



# FARM FIELD PLACE

HERSTMONCEUX, EAST SUSSEX



## WELCOME TO FARM FIELD PLACE

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Farm Field Place is an exceptional collection of 21 superior 3 and 4 bedroom detached and semi-detached family homes, nestled by mature woodland on the edge of the village of Herstmonceux. Thoughtfully designed and skilfully finished, these superb new homes seamlessly blend modern-day luxury and comfort with the rich cultural heritage of the village.





## ALL THE APPEAL OF VILLAGE LIFE

Nestled in the heart of East Sussex, Herstmonceux is a hidden gem that combines relaxed rural charm with modern sophistication. Celebrated for its lush green landscapes and close-knit community, the picturesque village is steeped in history: its magnificent, moated castle dates back to the 15th century, drawing crowds from miles around during its much-loved annual Medieval Festival. The spectacular Science Centre Observatory is another local

landmark, as is the historic Windmill at Windmill Hill. With its charming selection of independent shops and services, residents don't have to travel too far for day-to-day essentials, and there is a thriving market every fortnight promoting the best of local produce and craftsmanship. Herstmonceux also hosts a choice of friendly hostelrys, restaurants and cafés that cater to most tastes, whether for a sumptuous meal, a quiet drink or a cup of coffee with friends.



Four miles away, the town of Hailsham offers further options for shopping, dining and entertainment, with high street stores, Waitrose, Tesco and Asda supermarkets and a historic livestock market, the last now running in Sussex. Hailsham is also home to the Grade II listed Pavilion Cinema and Theatre, which shows mainstream and classic films, along with music shows and theatre productions, in a 'golden age' auditorium.



## A SETTING TO THRIVE IN

With its beautiful surroundings and vibrant community spirit, Herstmonceux is a great place to put down roots. The local primary school has a 'Good' OFSTED rating, while for older children, there are several secondary schools and colleges in the nearby towns, accessible by local transport.

Sports and leisure are well catered for, with the local recreational ground, skate and bike park and tennis courts along with local

Cricket and football clubs. There's a gym, swimming and ten pin bowling at the leisure centre in Hailsham, while the nearby Cuckoo Trail path is ideal for walkers, cyclists and horse riders. Herstmonceux Castle offers 300 acres of meadows, lakes and woodland and it's only a few miles to the stunning South Downs National Park or the popular coastal resorts of Eastbourne, Bexhill and Hastings.



Located just off the A271, Farm Field Place offers easy travel to nearby cities and towns: the A22 connects to the M25 and London, the nearby A27 to the county town of Lewes and the A26 to Royal Tunbridge Wells. For air travel Gatwick Airport is just over an hours drive, while Brighton City Airport is just 49 minutes. Nearby rail links can be found in Polegate and Battle, where stations offer direct services to London Victoria, Gatwick Airport, Brighton and many south coast towns.

\*Via Polegate Train Station  
All travel times are approximate and may not be direct. Sourced from Google Maps and Trainline.



## FLOOR PLANS

A STUNNING  
COLLECTION OF 1, 2, 3 & 4  
BEDROOM HOMES



\*The computer illustration show plots in a mature setting and are for guidance only.

## PLOTS 1, 2 & 3

### GROUND FLOOR

#### PLOT 1

**Kitchen/Dining Room**  
3.03m x 4.50m  
(9'9" x 14'7")

**Living Room**  
3.03m x 4.50m  
(9'9" x 14'7")

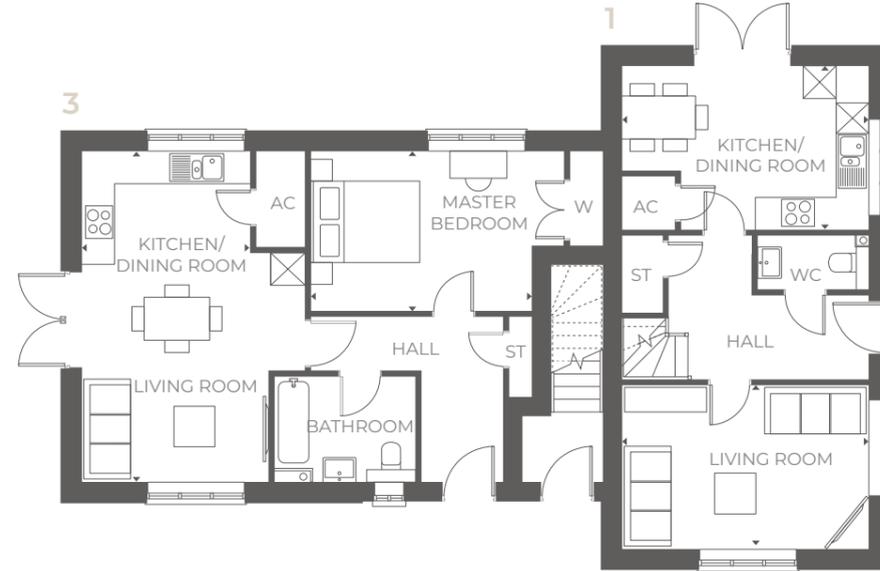
#### PLOT 3

**Kitchen/Dining Room**  
4m x 3.10m  
(13'1" x 10'1")

**Living Room**  
2.08m x 3.10m  
(6'8" x 10'0")

**Master Bedroom**  
4.10m x 2.94m  
(13'4" x 9'6")\*

**TOTAL FLOOR AREA:**  
51.73m<sup>2</sup> (556ft<sup>2</sup>)



### FIRST FLOOR

#### PLOT 1

**Master Bedroom**  
4.57m x 3m  
(14'9" x 9'8")\*

**Bedroom 2**  
4.50m x 3m  
(14'7" x 9'8")

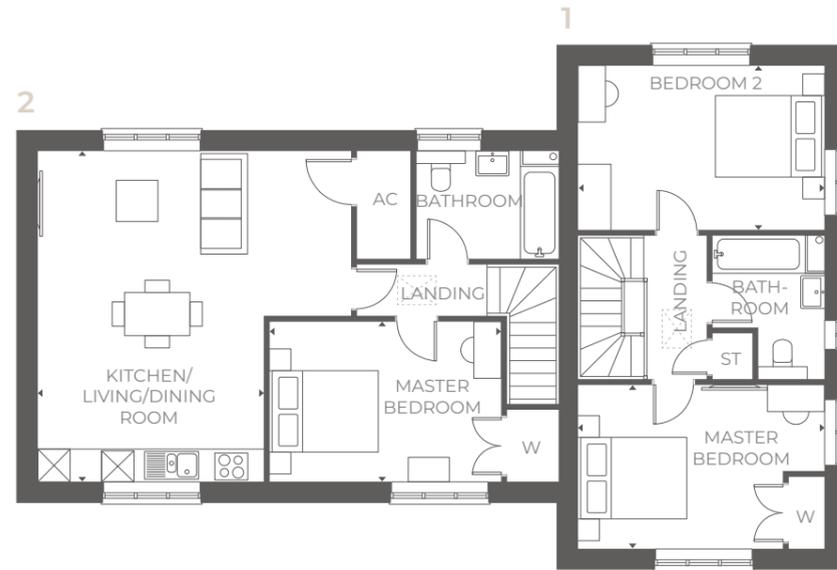
**TOTAL FLOOR AREA:**  
80.59m<sup>2</sup> (867ft<sup>2</sup>)

#### PLOT 2

**Kitchen/Living/Dining Room**  
4.18m x 6.12m  
(13'7" x 20")

**Master Bedroom**  
4.23m x 2.99m  
(13'8" x 9'8")

**TOTAL FLOOR AREA:**  
58.23m<sup>2</sup> (626ft<sup>2</sup>)



\* Wardrobes not included.  
Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

## PLOT 4

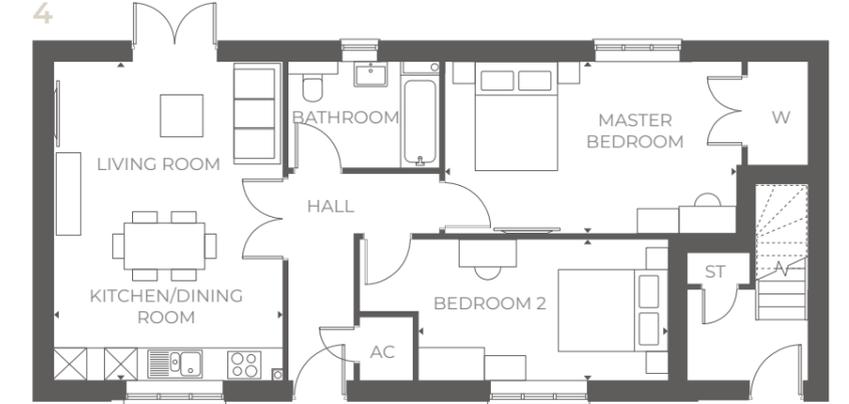
**Kitchen/Dining Room**  
4.22m x 3.74m  
(13'8" x 12.2")

**Living Room**  
4.22m x 2.24m  
(13'8" x 7'3")

**Master Bedroom**  
5.22m x 3.20m  
(17'2" x 10'4")\*

**Bedroom 2**  
4.64m x 2.60m  
(15'2" x 8'5")

**TOTAL FLOOR AREA:**  
86.52m<sup>2</sup> (931ft<sup>2</sup>)



\* Wardrobes not included.  
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## PLOTS 5, 6 & 7

### GROUND FLOOR

#### PLOT 5 & 6\*

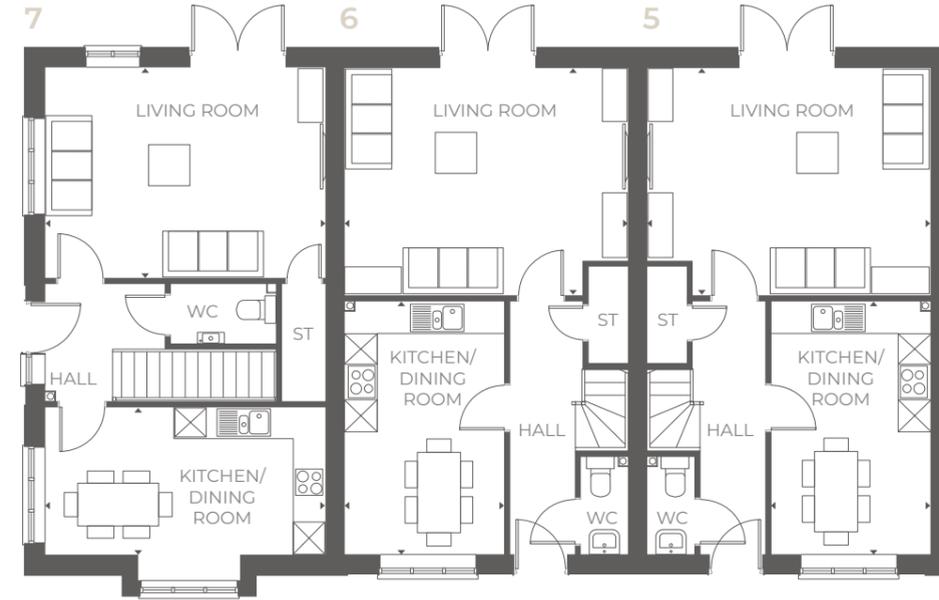
**Kitchen/Dining Room**  
2.93m x 4.76m  
(9'6" x 15'6")

**Living Room**  
4.2m x 5.2m  
(13'7" x 17")

#### PLOT 7

**Kitchen/Dining Room**  
2.72m x 5.17m  
(8'9" x 16'9")

**Living Room**  
3.9m x 5.15m  
(12'7" x 16.8")



### FIRST FLOOR

#### PLOT 5 & 6\*

**Master Bedroom**  
4.41m x 2.57m  
(14'4" x 8'4")\*\*

**Bedroom 2**  
4.06m x 2.93m  
(13'3" x 9'6")

**Bedroom 3**  
3.82m x 2.14m  
(12'5" x 7'0")

**TOTAL FLOOR AREA:**  
94.50m<sup>2</sup> (1017ft<sup>2</sup>)

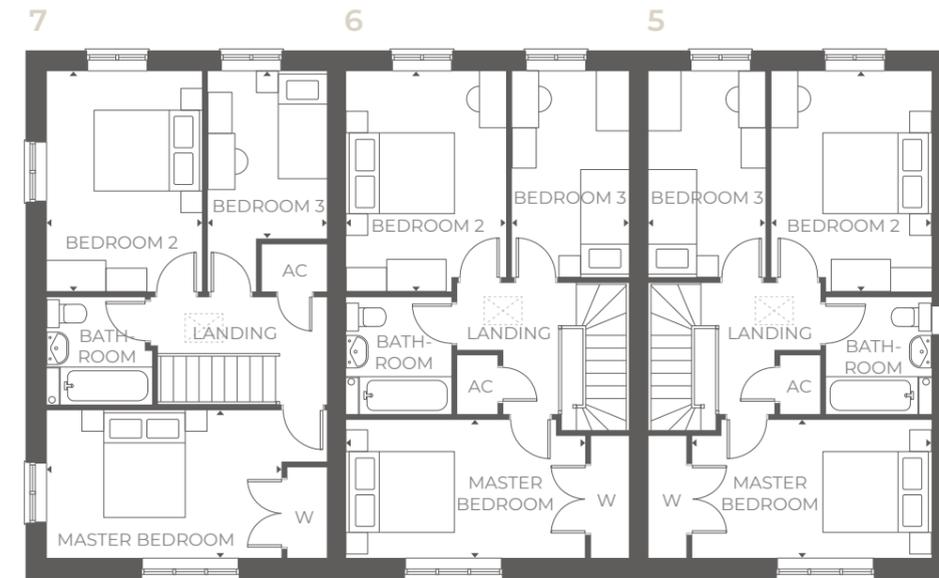
#### PLOT 7

**Master Bedroom**  
4.35m x 2.77m  
(14'2" x 9'0")\*\*

**Bedroom 2**  
3.87m x 2.85m  
(12'6" x 9'3")

**Bedroom 3**  
3m x 2.17m  
(9'8" x 7'11")

**TOTAL FLOOR AREA:**  
93.58m<sup>2</sup> (1007ft<sup>2</sup>)



\* Plot 6 is a mirror image  
\*\* Wardrobes not included.  
Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

## PLOTS 8, 9, 13 & 14

### GROUND FLOOR

#### PLOT 8 & 13

**Kitchen/Dining Room**  
5.35m x 2.92m  
(17'5" x 9'5")

**Living Room**  
5.25m x 4.35m  
(17'2" x 14'2")

#### PLOT 9 & 14\*

**Kitchen/Dining Room**  
5.35m x 2.92m  
(17'5" x 9'5")

**Living Room**  
5.25m x 4.35m  
(17'2" x 14'2")



### FIRST FLOOR

#### PLOT 8 & 13

**Master Bedroom**  
3.94m x 3.38m  
(12'9" x 11")

**Bedroom 2**  
3.82m x 2.97m  
(12'5" x 9'7")

**Bedroom 3**  
3.82m x 2.13m  
(12'5" x 6'9")

**TOTAL FLOOR AREA:**  
102.64m<sup>2</sup> (1104ft<sup>2</sup>)

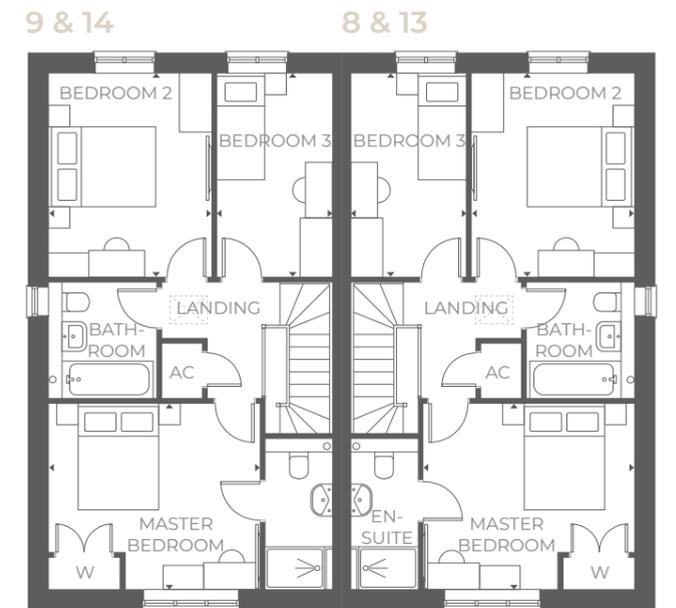
#### PLOT 9 & 14

**Master Bedroom**  
3.94m x 3.38m  
(12'9" x 11")

**Bedroom 2**  
3.82m x 2.97m  
(12'5" x 9'7")

**Bedroom 3**  
3.82m x 2.13m  
(12'5" x 6'9")

**TOTAL FLOOR AREA:**  
102.64m<sup>2</sup> (1104ft<sup>2</sup>)



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## PLOTS 10 & 11

### GROUND FLOOR

#### PLOT 10

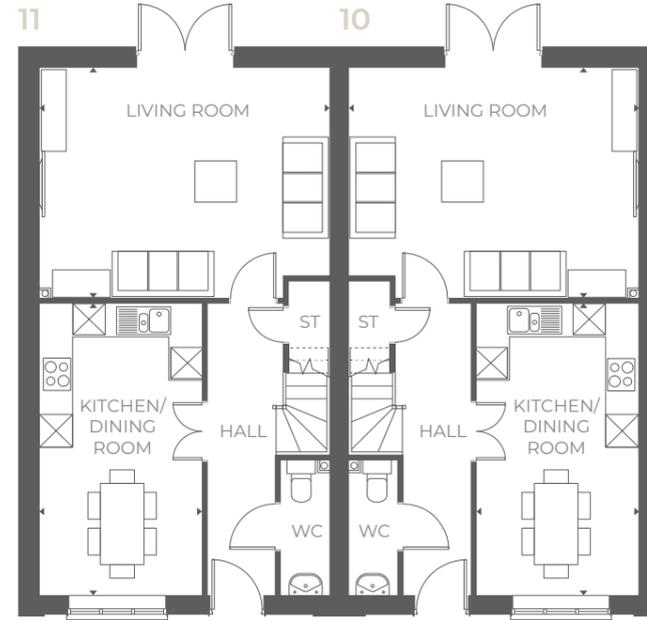
**Kitchen/Dining Room**  
5.39m x 3m  
(17'6" x 9'8")

**Living Room**  
5.34m x 4.27m  
(17'5" x 14")

#### PLOT 11

**Kitchen/Dining Room**  
5.39m x 3m  
(17'6" x 9'8")

**Living Room**  
5.34m x 4.27m  
(17'5" x 14")

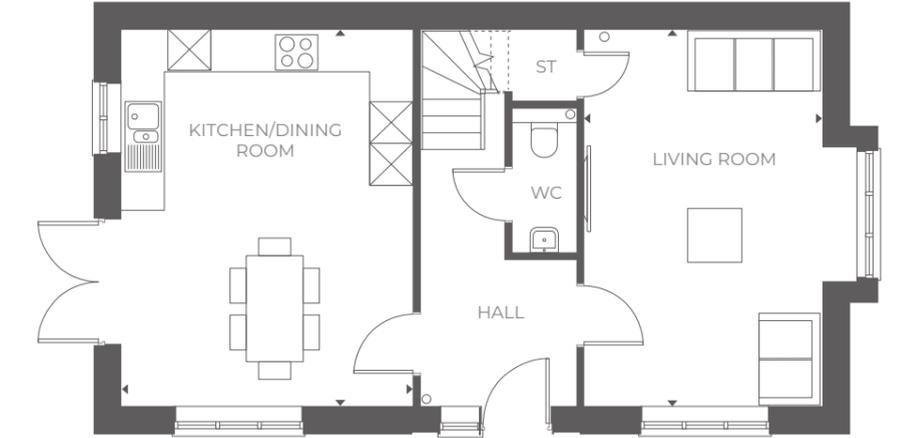


## PLOTS 12, 19, 20 & 21

### GROUND FLOOR

**Kitchen/Dining Room**  
5.30m x 4.07m  
(17'3" x 13'3")

**Living Room**  
5.30m x 3.32m  
(14'2" x 10'8")



### FIRST FLOOR

#### PLOT 10

**Master Bedroom**  
3.97m x 3.53m  
(13" x 11'5")

**Bedroom 2**  
3.15m x 3.86m  
(10'3" x 12.6")

**Bedroom 3**  
2.21m x 3.86m  
(7'2" x 12'6")

**TOTAL FLOOR AREA:**  
102.64m<sup>2</sup> (1104ft<sup>2</sup>)

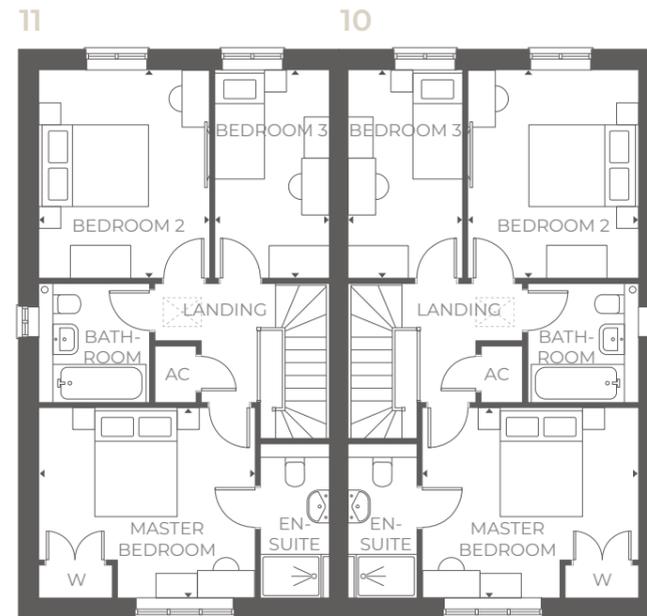
#### PLOT 11

**Master Bedroom**  
3.97m x 3.53m  
(13" x 11'5")

**Bedroom 2**  
3.15m x 3.86m  
(10'3" x 12.6")

**Bedroom 3**  
2.21m x 3.86m  
(7'2" x 12'6")

**TOTAL FLOOR AREA:**  
102.64m<sup>2</sup> (1104ft<sup>2</sup>)



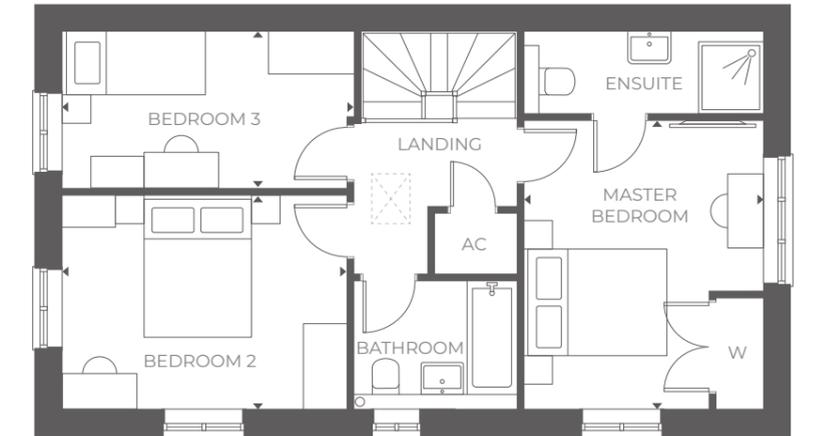
### FIRST FLOOR

**Master Bedroom**  
4.03m x 3.35m  
(13'2" x 10'9")

**Bedroom 2**  
3.97m x 2.96m  
(13" x 9'7")

**Bedroom 3**  
3.97m x 2.21m  
(13" x 7'2")

**TOTAL FLOOR AREA:**  
102.16m<sup>2</sup> (1099ft<sup>2</sup>)



\* Wardrobes not included.  
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## PLOTS 15 & 18

### GROUND FLOOR

#### Kitchen/Dining Room

2.58m x 7.15m  
(8'4" x 23'4")

#### Living Room

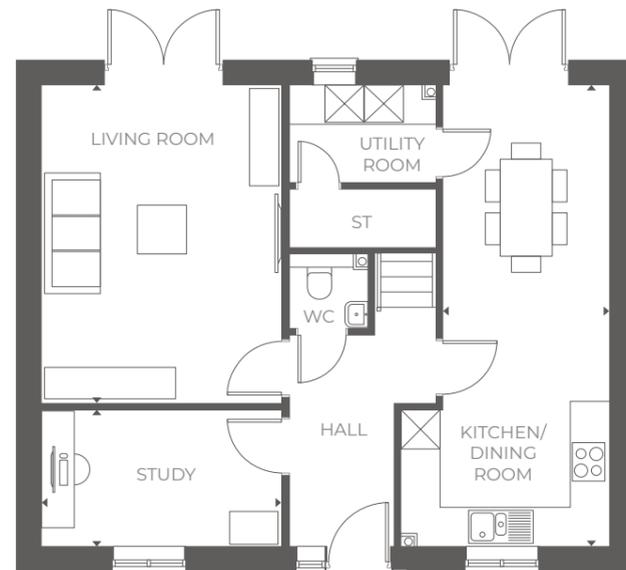
3.71m x 4.98m  
(12'1" x 16'3")

#### Study

3.71m x 2.14m  
(12'1" x 7")

#### Utility Room

1.54m x 2.27m  
(5" x 7'4")



### FIRST FLOOR

#### Master Bedroom

2.82m x 4.27m  
(9'2" x 14")

#### Bedroom 2

2.59m x 4.27m  
(8'4" x 14")

#### Bedroom 3

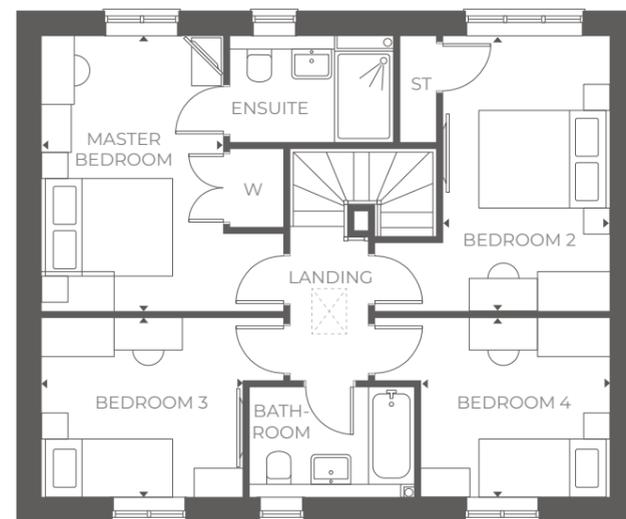
3.11m x 2.81m  
(10'2" x 9'2")

#### Bedroom 4

2.92m x 2.81m  
(9'5" x 9'2")

#### TOTAL FLOOR AREA:

124.90m<sup>2</sup> (1344ft<sup>2</sup>)



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## PLOTS 16 & 17

### GROUND FLOOR

#### PLOT 16

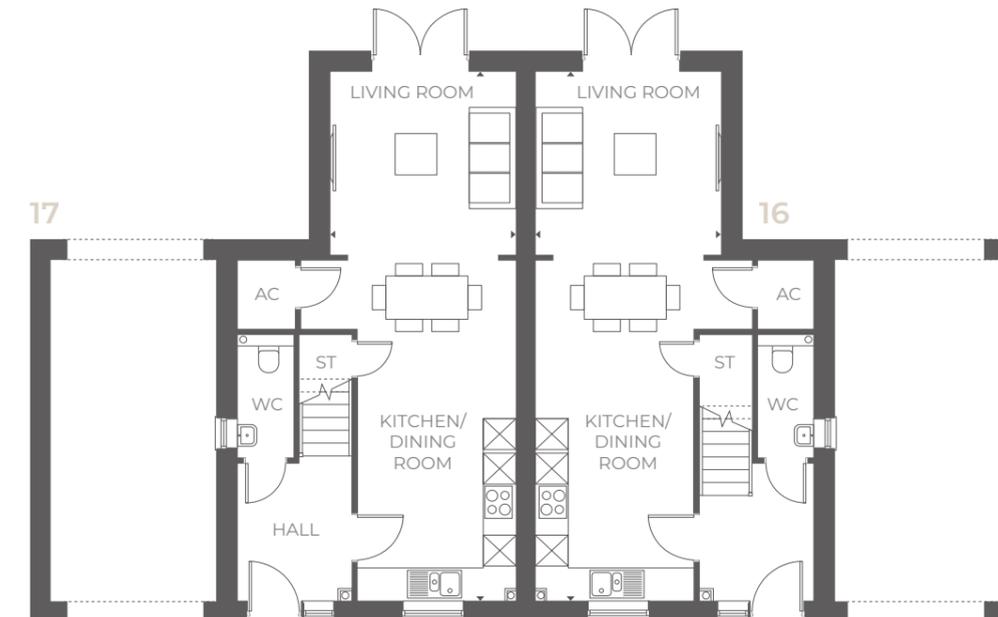
#### Kitchen/Dining/ Living Room

9.75m x 3.57m  
(31'9" x 11'7")

#### PLOT 17

#### Kitchen/Dining/ Living Room

9.75m x 3.57m  
(31'9" x 11'7")



### FIRST FLOOR

#### PLOT 16

#### Master Bedroom

2.93m x 3.20m  
(9'6" x 10'4")

#### Bedroom 2

3.46m x 3.66m  
(11'5" x 12")

#### Bedroom 3

3.46m x 2.54m  
(11'5" x 8'3")

#### TOTAL FLOOR AREA:

97.13m<sup>2</sup> (1045ft<sup>2</sup>)

#### PLOT 17

#### Master Bedroom

2.93m x 3.20m  
(9'6" x 10'4")

#### Bedroom 2

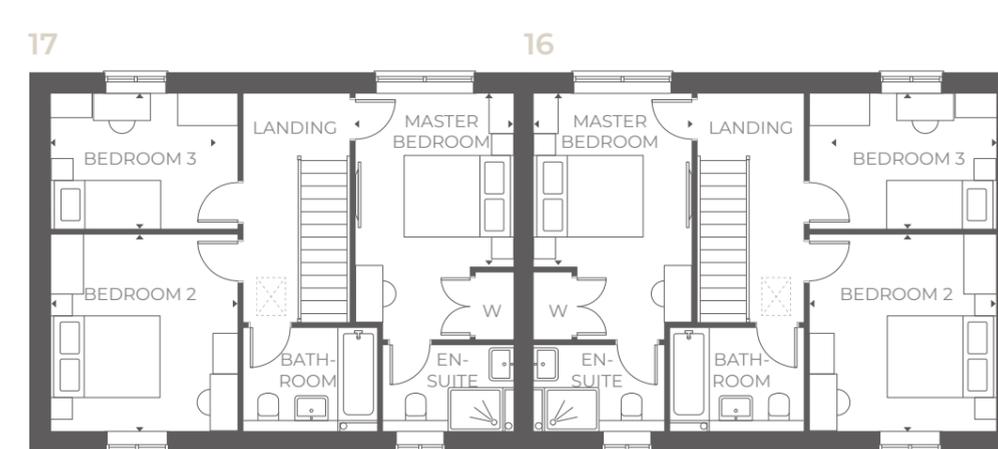
3.46m x 3.66m  
(11'5" x 12")

#### Bedroom 3

3.46m x 2.54m  
(11'5" x 8'3")

#### TOTAL FLOOR AREA:

97.13m<sup>2</sup> (1045ft<sup>2</sup>)



\* Wardrobes not included.  
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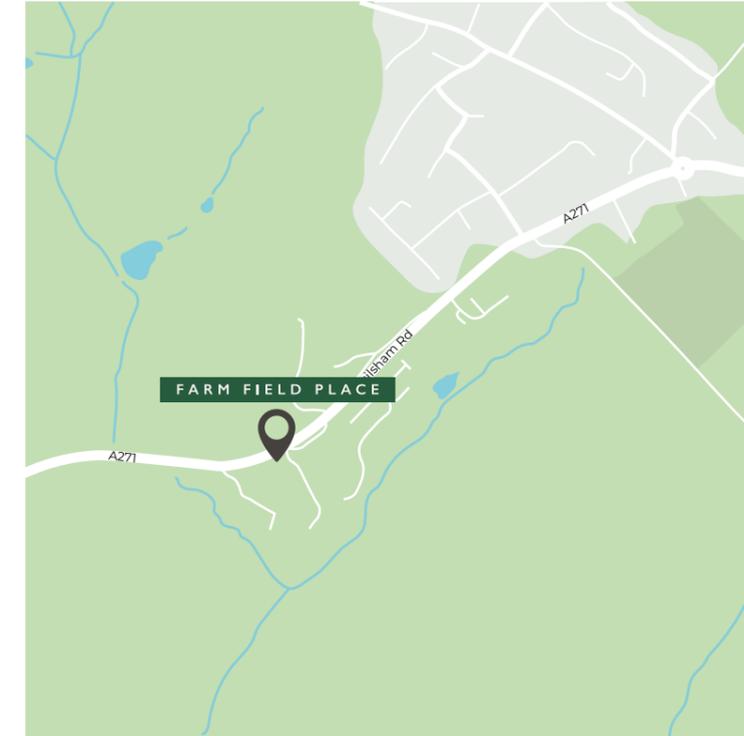
# SITE PLAN



- **1 BEDROOM HOMES**  
Plots 2 & 3
- **2 BEDROOM HOMES**  
Plots 1 & 4
- **3 BEDROOM HOMES**  
Plots 5-14, 16, 17 & 19-21
- **4 BEDROOM HOMES**  
Plots 15 & 18

\*Site plan not to scale and for guide only.

# LOCATION



FARM FIELD PLACE, HAILSHAM RD, HERSTMONCEUX BN27 4JU

The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Whitehall Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. **BUILDING SITES ARE DANGEROUS:** All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.

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