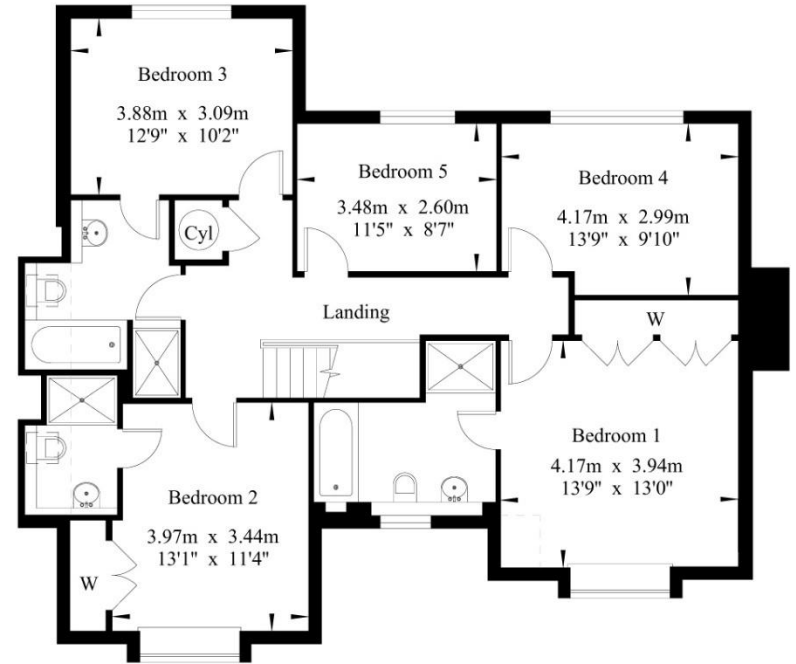


*Computer Generated Image of Sinclair House
(for guidance purposes only)*

Sinclair House Floor Plans



Ground Floor



First Floor

Specification

Kitchen features

- The kitchen is equipped with a comprehensive bespoke range of wall and floor cabinets with granite worktops and up stands.
- Stainless steel under mounted sink and recessed drainer with chrome fittings.
- Toledo Range Cookers to all plots.
- Fully integrated appliances to include an extractor hood, full height fridge and freezer (additional under counter freezer in plot 1), dishwasher and microwave.
- Ceramic floor tiles to the kitchen/breakfast/family room and utility room.
- Utility room is provided with a range of base units, laminate work surfaces, stainless steel sink and drainer and space for a washing machine and tumble dryer.

Bathroom, en suites & cloakroom

- Luxurious white suites by Villeroy and Boch with contemporary chrome fittings.
- Bespoke cabinetry to all principal bathrooms.
- Heated chrome towel rails provided in the bathrooms and en suites.
- Mirror and shaver sockets provided to all bathrooms and en suites.
- Ceramic wall and floor tiles to all bathrooms, en suites and cloakroom.

Electrical and multimedia

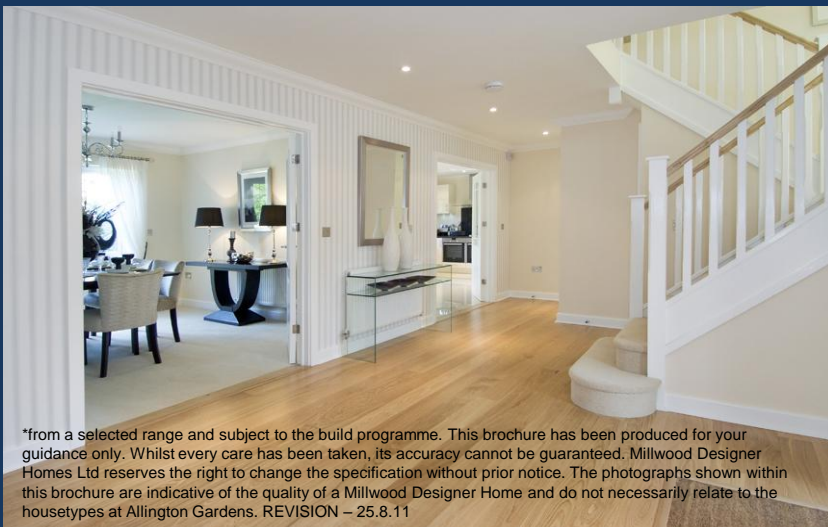
- Polished chrome switch plates and sockets throughout.
- Recessed down lighters are provided in the hall, study (where applicable), kitchen/breakfast room, utility room, cloakroom, landing, bathroom and en suite (pendant lighting to all other rooms).
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (dish not supplied).

Central heating & hot water

- A highly efficient gas-fired central heating system is provided in conjunction with a pressurised hot water cylinder.

Peace of mind

- An Alarm system is provided with PIR's plus two panic buttons to master bedroom and hallway.
- *Double glazed UPVC windows and doors with multi point locking system.*
- External coach lighting provided all external doors and garages.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.



*from a selected range and subject to the build programme. This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Millwood Designer Homes Ltd reserves the right to change the specification without prior notice. The photographs shown within this brochure are indicative of the quality of a Millwood Designer Home and do not necessarily relate to the housetypes at Allington Gardens. REVISION – 25.8.11



Finishing touches

- Two panelled internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/breakfast room, living room and dining room.
- Bi-fold doors to the kitchen/breakfast room in plots 1, 2 and 4.
- White painted softwood staircase with oak handrails.
- Stone surround fireplace and hearth provided in the living room to plots 1, 2 & 4.
- Shelf and hanging space provided to all wardrobes.
- All internal joinery will consist of attractive skirting's and architraves finished in a white gloss.

External features

- Landscaped front garden with areas of turf and feature planting.

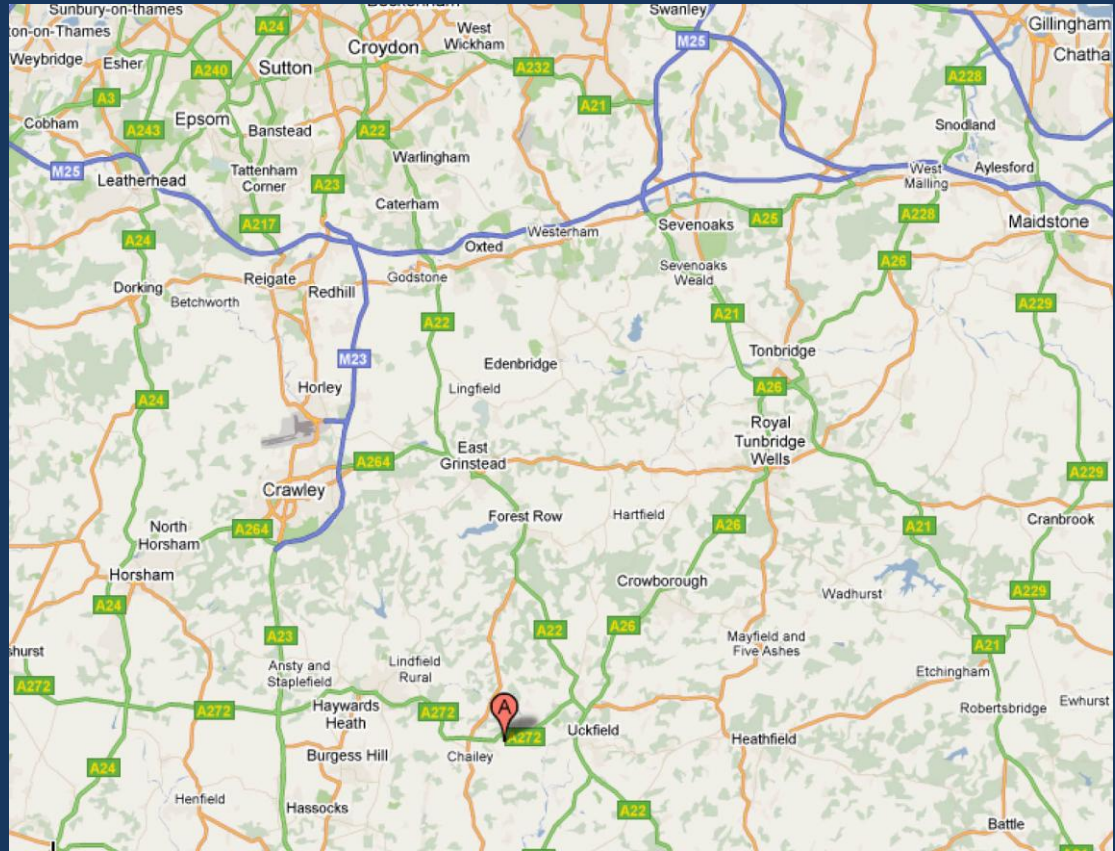
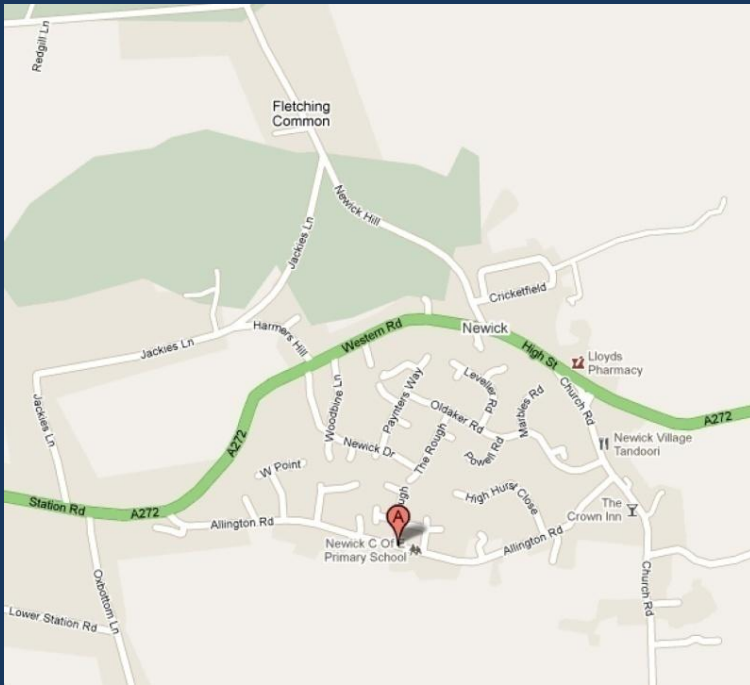
- Rear gardens are provided with top soil and an area of patio.
- External tap provided.
- Garages have electronically operated 'up and over' doors, power and light.

After Care

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.
- All the homes come with a ten-year NHBC Buildmark Warranty.
- All the homes will be constructed to achieve a high SAP rating. This is measurement of energy efficiency of the home and relates directly to lower running costs for the owner.

Tenure

- Freehold.



Location Map



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www.millwooddesignerhomes.co.uk

Bordyke End, East Street, Tonbridge, Kent. TN9 1HA. Tel: 01732 770991 Fax: 01732 770997 Email sales@mdh.uk.com