



CABURN FIELDS

EAST SUSSEX



CABURN FIELDS

EAST SUSSEX

2 bedroom apartments and 2, 3 & 4 bedroom houses

Welcome to Caburn Fields, a new collection of prestigious apartments and houses situated in the bustling village of Ringmer, moments from Lewes and right on the doorstep of the South Downs. This development is a hallmark of our high standards, capturing a delicate balance of past, present and future, providing you with a space you'll be proud to call your home for years to come.



Close to home

ON YOUR DOORSTEP

The impeccable quality evident throughout these homes is matched only by their location, where your next adventures await. Whether it's soaking up the majestic wonder and hidden treasures of the South Downs, discovering the urban pleasures of Lewes or exploring the charming coastal city of Brighton, you're perfectly placed to have it all.

LOCAL SHOPS

Ringmer's variety of independent businesses, retailers and amenities are the bedrock of the village's strong sense of community and heritage. From the key essentials to the rarer luxuries, the sheer amount of choice available makes the decision to shop locally a much simpler one.



GLYNDEBOURNE OPERA HOUSE

Renowned Glyndebourne Festival, a summer event which celebrates the very best in world opera. The festival boasts a packed schedule of productions and performances, which are enjoyed in its 1200-seat auditorium, with opportunities to picnic on its beautifully maintained lawns and dine in either of its three on-site restaurants.

THE VILLAGE GREEN

Considered the centrepiece of Ringmer and falling within its Conservation Area is the idyllic village green. In addition to being ideal for a picnic, walk or jog, it's also a perfect spot for spectating some summer cricket, with kids able to enjoy the impressive amounts of open space, the play area and the duck pond.





Clubs

COMMUNITY

In addition to local business and retail, Ringmer's lifeblood is also its range of clubs and associations. Whether it's to play or spectate, sports fanatics have a plethora of choices including cricket, football, bowls and stoolball clubs.

It's also the home of the East Sussex Gliding Club and the Cheyney Croquet Club, with Lewes' Stagecoach Performing Arts School providing the steppingstone for young people in singing, dancing and drama. Ringmer's village hall also hosts a range of activities and events for locals, most notably choir, yoga, brownies, badminton and pilates.



Pubs

EATERIES

There's no shortage of dining opportunities close to home, particularly for those who enjoy the simple pleasures of a quintessential English pub. Just within walking distance, the Anchor Inn is a charming establishment that serves up an enviable selection of real ales, wines and spirits, coupled with traditional lunch and dinner menus along with the classic Sunday roast.

Beer enthusiasts are also just on the doorstep of Harvey's Brewery, the oldest independent brewery in Sussex, offering a wide range of styles, which can be sampled in one of their traditional pubs or the brewery shop.

Public Schools

RINGMER PRIMARY AND NURSERY SCHOOL

0.4 miles away - Ofsted Good

With an Ofsted rating of Good, this local school offers parents the convenience of their children from the age of 3 to 11 to learn in one single place before they move on to secondary school. The school provides a healthy and safe environment for pupils to "excel academically, creatively, practically and socially."

KING'S ACADEMY RINGMER

0.7 miles away - Ofsted Good

With a motto of "In Pursuit of Excellence", King's Academy Ringmer's primary aim is "opportunity and success on a global stage." Those between the ages of 11 and 16 will be welcomed into an environment that not only encourages them to achieve great things academically and personally, but also for them to develop the necessary skills to contribute to wider society.

PRIORY SCHOOL LEWES

4 miles away

Those between the ages of 11 and 16 can embark on their secondary learning journey at this mixed comprehensive school just four miles away. It aims to create the perfect balance of academic excellence and sense of community, with every student expected to work hard throughout its broad curriculum and progress to the best of their abilities.

EAST SUSSEX COLLEGE, LEWES

3.9 miles away

Lewes is home to one of just four East Sussex College campuses, providing a range of courses for those between the ages of 16 and 19 across sciences, languages, music, art & design, beauty, sport and performing arts. It also offers opportunities at degree level, with apprenticeships also available for those looking to take their first steps on the career ladder.

Private Schools

LEWES OLD GRAMMAR SCHOOL

3.5 miles away

With a rich history dating back to the reign of Henry VIII, this prestigious grammar school "prides itself on being a community which is moulded by the individual pupil's aspirations and needs." Both boys and girls are held to high standards, encouraged to think for themselves, express their views and demonstrate their valuable capabilities. Its junior school offers parents of younger children the convenience of smooth transitions from pre-reception right up to sixth form.

BEDES DAY AND BOARDING SCHOOL

7 miles away

From nursery right up to sixth form, this co-educational independent school offers a carefully manicured environment that nurtures ambition and empowerment for every student, so they can be the best that they can be and enjoy the everyday. Taught by world-class and experienced professionals, its dance academy 'Legat' is one of its most prestigious and proud facilities, providing the platform for talented and passionate young dancers to develop and perfect their craft.

LEWES

Just three miles away, you'll be perfectly placed to take advantage of everything Lewes has to offer. The County Town of Sussex is home to Waitrose and Tesco supermarkets, as well as an Aldi - all ideal for the weekly shop, in addition to various restaurants boasting cuisines including Indian, Japanese, Italian and Thai. It's also an ideal location for avid golfers, who can perfect their game at Lewes Golf Club just on the edge of town.



BRIGHTON

Just a 30-minute drive away, the seaside city of Brighton is an ideal place for some much-needed retail therapy. Churchill Square and Brighton Marina are both home to all your well-known brands, with The Lanes, London Road and North Laine providing a choice of independent boutiques and retailers. Its range of markets and fairs aren't to be missed either, ideal for those who are after local food, drink, crafts, and vintage items and garments.



SOUTH DOWNS

Considered a ramblers' paradise, the South Downs continues to amaze visitors and residents alike with all there is to see and do. It's so much more than just magnificent hillsides and sweeping valleys though, with the rich woodlands and pastures of the western Weald, the untouched chalk cliffs of the Sussex Heritage Coast and the historic towns and charming villages nestled in between.

Further from home

GO AND DISCOVER

No matter what you may be after, you'll be perfectly placed to experience the very best of the south coast and beyond. Perhaps it's a family day out enjoying Brighton's seaside pleasures or a trip into Kent with its stunning countryside, historic towns and charming villages. It could even be a weekend jaunt to the capital, with its world-class shopping, dining, entertainment and history. The choice is yours.



HASTINGS

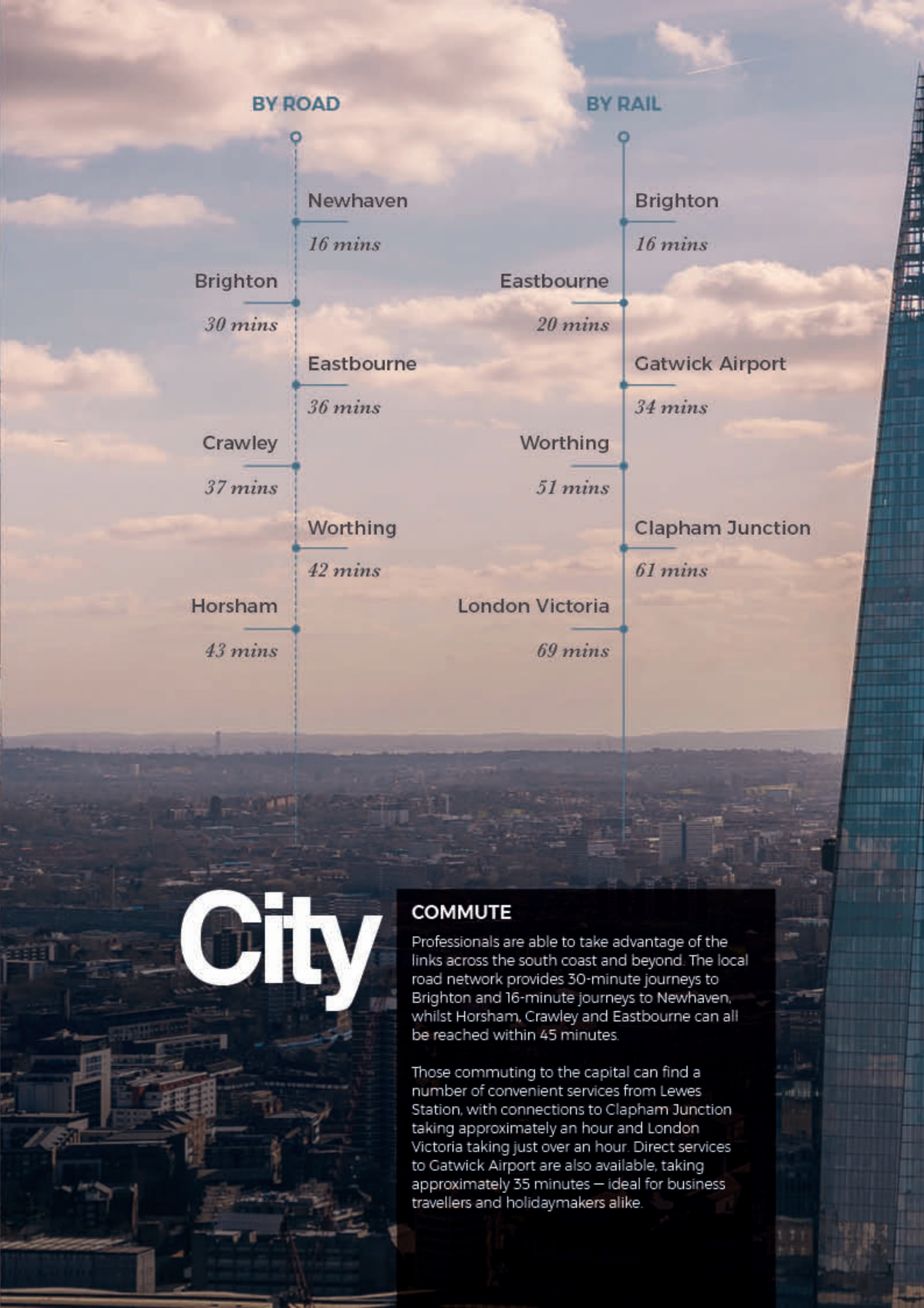
The renowned town of Hastings is just under an hour's drive away offering a plethora of history to explore. Marvel at the proud ruins of Hastings Castle, discover the labyrinth of caves hidden beneath West Hill or get yourself lost in the beautifully preserved Old Town, with its narrow winding streets and elegant Tudor homes.



Coast

RELAX

Coastal adventures are never far away at Caburn Fields. Nicknamed 'London-by-the-Sea', Brighton is just on the doorstep with its beautiful beach, seafront and renowned pier, where an exciting mix of exhilarating rides and charming attractions await. A day out here wouldn't be complete without sampling its seaside fare, with a good mix of fish and chip shops, seafood establishments and ice cream parlours. There's even the opportunity to get a closer look at some of the world's finest sea creatures, including turtles, sharks and rays, at Brighton's SEA LIFE aquarium.



City

COMMUTE

Professionals are able to take advantage of the links across the south coast and beyond. The local road network provides 30-minute journeys to Brighton and 16-minute journeys to Newhaven, whilst Horsham, Crawley and Eastbourne can all be reached within 45 minutes.

Those commuting to the capital can find a number of convenient services from Lewes Station, with connections to Clapham Junction taking approximately an hour and London Victoria taking just over an hour. Direct services to Gatwick Airport are also available, taking approximately 35 minutes — ideal for business travellers and holidaymakers alike.

BY ROAD

	Newhaven
	16 mins
Brighton	30 mins
	Eastbourne
	36 mins
Crawley	37 mins
	Worthing
	42 mins
Horsham	43 mins

BY RAIL

	Brighton
	16 mins
	Eastbourne
	20 mins
	Gatwick Airport
	34 mins
	Worthing
	51 mins
	Clapham Junction
	61 mins
	London Victoria
	69 mins



CABURN FIELDS

DEVELOPMENT LAYOUT

By the award-winning home builder, Riverdale Developments presents a beautiful collection of 2, 3 & 4 bedroom homes stylishly designed to suit any lifestyle.

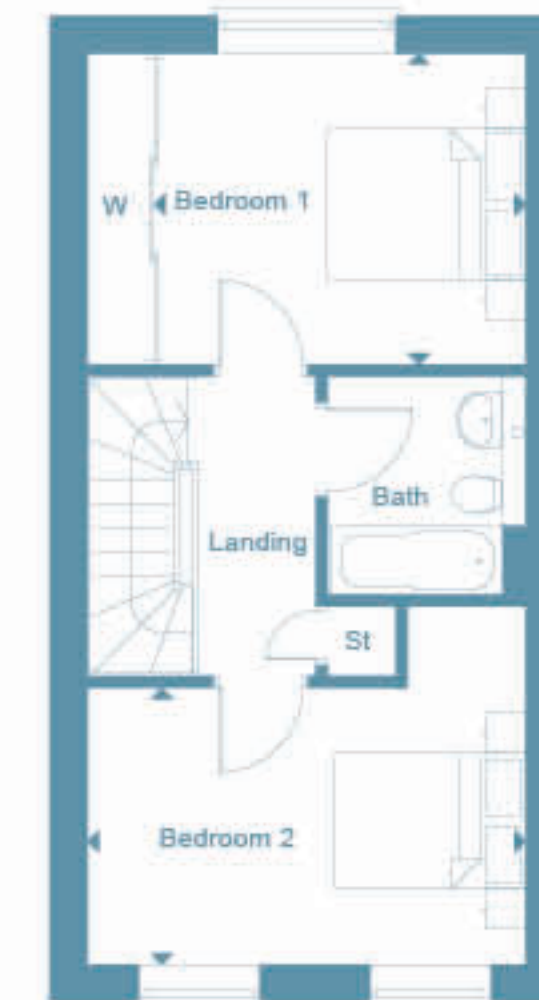
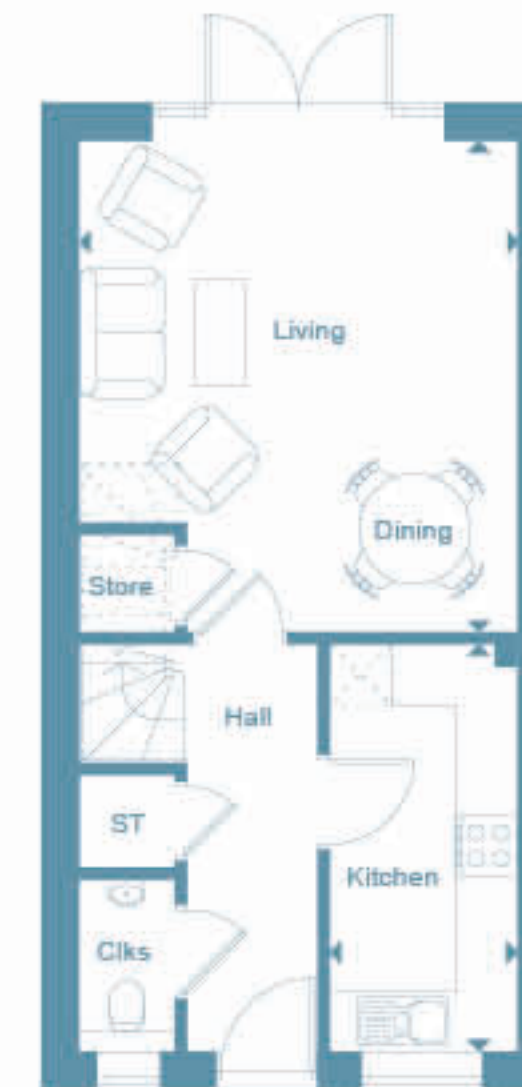
-  **The Grayling**
2 bedroom
-  **The Dunlin**
3 bedroom
-  **The Brook**
3 bedroom
-  **The Kingfisher**
3 bedroom
-  **The Guillemot**
4 bedroom
-  **The Skylark**
4 bedroom
-  **The Turnstone**
4 bedroom
-  **Captain's House**
2 bedroom apartments
-  **Affordable Housing**





The Grayling Two Bedroom house

Plots 11(h), 12, 13(h), 14, 15(h), 16, 36,
37(h), 38, 70(h), 71(h), 72, 73(h) & 74



KEY:

W wardrobe, ST store, h denotes handed plots

◀ Denotes where dimensions are taken from

All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

GROUND FLOOR

Living Room	4.941 x 4.410 m	16'2" x 14'5"
Kitchen	4.100 x 1.970 m	13'5" x 6'5"

FIRST FLOOR

Bedroom 1	3.648 x 3.143 m	11'11" x 10'3"
Bedroom 2	4.410 x 2.790 m	14'5" x 9'1"



The Dunlin Three Bedroom house

Plots 22, 23(h), 24, 25(h), 26, 27(h), 33(h), 34, 35(h),
40(h), 43, 44(h), 47, 50(h), 53, 54(h), 57, 76(h) & 77



KEY:

W wardrobe, ST store, h denotes handed plots

◀ Denotes where dimensions are taken from

All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.



The Brook

Three bedroom house

Plots 39, 41, 42(h), 45, 46(h), 48(h),
49, 51, 52(h), 55, 56(h) & 58(h)



KEY:

W wardrobe, ST store, h denotes handed plots

◀ Denotes where dimensions are taken from

All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

GROUND FLOOR

Living Room	5.021 x 4.659m	16'5" x 15'3"
Kitchen	3.685 x 2.717 m	12'1" x 8'10"

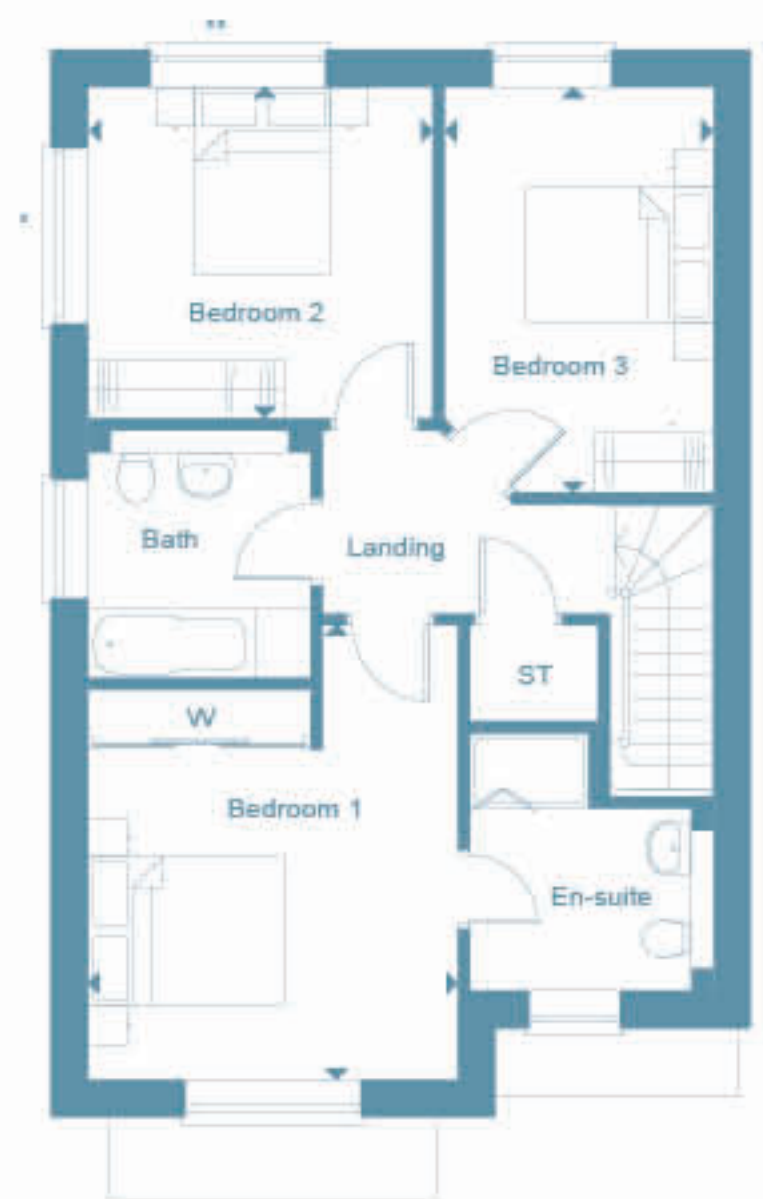
FIRST FLOOR

Bedroom 1	4.093 x 2.800m	13'5" x 9'2"
Bedroom 2	4.520 x 2.600m	14'9" x 8'6"
Bedroom 3	3.444 x 2.300m	11'3" x 7'6"



The Kingfisher Three bedroom house

Plots 18 & 31(h)



*Window to plot 31 only
** Window to plot 18 only

KEY:

W wardrobe, ST store, h denotes handed plots
◀ Denotes where dimensions are taken from

All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

GROUND FLOOR

Living Room	5.152 x 4.021m	16'10" x 13'2"
Kitchen/Dining	6.423 x 4.121m	21'0" x 13'6"

FIRST FLOOR

Bedroom 1	4.643 x 3.835m	15'2" x 12'7"
Bedroom 2	3.580 x 3.403m	11'8" x 11'1"
Bedroom 3	4.138 x 2.722m	13'6" x 8'11"



The Guillemot Four bedroom house

Plots 17, 19(h), 20, 32 & 75(h)



KEY:

W wardrobe, ST store, h denotes handed plots
 ◀ Denotes where dimensions are taken from

All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

GROUND FLOOR

Living Room	4.990 x 4.650m	16'4" x 15'3"
Kitchen/Dining	6.655 x 2.650m	21'10" x 8'8"

FIRST FLOOR

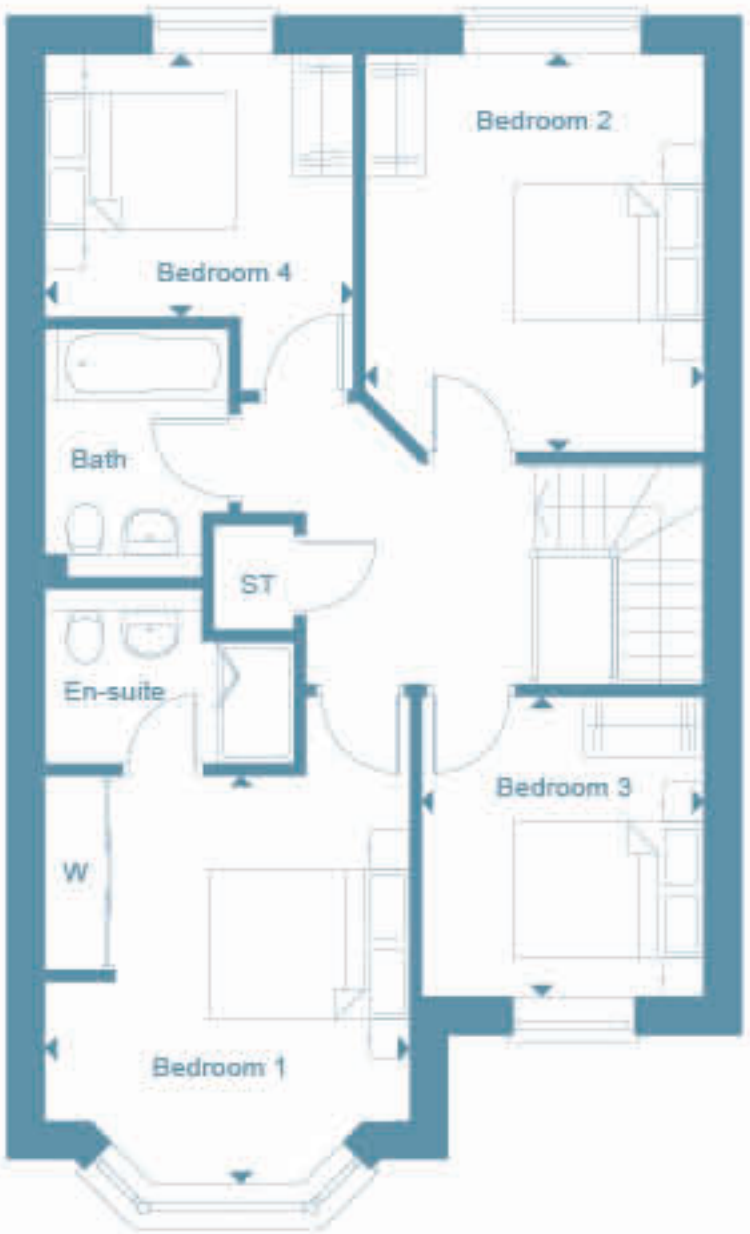
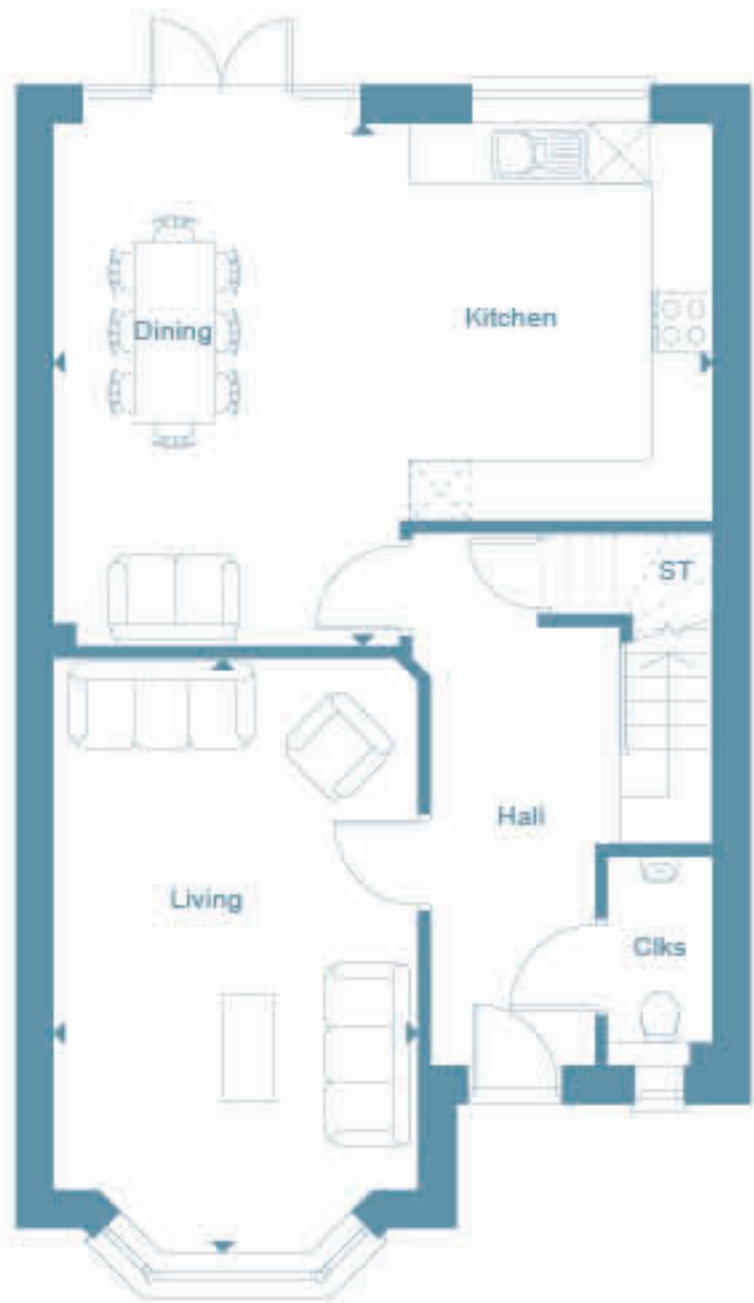
Bedroom 1	5.832 x 3.050m	19'1" x 10'0"
Bedroom 2	4.650 x 2.720m	15'3" x 8'11"
Bedroom 3	4.229 x 2.720m	13'11" x 8'11"
Bedroom 4	4.012 x 2.150m	13'1" x 7'0"



The Skylark

Four bedroom house

Plots 21 & 28(h)



KEY:
W wardrobe, ST store, h denotes handed plots
◀ Denotes where dimensions are taken from

All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

GROUND FLOOR

Living Room	5.954 x 3.723m	19'6" x 12'2"
Kitchen/Dining	6.648 x 5.244m	21'9" x 17'2"

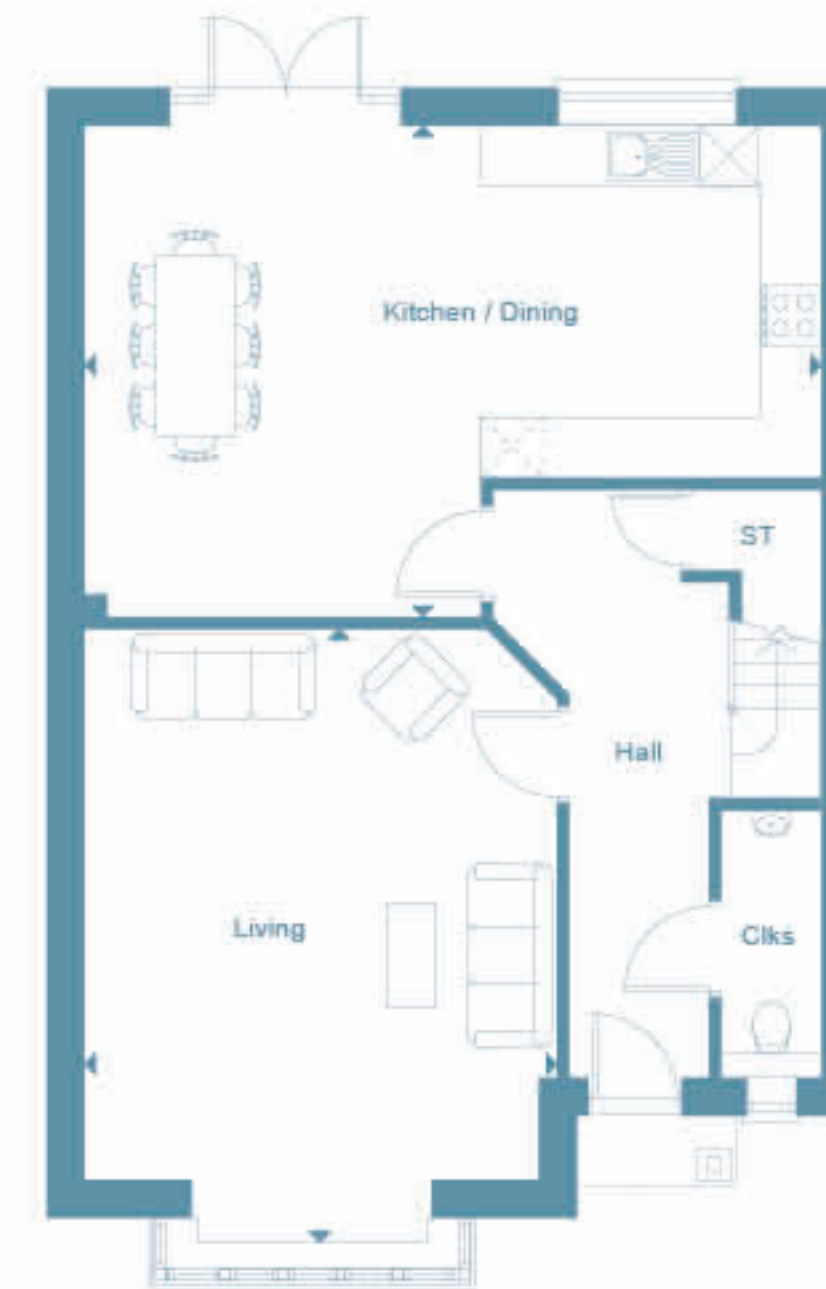
FIRST FLOOR

Bedroom 1	4.104 x 3.732m	13'5" x 12'2"
Bedroom 2	3.989 x 3.417m	13'1" x 11'2"
Bedroom 3	2.984 x 2.805m	9'9" x 9'2"
Bedroom 4	3.111 x 2.661m	10'2" x 8'8"



The Turnstone Four bedroom house

Plots 29(h) & 30



KEY:

W wardrobe, ST store, h denotes handed plots

◀ Denotes where dimensions are taken from

All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

GROUND FLOOR

Living Room	6.202 x 4.736m	20'4" x 15'6"
Kitchen/Dining	7.435 x 4.938m	24'4" x 16'2"

FIRST FLOOR

Bedroom 1	4.622 x 3.565m	15'1" x 11'8"
Bedroom 2	3.595 x 3.521m	11'9" x 11'6"
Bedroom 3	3.564 x 2.692m	11'8" x 8'10"
Bedroom 4	3.721 x 3.162m	12'2" x 10'4"



Captain's House

Two bedroom apartments

TYPE 1

Living Room	4.810 x 3.580m	15'9" x 11'8"
Kitchen	3.985 x 1.955m	13'0" x 6'4"
Bedroom 1	3.760 x 3.125m	12'4" x 10'3"
Bedroom 2	3.150 x 2.468m	10'4" x 8'1"

TYPE 2

Living Room	4.810 x 3.580m	15'9" x 11'8"
Kitchen	3.985 x 1.935m	13'0" x 6'4"
Bedroom 1	3.941 x 3.125m	12'11" x 10'3"
Bedroom 2	3.760 x 3.110m	12'4" x 10'2"

KEY:

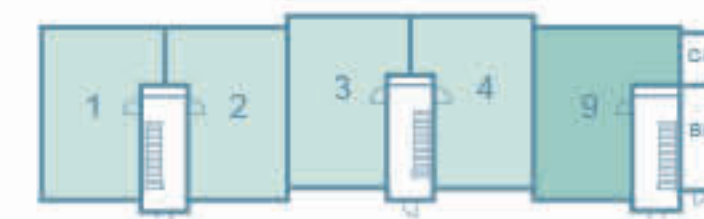
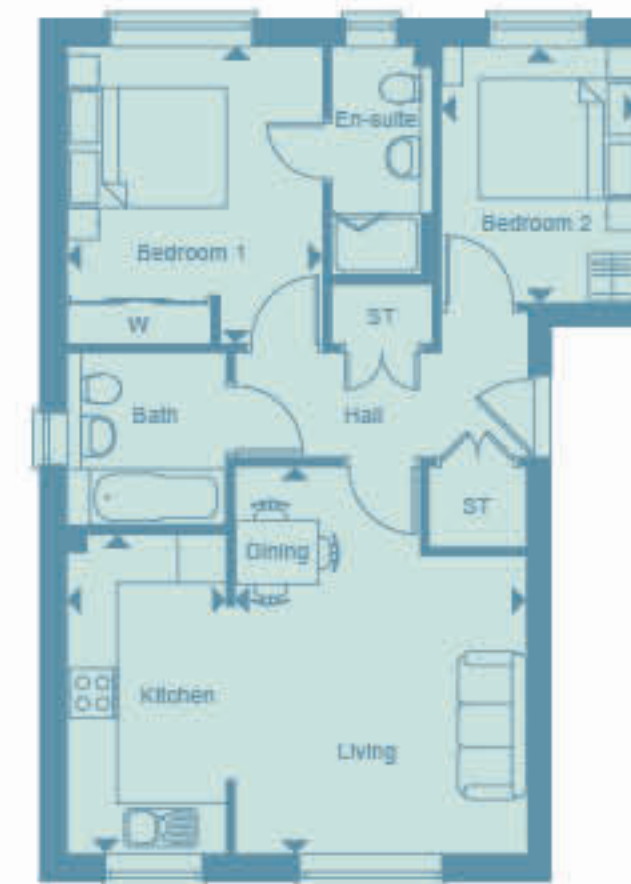
W wardrobe, ST store, h denotes handed plots

◀ Denotes where dimensions are taken from

All apartments are sold with the benefit of a freehold. For full details, please speak to one of our Sales Consultants.

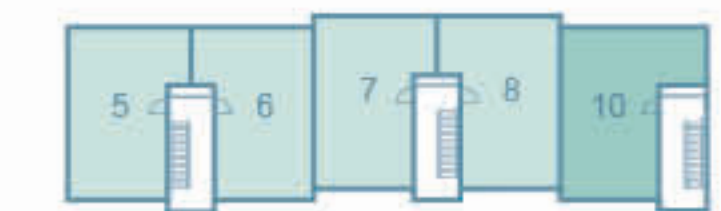
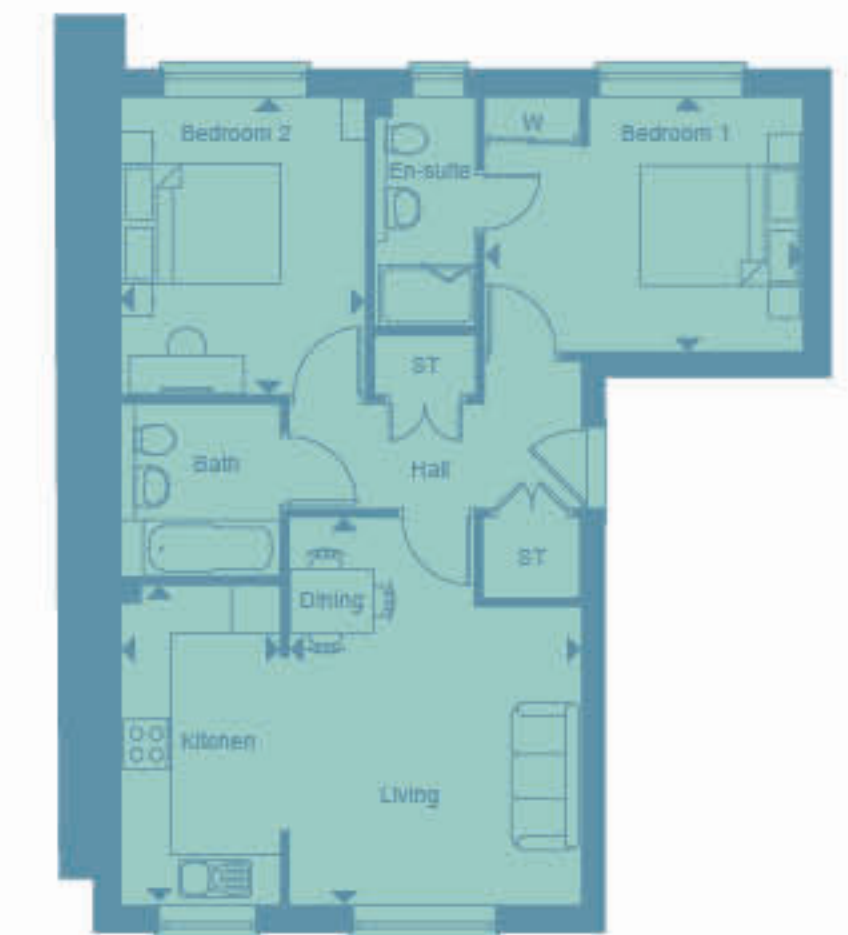
All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

Type 1 Plots 1, 2(h), 3, 4(h), 5, 6(h), 7 & 8(h)



Ground Floor

Type 2 9 & 10



First Floor

High Specification

KITCHEN

- Contemporary and traditional designs with laminate work surfaces, upstand and glass splash back to hob
- 1 ½ bowl inset stainless steel sink with drainer and mixer tap

APARTMENTS, 2 AND 3 BEDROOM HOMES

- Zanussi built in under counter single oven, 4 burner gas hob and extractor hood
- Integrated frost free fridge freezer
- Integrated dishwasher
- Space provided for washer/dryer in houses
- Integrated washer/dryer in apartments

3 AND 4 BEDROOM DETACHED HOMES

- Zanussi built in high level single oven
- Zanussi built in high level microwave combination oven
- 5 burner gas hob and extractor hood
- Integrated frost free fridge freezer
- Integrated washer/dryer fitted where no utility room
- Integrated dishwasher

SEPARATE UTILITY ROOM

- Zanussi Free standing washing Machine and Tumble dryer where space available otherwise combine washer/dryer will be provided

FAMILY BATHROOMS, EN SUITES AND CLOAKROOM ALL PROPERTY TYPES

- White Roca sanitaryware with Chrome Fittings
- Thermostatic shower to Bathroom and separate shower cubicles/En-suites
- Heated dual zone chrome towel rail
- Vanity units to En-suites

4 BEDROOM HOMES

- Vanity units to main Bathrooms



INTERNAL FINISHES

- White PVCu double glazed windows
- Smooth ceilings finished in white paint
- All walls finished in Crown Berger/Dulux products
- All woodwork /joinery in white paint satin finish
- Stair handrails are stained varnished
- Ceramic wall tiling to Bathroom and En-suite



We pay extra attention to every tiny detail to ensure that our homes are built to the highest standard throughout.

- Amitico flooring to Hall, Kitchen, Utility, Cloakroom, Kitchen/Family room (if open plan)
- Ceramic floor tiling to Bathroom and En-suite
- Sliding wardrobe with shelf and hanging rail to Master Bedroom/Bed 1

SECURITY

- Multi point locking system to external doors
- Intercom entry system to apartments

MEDIA ELECTRICAL AND COMMUNICATION

- Pre wiring and fittings at high and low level for TV /satellite to sitting room and master Bedroom
- Pre wired for Sky Q (home owner to arrange Sky reconfiguration, subscription and dish)
- Terrestrial and free view TV aerial provided within loft space
- USB points provided to Lounge, Kitchen, Family room, Study and Bedrooms
- Chrome fittings provided at high level Kitchen only
- LED down lighters to Kitchen, Cloakroom, Bathroom and En-suite

HEATING AND WATER SERVICE

- Traditional gas fired central heating with radiators

EXTERNAL AND SHARED AREAS

- Front and rear gardens will be landscaped with turf

2, 3 AND 4 BEDROOM UNITS (EXCLUDING APARTMENTS)

- External power point to rear of property
- External water tap to rear of property

ENVIRONMENTAL DETAILS

- Energy efficient thermostatically controlled gas central heating
- Double glazed PVCu windows with high level of insulation reducing heat loss

- A+, A, or B rated kitchen appliances to reduce water and energy use
- Real time energy monitor installed to help track energy usage
- Dusk to dawn sensors to external lighting
- Low energy lighting to all homes
- Electric car charging points to all 3 and 4 Bedroom detached units with garage
- 3 number electric car charging points for communal use

WARRANTY AND AFTER CARE

- Riverdale Developments offer a 2-year customer care warranty and the NHBC 10-year warranty for further piece of mind

CUSTOMER ENHANCEMENTS

- Alarm
- Granite work surfaces
- Wine cooler in Kitchen
- Kitchen cupboard upgrade
- Induction hob
- Washer/dryer
- Wardrobes to all other Bedrooms
- Drawer pack in wardrobe
- Carpets to Lounge, stairs, landing and Bedrooms
- Mirrors to wet rooms
- Additional wall tiling to wet rooms
- Shower riser rail and screen to main Bathroom
- Electric garage doors
- Lockable power point to front of house



OUR COMMITMENT



Completed development The Grove, Hawkhurst

**RIVERDALE DEVELOPMENTS HOMES ARE
THOUGHTFULLY DESIGNED TO CREATE SAFE,
FRIENDLY ENVIRONMENTS THAT PROMOTE A SENSE
OF COMMUNITY AND QUALITY OF LIFE.**

We take great care and attention over each and every one of our homes to ensure the developments we produce are worthy of the Riverdale name. Our experience in the industry and knowledge of the most modern techniques ensures that a Riverdale home will always benefit from the highest quality materials, highest standard specification and highest energy efficiency.

This commitment to quality can be seen in a long list of developments that have become home to satisfied customers from London to the South Coast and will continue to provide a safe, comfortable and welcoming place to live long into the future.

Riverdale
DEVELOPMENTS LTD

riverdale-developments.co.uk



SAT NAV: BN8 5QN



Riverdale
DEVELOPMENTS LTD

riverdale-developments.co.uk

It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Riverdale developments. Other photographs are of the local area or indicative lifestyle images. Designed and produced thinkBDW 11/20 214744