



THE  
ARTISAN  
COLLECTION

# Woodbury Manor

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MILL ROAD, HAILSHAM, EAST SUSSEX BN27 2SH

**Bellway**



WELCOME TO | Woodbury Manor







# The best of all worlds

SUSTAINABILITY, COMFORT AND CONVENIENCE

Woodbury Manor is an exciting development of 3 and 4-bedroom homes that is ideal first-time buyers, families and commuters seeking a blend of semi-rural tranquillity and urban convenience. Located on the outskirts of the charming town of Hailsham, East Sussex, Woodbury Manor is within easy reach of both comprehensive local amenities and lush green countryside. Access to the cities of Brighton and Eastbourne is also made easy via strong road and rail connections. With the added benefit of electric vehicle charging points to every residence and highly energy-efficient design, this sustainable community makes the ideal home today and for future generations.

Woodbury Manor enjoys a great selection of amenities on its doorstep. Hailsham town centre can be reached in four minutes by car and plays home to supermarkets, quaint cafés, and essential services, providing everything needed for daily life.

The Hailsham Pavilion forms the cultural heart of the town, hosting movies, theatre, music and other live shows. Alternatively, immerse yourself in the rich heritage of Herstmonceux Castle and Michelham Priory or enjoy interactive learning for the whole family at The Observatory Science Centre – all a short drive away.

If you like to stay active, Maurice Thornton Playing Fields are within walking distance and make the ideal destination for leisure and fitness, from football and skateboarding to enjoying the outdoor gym. Alternatively, Hailsham Leisure Centre is located seven minutes away by bike and offers a gym, swimming pool and bowling alley.

For those seeking adventure, Knockhatch Adventure Park and petting zoo offers an exciting family day out. Meanwhile, keen golfers will be happy to hear that there is a choice of several courses nearby.

Nestled between the High Weald and South Downs National Park, Woodbury Manor makes a wonderful base for exploring the great outdoors. Whether it's cycling, walking, or simply soaking in the scenic views, the natural beauty of the area is hard to beat. For beach lovers, the South Coast offers miles of windswept coastline that's perfect for long walks in the sea air.

Families at Woodbury Manor will benefit greatly from its close proximity to Hailsham Community College, which is within five minutes by car and meets educational needs from early years through to A-levels.

The allure of East Sussex extends beyond Hailsham, with Eastbourne providing traditional seaside charm just 19 minutes away. It's also possible to be immersed in the buzz of Brighton's endless shopping, arts and culture in as little as 30 minutes.

Transport is made easy with the A22 and A27 providing access to Eastbourne, Brighton and beyond, with Gatwick Airport located an hour away. Alternatively, Polegate Station can be reached in nine minutes and operates direct rail services to London and Brighton. It's even possible to catch a ferry to the continent from Newhaven, just a 30-minute drive away.





### 3 Bedroom Homes



#### The Yalding

Plots 2, 11, 68, 72, 81, 83, 91, 119, 137, 139, 160, 167, 169, 173, 175, 177 & 214



#### The Otham

Plots 3, 12, 69, 73, 82, 84, 92, 120, 138, 140, 151, 161, 168, 170, 174, 176 & 215



#### The Yalding v1

Plots 14, 15, 76, 93, 97, 98, 118, 217 & 218



#### The Thespian

Plots 9, 19, 74, 118, 136, 142, 165, 179, 180, 203 & 204



#### The Tailor

Plots 16, 17, 20, 21, 39, 40, 77, 78, 79, 80, 85, 86, 156, 157, 158, 159, 163, 164, 199, 200, 201, 202, 205, 206, 207 & 208

### 4 Bedroom Homes



#### The Scrivener

Plots 1, 4, 5, 7, 8, 13, 75, 87, 90, 94, 95, 123, 141, 144, 145, 147, 152, 153, 154, 155, 162, 171, 172, 188, 190, 192, 195, 198, 209, 212, 213 & 219



#### The Philosopher

Plots 6, 96, 146, & 148



#### The Bowyer

Plots 10, 18, 22, 38, 41, 70, 71, 88, 89, 99, 121, 122, 124, 143, 149, 150, 166, 178, 189, 191, 193, 194, 196, 197, 210, 211, 216 & 220

### 2-3 Bedroom Homes



#### Affordable Homes

#### Key to plan

- v Visitor parking
- bcp Bin collection point
- Timber bollards
- Knee rail fence
- Post & rail fence
- Screen wall
- Retaining wall
- Sales area

#### Material Finishes

- Tile Hanging Version

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.





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# Specification

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			3 Bedroom Homes	4 Bedroom Homes
FINISHES	Ceilings	Crown White Matt Emulsion	●	●
	Walls	Crown White Matt Emulsion	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●
	Window Cills	White Satin MDF	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●
KITCHEN	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●
	Frontals	Bellway Band B options   ###	●	
		Bellway Band C options   ###		●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
	Units	Frontal Matching Table Ends	●	
		Unit Framing		●
	Worktops	40mm Square Edge Worktops with upstand	●	●
	Kitchen Sink	Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●	
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	
WET ROOMS		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)		●
	Appliances Oven	Electrolux Single Oven KOFGH00BX	●	
		Electrolux Single Oven KOFGH40TX		●
	Appliances Hob	Electrolux 4 Burner Gas Hob KG56404SX & Glass Splashback	●	
		Electrolux 4 Burner Gas Hob KG56436X & Glass Splashback		●
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●
	Appliances Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS5LE18S	●	●
	Appliance Dishwasher	Electrolux Dishwasher KEAF7200L	●	●
	Appliance Washing Machine	Electrolux Washing Machine E772F402BI	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate   ‡‡	●	●
	Cloaks - Basin	Roca Wash Hand Basin   ‡	●	●
WET ROOMS	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●
	Cloaks - Tiling	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate   ‡‡	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal   ##	●	
		Roca DEBBA 550 WHB with Semi Pedestal   ##		●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps		●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure   ‡	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower   ^	●	
		Mira MINIMAL Single Thermostatic Shower   ~		●
WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim   ** ††	●	●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate   ‡‡	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	
		Roca DEBBA 550 WHB with Semi Pedestal		●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps		●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure   ‡	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower   †††	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim   ††	●	●

MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)   ‡	●	●
	Hot Water	Air Source Heat Pump & Cylinder   ‡	●	●
	Heating	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second	●	●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●
	Towel Warmers	Flat Chrome to Bathroom		●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●
ELECTRICS	Safety - Heat	Heat Detector DET   ‡‡‡	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●
	Safety - Carbon	Carbon Monoxide Alarm (Battery Powered) - Deta	●	●
	Consumer Unit	Wylex Consumer Unit	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●
	Communications - TV	TV Point to Living Room & Bedroom 1	●	●
EXTERNALS & MISC	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic)   ***	●	●
	Build Method	Masonry   ^^^	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●
	Garages Electric	Light & Power Point to incurtilage Garages   ^^^	●	●
	Maintenance	External Tap	●	●
	Number Plaque	Artisan Number Plaque	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door   ^^^	●	●
	Drives	Block Paviments   ^^	●	●
EXTERNALS & MISC	Landscaping - Front	Medallion Turf & Landscape Planting   #	●	●
	Landscaping - Rear	Rotovated Topsoil   #	●	●
	Renewables	Photovoltaic Array   ^^^	●	●
	EV Charging Terminal	Universal Socket 7kW   * †	●	●

\* refer site layout  
\*\* full height around bath where shower provided as standard  
\*\*\* consult with sales executive for specific development details  
† electrical infrastructure upgrade maybe required  
†† full height to shower enclosure  
††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
‡ housetype dependent - liaise with sales executive  
‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
‡‡‡ kitchen only  
^ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling  
^^ plot dependent  
^^^ plot specific, refer site layout  
# refer site landscape layout  
## semi recessed basin if AD M4(ii) applicable  
### soft close mechanism to doors & drawers  
~ where provision of shower tray allows

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.



# How to find us

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