



THE LIMES
BUXTED



ELIVIA
— HOMES —



Welcome to THE LIMES

On the edge of the charming village of Buxted, The Limes is an exclusive collection of just six private homes in a peaceful, leafy setting. This boutique development offers an exceptional selection of residences ranging from two-bedroom chalet bungalows to five-bedroom detached houses. Each home is designed with traditionally inspired architecture that harmonises seamlessly with the character of the surrounding area.

Bringing a touch of the area's history to The Limes, the development will be on a new road which will be known as Holmes Place, in a nod to local gentleman Edward Holmes Baldock (1778 – 1845). In 1845, he established a charity to support those in poverty in the parishes of Uckfield, Buxted and Mayfield. Now 180 years old, the charity still exists to support the elderly in the parish.

The Limes is designed to provide an outstanding quality of life, combining the tranquillity of the countryside with the convenience of easy access to local amenities, excellent schools and strong transport connections, including mainline rail links in the village itself. Offering the best of rural living, it is the perfect choice for a diverse range of buyers, from growing families to those looking to downsize.



AN EXCEPTIONAL STANDARD

Elivia Homes is renowned for its outstanding craftsmanship and meticulous attention to detail. At The Limes, this commitment is evident in the spacious, light-filled interiors, thoughtfully designed to blend classic aesthetics with contemporary comforts. This offers residents a superior standard of living, with well-planned layouts that maximise space and light, creating an inviting and elegant atmosphere.

The homes come in a range of timber-framed layouts, including chalet bungalows with a partial dormer style first floor providing additional versatile living space. To ensure they meet future energy efficiency standards, each home is fitted with an air source heat pump, PV solar panels and EV charging point, reducing carbon consumption as well as lowering utility bills.



VILLAGE LIVING

The picturesque village of Buxted is rich in history and set amid the glorious Wealden countryside. The Limes forms a natural extension to the village, where homes are thoughtfully positioned amongst generous green spaces, enhancing the area's natural beauty.

Buxted offers a warm and welcoming community, with a range of everyday amenities including a village shop, a medical centre and pharmacy, and two highly regarded gastropubs. Residents can enjoy a relaxed pace of life while staying well connected to nearby towns and services.

For those who love the outdoors, the surrounding landscape provides an abundance of walking and cycling routes, perfect for exploring the rolling countryside and taking in the sweeping views. Just moments away, Buxted Park, a Grade II listed country house set in over 300 acres of historic parkland, offers a peaceful retreat and scenic walks.

Families will appreciate the excellent choice of schools in the local area. Within walking distance of The Limes, Buxted CofE Primary School is rated Good by Ofsted. Secondary school options include Beacon Academy and Uckfield College, both Outstanding-rated. There is also a wide selection of renowned independent schools in the region including Brighton College, Roedean, Mayfield School, Bede's and Hurstpierpoint College.



OUTSTANDING SURROUNDINGS

Situated on the edge of the High Weald Area of Outstanding Natural Beauty, The Limes is a place where nature lovers and outdoor enthusiasts will be in their element. Nearby attractions include Ashdown Forest, the inspiration for A.A. Milne's Hundred Acre Wood in the Winnie the Pooh stories, and Wilderness Wood, a 60-acre community woodland with family-friendly events.

Just 10 minutes drive away, the town of Uckfield has a handy range of shops and amenities including a Waitrose and Tesco superstore, an independent cinema and a thriving High Street. Alternatively, residents of The Limes can reach Crowborough in around 15 minutes by car, another bustling country town offering a wide choice of shopping and leisure facilities. Buxted is also in easy reach of bustling Tunbridge Wells, and the coastal hotspots of Eastbourne and Brighton.

Options for family days out in the local area are endless including the Bluebell Railway vintage steam train, Sheffield Park Gardens and Blackberry Farm Park. Cultural and entertainment options are also plentiful, with Plumpton Racecourse and Glyndebourne Opera House close by, not to mention an array of vineyards, golf courses and castles.

The South Coast is within an easy 45 minute drive, offering numerous attractions and beautiful beaches including Brighton pier and Eastbourne's three-mile sea front. Spend a day exploring the famous Seven Sisters cliffs at Birling Gap or walking the South Downs Way. Residents of The Limes are lucky to have all of this on their doorstep.

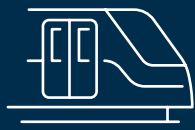


GREAT CONNECTIONS



The Limes offers fantastic transport links, ensuring seamless connectivity to surrounding towns and into London. Buxted has a mainline railway station within the village itself, just 20 minutes' walk from The Limes. Direct trains to London Bridge via Oxted and East Croydon take approximately 1 hour and 15 minutes.

Gatwick Airport is only 24 miles away, making international travel convenient. The development also provides easy access to the A26 and A22 road networks, and regular local bus services ensure reliable transportation options.



BY TRAIN

UCKFIELD

06
MINS

EAST
CROYDON
60
MINS

LONDON
BRIDGE
77
MINS

LONDON
VICTORIA
81
MINS

Approximate train
journey times from
Buxted station.



BY CAR

UCKFIELD

10
MINS
(4 miles)

TUNBRIDGE
WELLS
25
MINS
(12 miles)

EASTBOURNE
39
MINS
(22 miles)

GATWICK
AIRPORT
42
MINS
(24 miles)

DEVELOPMENT LAYOUT

- 4 The Brambleton
- 5 The Farleigh
- 6 The Farleigh
- 7 The Beddington
- 8 The Upperberry
- 9 The Knockholt

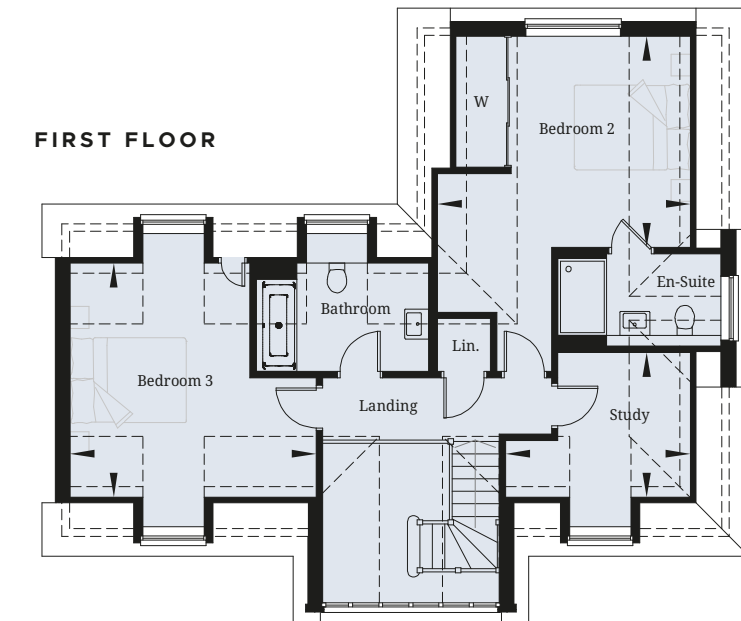
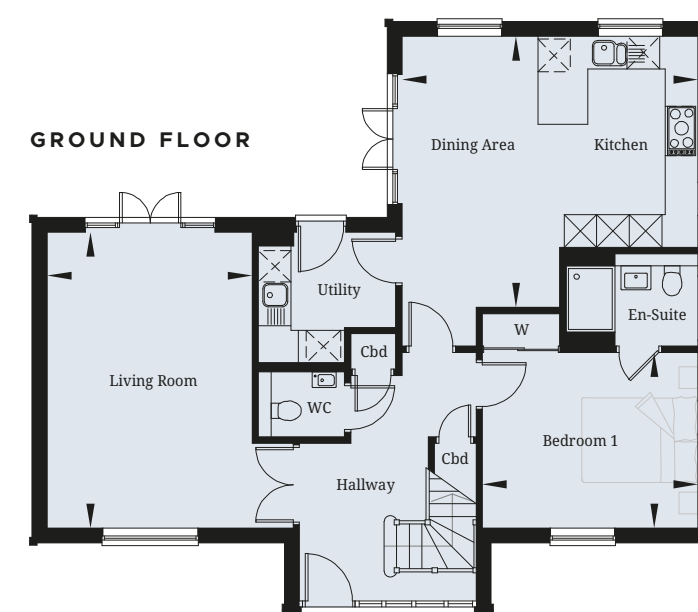


The artist's impression is for guidance purposes only. Landscaping shows how the site may look when mature. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed.



3 Bedroom home – Plot 4

THE BRAMBLETON



LIVING ROOM 5435mm × 3770mm (17' 10" × 12' 4")	BEDROOM 1 3960mm × 3225mm (13' 0" × 10' 7")	BEDROOM 2 4645mm × 3880mm (15' 3" × 12' 8")	STUDY 3394mm × 2660mm (11' 1" × 8' 8")
KITCHEN / DINING 5435mm × 4980mm (17' 10" × 16' 4")		BEDROOM 3 4523mm × 4305mm (14' 10" × 14' 1")	

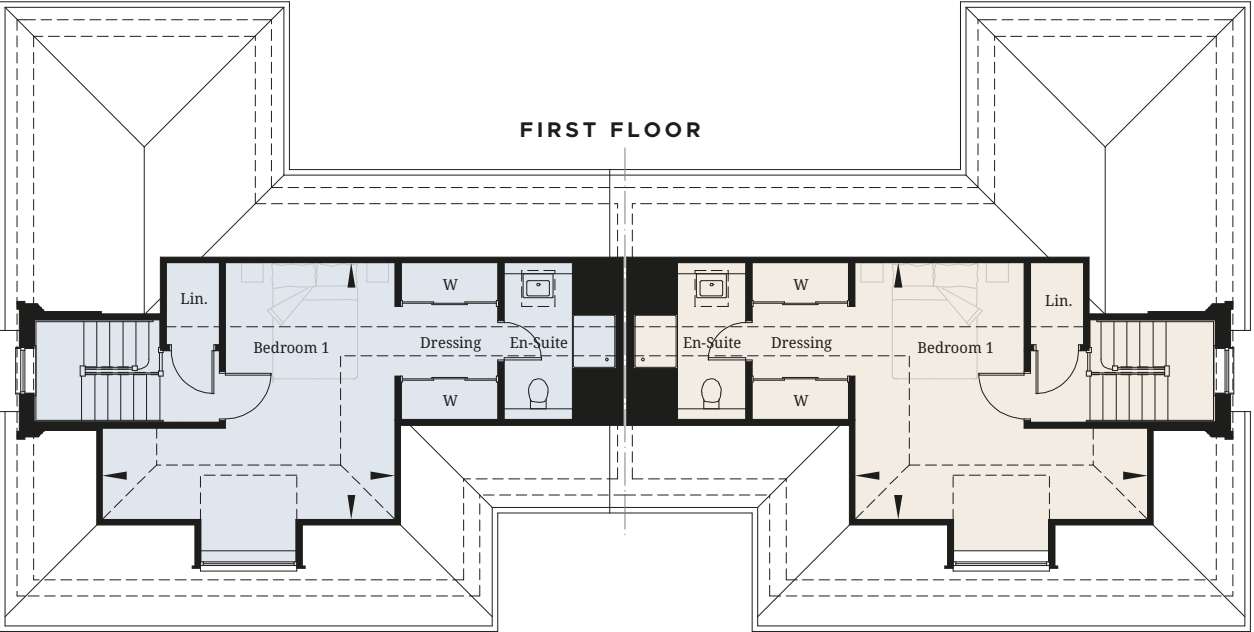
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Note: these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

The artist's impression is for guidance purposes only. Landscaping shows how the site may look when mature. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed.

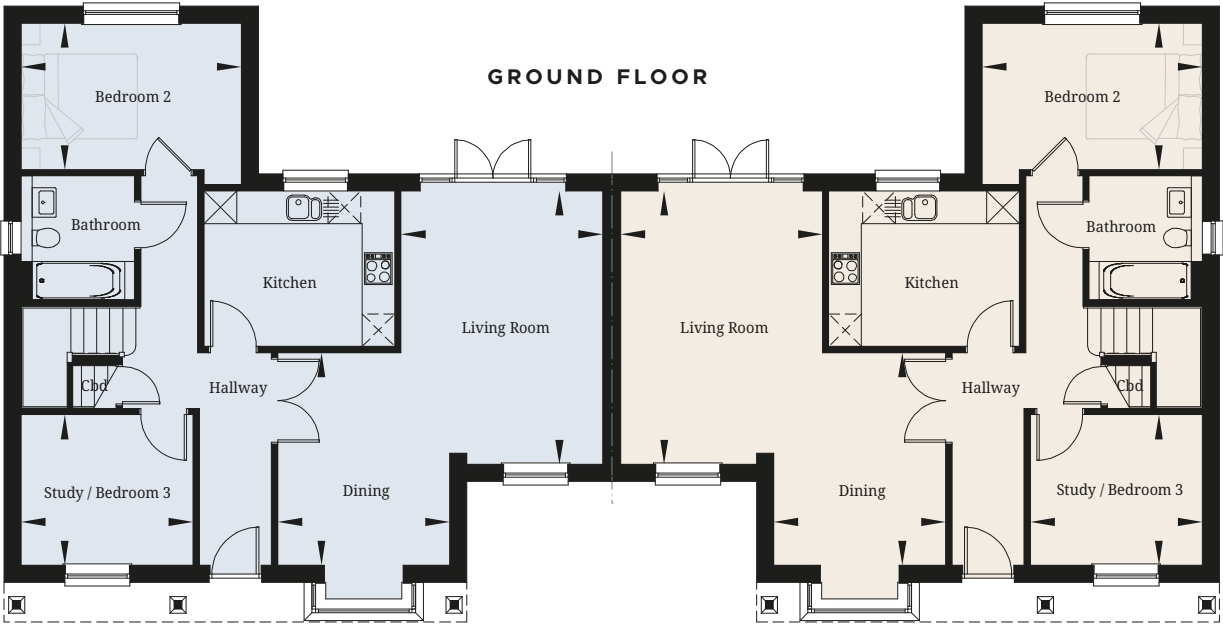


The artist's impression is for guidance purposes only. Landscaping shows how the site may look when mature. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed.

3 Bedroom home – Plots 5 & 6
THE FARLEIGH



BEDROOM 1
5378mm × 4711mm
(17' 7" × 15' 5")



LIVING ROOM
5024mm × 3708mm
(16' 6" × 12' 2")

BEDROOM 2
4046mm × 2690mm
(13' 3" × 8' 10")

DINING ROOM
3904mm × 3158mm
(12' 9" × 10' 4")

STUDY / BEDROOM 3
3159mm × 2767mm
(10' 4" × 9' 1")

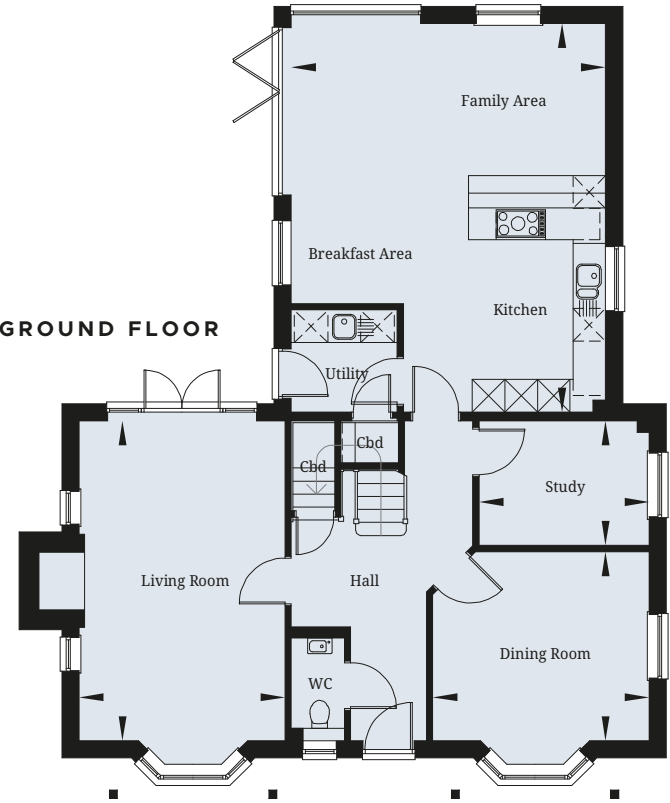
KITCHEN
3504mm × 2859mm
(11' 6" × 9' 4")

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Note: these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.



4 Bedroom home – Plot 7

THE BEDDINGTON



LIVING ROOM

5875mm × 3786mm
(19' 3" × 12' 5")

DINING ROOM

3976mm × 3475mm
(13' 0" × 11' 5")

BEDROOM 1

5775mm × 3876mm
(18' 11" × 12' 8")

BEDROOM 3

3786mm × 2895mm
(12' 5" × 9' 6")

KITCHEN / FAMILY

7135mm × 5775mm
(23' 5" × 18' 11")

STUDY

3127mm × 2286mm
(10' 3" × 7' 6")

BEDROOM 2

3476mm × 3271mm
(11' 5" × 10' 8")

BEDROOM 4

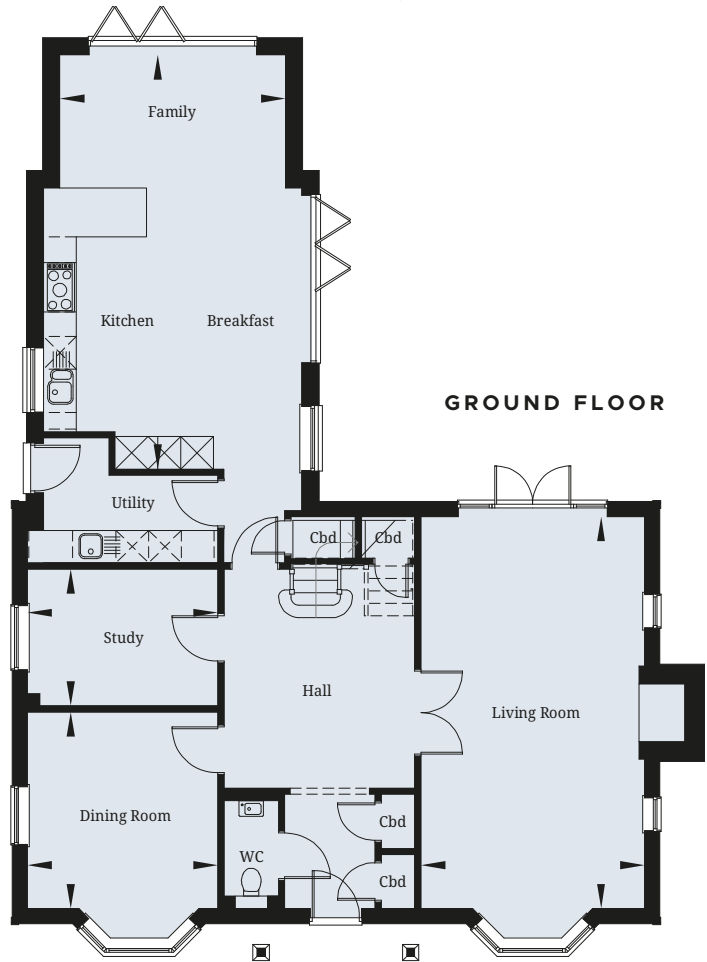
3786mm × 2895mm
(12' 5" × 9' 5")

The artist's impression is for guidance purposes only. Landscaping shows how the site may look when mature. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Note: these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.



The artist's impression is for guidance purposes only. Landscaping shows how the site may look when mature. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed.



LIVING ROOM

7201mm × 4111mm
(23' 7" × 13' 6")

KITCHEN / FAMILY

7605mm × 4146mm
(24' 11" × 13' 7")

DINING ROOM

3611mm × 3501mm
(11' 10" × 11' 6")

STUDY

3501mm × 2511mm
(11' 6" × 8' 3")



BEDROOM 1

5506mm × 4031mm
(18' 0" × 13' 2")

BEDROOM 2

3752mm × 3485mm
(12' 3" × 11' 5")

BEDROOM 3

4111mm × 3485mm
(13' 6" × 11' 5")

BEDROOM 4

4111mm × 3601mm
(13' 6" × 11' 9")

BEDROOM 5

3250mm × 2435mm
(10' 8" × 8' 0")

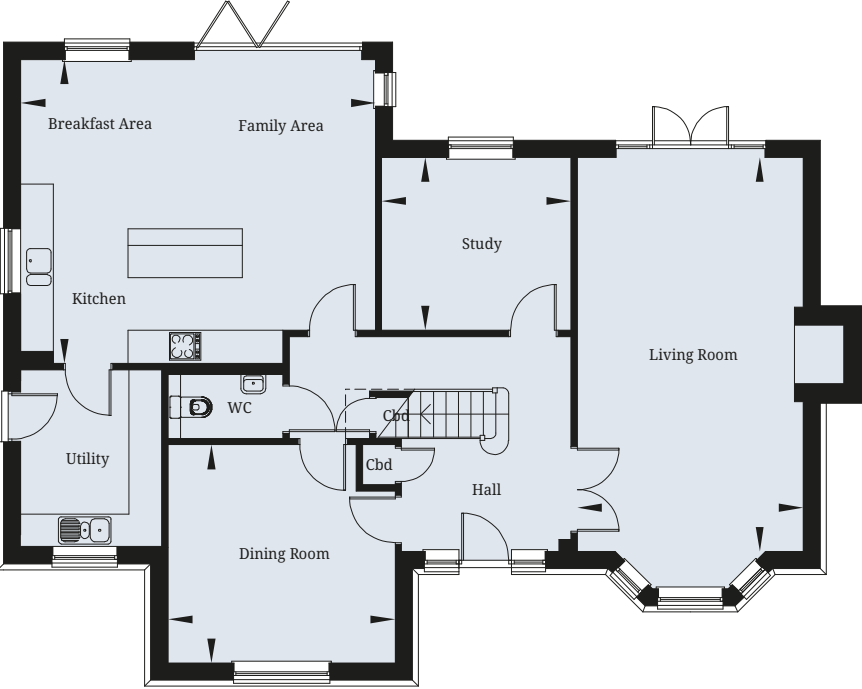
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Note: these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.



The artist's impression is for guidance purposes only. Landscaping shows how the site may look when mature. All measurements have been taken from plans and whilst every effort has been made to ensure their accuracy these cannot be guaranteed.

5 Bedroom home – Plot 9
THE KNOCKHOLT

GROUND FLOOR



LIVING ROOM

7237mm × 4151mm
(23' 9" × 13' 7")

KITCHEN / FAMILY

6515mm × 5585mm
(21' 4" × 18' 4")

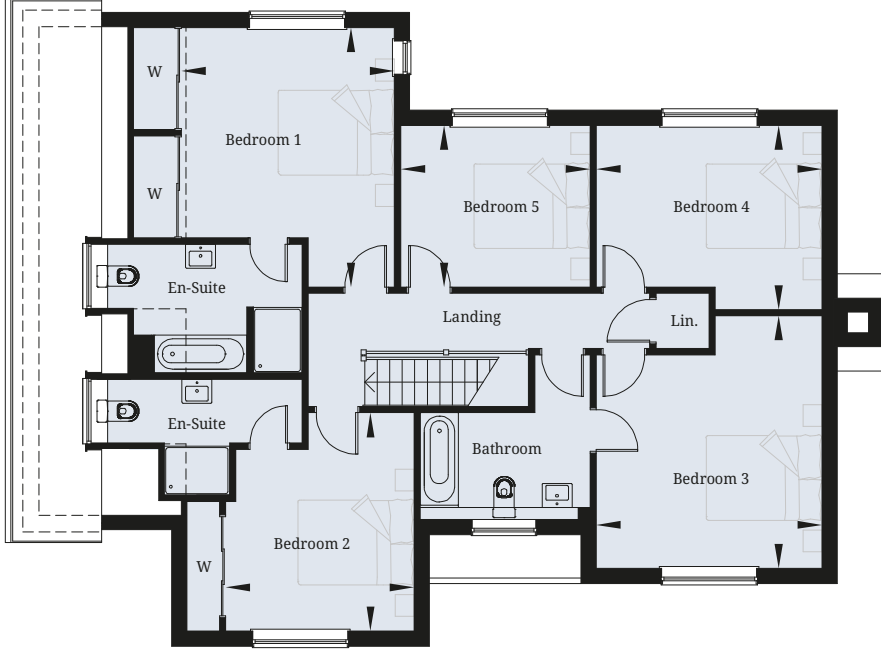
DINING ROOM

4175mm × 4010mm
(13' 8" × 13' 2")

STUDY

3481mm × 3175mm
(11' 5" × 10' 5")

FIRST FLOOR



BEDROOM 1

4769mm × 3915mm
(15' 7" × 12' 10")

BEDROOM 2

4010mm × 3460mm
(13' 2" × 11' 4")

BEDROOM 3

4639mm × 4151mm
(15' 2" × 13' 7")

BEDROOM 4

4151mm × 3384mm
(13' 7" × 11' 1")

BEDROOM 5

3481mm × 2969mm
(11' 5" × 9' 9")

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Note: these dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

SPECIFICATION



Photography depicts previous Elivia Homes developments



KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with stone worktops, 100mm upstand and splash back.
- Fully integrated Bosch appliances to include a four-zone induction hob, extractor, single oven, combination microwave oven and grill, fridge/freezer, dishwasher and washer/dryer (to plots 5 and 6 only).
- (Plots 7, 8 & 9) Fully integrated Siemens appliances to include a five-zone induction hob with extractor over to plots 8 & 9 (four-zone induction hob with ventilation to plot 7), single oven, combination microwave oven and grill, fridge/freezer, dishwasher and Caple wine cooler.

UTILITY FEATURES

(Plots 4, 7, 8 & 9 only)

- A range of floor units, laminate work top with upstand, stainless steel sink. Spaces for washing machine and condensing tumble dryer.

BATHROOM, EN-SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom.
- Heated towel rail provided to the bathroom and en-suite.
- Mirror provided to the cloakroom, bathroom and en-suite.
- Shaver socket provided to the bathroom and en-suite.
- Ceramic wall tiles to cloakroom, bathroom and en-suite.

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Double sockets with USB & USB-C inserts included in kitchen area, each side of bed position in bedroom one.
- Recessed down lights or pendant lighting to all rooms.
- Deta 'Slimline' Single co-axial outlet; located at low level in drawing room, kitchen dining area, bedroom one and bedroom two.
- Car charging station provided.
- Power provided to loft area.
- PV solar panels contribute to greener electricity.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via Air Source Heat Pump with thermostat control. Radiators to first floor with wireless thermostat. Hot water controlled via hot water cylinder.

FINISHING TOUCHES

- Five vertical panel 44mm internal doors with chrome fittings finished in a white gloss.
- French doors provided to living room and kitchen breakfast room in plot 4 only.
- For plots 7, 8 & 9, bifold doors provided to the kitchen breakfast room, French doors to garden from living room.
- White painted softwood staircase with oak handrail.
- All internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space in bedroom one (and bedroom two in plots 7, 8 & 9).
- All internal joinery consist of attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the Kitchen/dining/living area, hallway, cloakroom, bathroom and en-suite.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket provided.
- External tap provided.
- Garage to have 'up and over' door with power and light.
- Electric car charging point installed.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup where applicable.
- Heat and smoke detector provided.

AFTERCARE

- Elivia Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year LABC Warranty.

TENURE

- Freehold.
- PEA = B.

This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Elivia Homes reserves the right to change the specification without prior notice. The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

Elivia Homes — COMMITTED TO EXCELLENCE

Elivia Homes was formed from the coming together of three award-winning housebuilders – Vanderbilt Homes, Millwood Designer Homes and Crayfern Homes. By uniting these three highly respected businesses, Elivia Homes has grown stronger, combining decades of expertise, innovation and craftsmanship to create luxury homes that set new benchmarks in quality and design.

With an unwavering commitment to excellence, Elivia Homes ensures that every development is built to the highest standards, offering a perfect balance of architectural heritage and contemporary living. The company takes a design-led approach, carefully curating each home to enhance modern lifestyles while preserving the character of the surrounding area.

Elivia's reputation for integrity and quality has made it one of the most trusted and admired housebuilders in the South East. Each project is a testament to its dedication to creating vibrant communities where residents can thrive, blending superior craftsmanship with thoughtfully designed spaces that enrich everyday life.





ELIVIA

— H O M E S —

THE LIMES
Pound Green
Buxted
Uckfield
East Sussex
TN22 4PH

01825 480 290

TheLimes@eliviahomes.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Protection for new-build home buyers

This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. The photographs shown within this brochure are indicative of the quality of an Elivia home and do not necessarily relate to the house types. Times are approximate and are taken from googlemaps.co.uk and nationalrail.co.uk.