



LILLYBANK  
BATTLE



ELIVIA  
— HOMES —





## INTRODUCTION

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Lillybank was formally a paddock located next to riding stables. The development slopes away from the main road with glorious views across the High Weald.

Lillybank consists of 50 dwellings ranging from two to five bedrooms. The development is in a beautiful setting surrounded by countryside and within walking distance of Battle town centre.



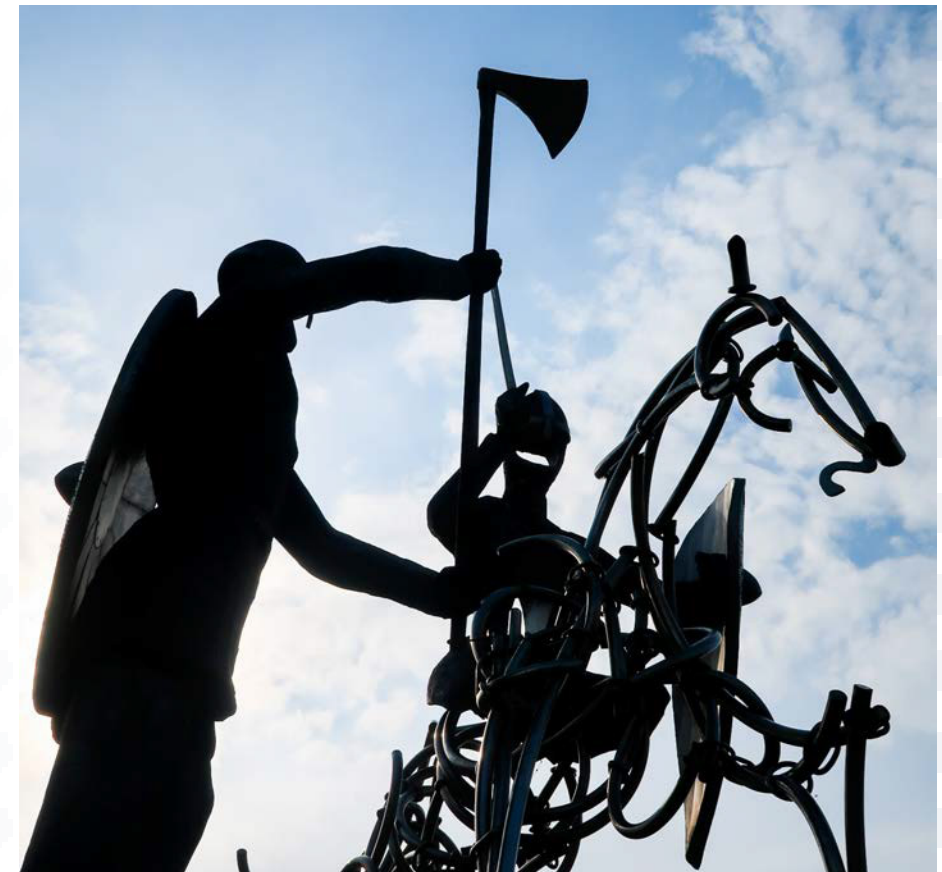
## BATTLE

Battle is an attractive town with historic origins. The name 'Battle' derives from the Battle of Hastings, fought in 1066 between the Norman French Army of William the Conqueror (the Duke of Normandy) and an English army under the Anglo-Saxon King Harold Godwinson.

The clash between armies raged for over 9 hours, resulting in a French victory. Today you can see the Harold stone at Battle Abbey, marking the spot where King Harold fell, or walk the battlefield trail to encounter carved wooden sculptures depicting Norman and Saxon soldiers.

Nowadays Battle is very much a different scene; the high street has many independent shops including barista coffee shops and other eateries. Tesco is the nearest big supermarket which is 5 miles away. Within easy reach of Battle, you will also find many leisure activities: theatres, cinemas and cycle trails, as well as plenty of indoor and outdoor sports to keep all of the family entertained.

With a population of 6,673, the town attracts visitors from home and abroad to its many annual events that run throughout the year. This includes the Guy Fawkes parade and fireworks display, arts and music festival and medieval fayre all hosted around the stunning grounds of Battle Abbey.



## EDUCATION

There are a number of good primary schools in this area. The nearest is Battle and Langton Church of England Primary School, which achieved a 'Good' Ofsted report and was oversubscribed in 2017. Further afield, Catsfield C of E Primary School and Netherfield CofE Primary School are both rated 'Outstanding' by Ofsted, and are just a short drive from Lillybank.

There is one secondary school in Battle, Claverham Community College. This achieved an 'Outstanding' Ofsted report in 2017 and was also oversubscribed. Many people move to the area for this secondary school, and parents at Lillybank can rest assured as the development falls well within the catchment area.

There is also one independent school a short walk away, Battle Abbey, which caters for children and young adults aged 2- 18 years (please see page 7 for travel times).



Shadows that stand and grow beside each tree -  
This side at eve, the other at morn -  
In any English vale, are dear to me.

Sussex by Dorothy M. Richardson





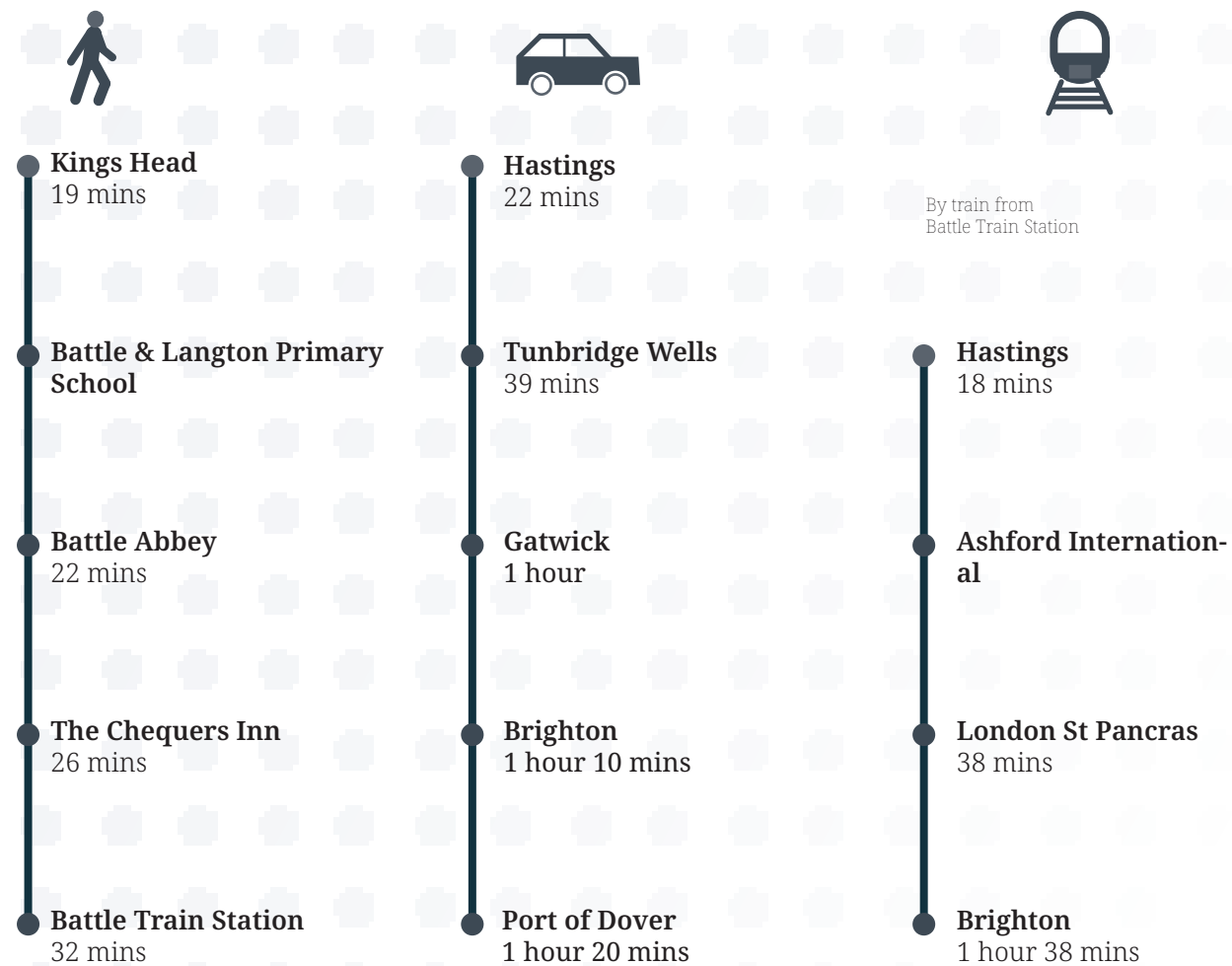
## TRAVEL TIMES

Lillybank is located a short walk from Battle town (15 minutes walking distance).

The A21 dual carriageway is easily accessible from Battle, allowing a straightforward route to Tunbridge Wells, Gatwick or London (53 minutes travel by car).

Routes to London are made easy with a fast train to St Pancras (38 minutes train journey) available from Ashford International. Alternatively, Battle train station provides a route to London Charing Cross (1 hour 19 minutes). The first service into London is at 6:07am with the last return train leaving London at 23:45pm.

Need to catch a flight? Gatwick Airport is commutable by car in an hour with access to the M25/M23 from the A21 (1 hour travel by car).



“

Bare slopes where chasing shadows skim,  
And, through the gaps revealed,  
Belt upon belt, the wooded, dim,  
Blue goodness of the Weald.

By Rudyard Kipling

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#### THINGS TO DO

There are lots of exciting places to visit and things to do in East Sussex. Close to home, visit Battle for green hills and weald-land that look like landscaped paintings, a medieval town blitzed by bloody Norman battles and a super-cool seaside resort.

To make a day of it, follow the in-crowd to funky Brighton for summer days splashing around on the pebbled beach and browsing lanes of alternative boutiques. Or, pop over to family-friendly Eastbourne with its serene boating lakes, Victorian gardens and wow-factor white cliffs. Lovers of history can spend days donning imaginary armour and trace 1066 dramas to abbeys and battlefields in Battle and Hastings, or wander the stylish cobbled citadel of Rye, home to an array of art, cosy pubs and modern boutique hotels.



## AT HOME

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With stunning views across the East Sussex countryside, Lillybank sits neatly within its surroundings. A short walk from Battle town means a rural location with amenities within walking distance. Within the development are a collection of mature trees, a considered planting scheme and gently sloping lawns that emulate the natural terrain to create a sense of tranquillity, all whilst creating space for families to explore the historical land.







Protection for new-build home buyers



# ELIVIA — H O M E S —

Elivia Homes represents the coming together of our regional, award-winning businesses, formerly known as Vanderbilt Homes, Millwood Designer Homes and Crayfern Homes. Vanderbilt Homes was founded in 2004 and now operates as our Central region, Crayfern Homes our Southern region and most recently, Millwood Designer Homes operates our Eastern region.

Together, Elivia Homes is committed to delivering sustainable growth and maintaining a proud reputation as one of the most trusted and admired housebuilders across the South East.

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The photographs shown within this brochure are indicative of the quality of a Elivia Home and do not necessarily relate to the house types. Local area photography by Lucy Lu Photography.  
Times are approximate and are taken from [googlemaps.co.uk](http://googlemaps.co.uk) and [nationalrail.co.uk](http://nationalrail.co.uk).





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