

# Charles Church at Grayling Gate

Ringmer | East Sussex



CHARLES CHURCH



# The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over five decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over fifty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

## Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.





CHARLES CHURCH



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



1

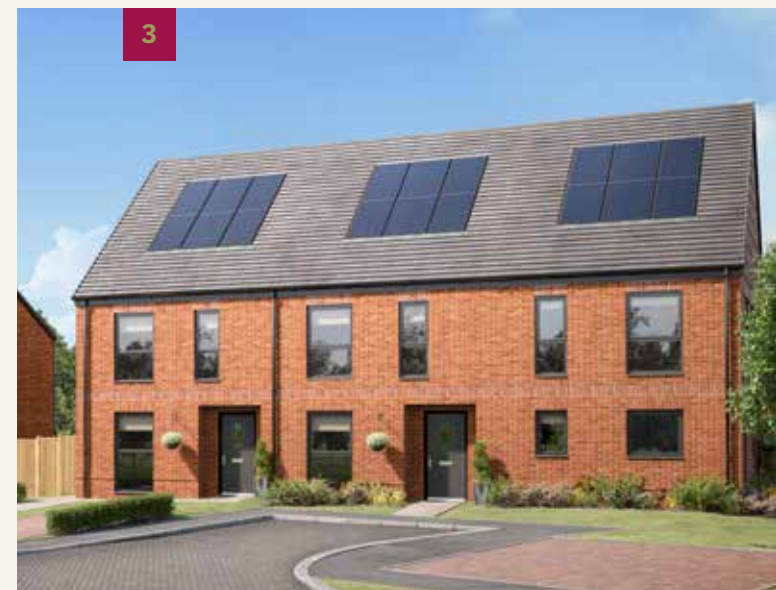


1. Picture your new community
2. Views of stunning Lewes
3. A taste of Grayling Gate
4. Relax with friends and family
5. Enjoy breakfast in style

2



3



4



# Welcome to Charles Church at Grayling Gate

Discover new, two, three and four-bedroom sustainable homes in the countryside village of Ringmer, Lewes in East Sussex. Ideal for families and downsizers.

Surrounded by the beautiful countryside of East Sussex, a new home at our Grayling Gate development offers that sought-after peaceful atmosphere – which you can enjoy day in, day out.

Everyday shopping is easy with local, and well-known, shops a short 5-minute drive away in the village centre. Under 15 minutes away by car, you also have the town-sized amenities, and weekly markets, of historic Lewes. The county town of East Sussex, Lewes also has its very own castle and museum – so it's perfect for a day out, whether you're after necessities or culture.

For entertainment and eating out, you can stay local and visit the village's pubs or venture down the road to the various restaurants and bars of Lewes. And for city life, the bright lights of creative Brighton are just over half an hour away, as are the other key seaside towns of the South Coast.

An ideal location for growing families, Ringmer and Lewes have a range of primary and secondary schools, many of which have been voted 'Good' by Ofsted – including Ringmer Primary & Nursery School and Kings Academy.

## Always in reach



Supported by a good network of A and B roads, getting around East Sussex is both easy and a pleasure. For travel by rail, Glynde station is under 10 minutes away by car, and for international journeys, London Gatwick Airport is a convenient 45-minute drive away.

## Approximate travel distance by car to:



Glynde train station:	<b>3.5 miles</b>
Lewes:	<b>4 miles</b>
Brighton:	<b>13.4 miles</b>
Eastbourne:	<b>16.2 miles</b>
London Gatwick Airport:	<b>30 miles</b>

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# Charles Church at Grayling Gate

- The Nutley - 2 bedroom home 
- The Laughton - 2 bedroom home 
- The Hadlow - 3 bedroom home 
- The Buxted - 3 bedroom home 
- The Dallington - 3 bedroom home 
- The Winchelsea - 4 bedroom home 
  
- Affordable Housing
- First Home Scheme

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.









# The Nutley






# The Nutley

The Nutley is a modern two-bedroom home with an open-plan kitchen/dining room with French doors leading to the garden. There's a spacious separate living room and a handy WC. Upstairs, bedroom one benefits from an en suite, leading on from the landing is the second bedroom, main bathroom and a handy storage cupboard.

## QUICK OVERVIEW

-  x2 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  x2 Parking spaces
-  EV charging point
-  **A [95]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	3.27 x 4.51
Living room	3.78 x 4.51



First floor

	Metres
Bedroom 1	3.32 x 4.51
Bedroom 2	3.33 x 4.49

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Laughton





# The Laughton

Perfectly-proportioned, the Laughton has a stylish open plan kitchen/dining room with French doors leading into the garden. It also features two good-sized bedrooms - one with an en suite - a lifestyle room/bedroom 3, family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

## QUICK OVERVIEW



x2 Bedrooms



x1 Bathroom



x1 En suite



x2 Parking spaces



EV charging point



**A [95]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	4.43 x 4.82
Living room	5.35 x 3.88



First floor

	Metres
Bedroom 1	3.39 x 3.84
Bedroom 2	4.08 x 2.65
Lifestyle room/Bedroom 3	3.04 x 2.09

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# The Hadlow





# The Hadlow

The Hadlow is thoughtfully-designed to be a practical as well as an attractive living space. The kitchen/ living/dining room has bi-fold doors to the garden. With a family bathroom and three bedrooms – one of which benefits from an en suite - there's plenty of space upstairs to spread out as well as store items.

## QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



x2 Parking spaces



EV charging point



**A [94]** Energy Efficiency Rating



Ground floor

	Metres
Living/Dining room	4.06 x 5.23
Kitchen	2.57 x 3.10
Lifestyle room	3.27 x 3.95



First floor

	Metres
Bedroom 1	4.06 x 3.01
Bedroom 2	3.32 x 3.95
Bedroom 3	4.11 x 2.71

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# The Buxted





# The Buxted



The Buxted is a spacious three-bedroom home that benefits from an open plan kitchen/dining/family room with bi-fold doors to the garden and a separate living room. Upstairs there are three bedrooms, one with an en suite, and a fresh modern bathroom. There's also a lifestyle room/bedroom 4, utility room, downstairs WC and two handy storage cupboards.

## QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



x2 Parking spaces



EV charging point



**A [95]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	3.99 x 5.86
Family area	1.77 x 3.65
Living room	4.58 x 2.95



First floor

	Metres
Bedroom 1	4.07 x 3.44
Bedroom 2	4.09 x 3.09
Bedroom 3	2.95 x 2.68
Lifestyle room/Bedroom 4	3.72 x 2.32

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# The Dallington





# The Dallington

Enjoy the best of modern living in this three-bedroom home that benefits from a stylish open plan kitchen/dining room and downstairs WC. The Dallington also features a bright dual-aspect living room with French doors leading into the garden. Upstairs, there are three good-sized bedrooms - bedroom one with an en suite - a good-sized family bathroom and a storage cupboard.

## QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



x2 Parking spaces



EV charging point



**A [93]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	4.39 x 5.52
Living room	3.61 x 5.52



First floor

	Metres
Bedroom 1	3.63 x 5.53
Bedroom 2	4.36 x 2.56
Bedroom 3	3.35 x 2.87

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

# The Winchelsea





# The Winchelsea

The Winchelsea is a modern four-bedroom detached home, ideal for family life. There's a sociable open plan kitchen/dining/living room with bi-fold doors to the garden, as well as separate lifestyle room, utility and a downstairs WC. Upstairs, bedroom one has its own en suite and the other three bedrooms share the family bathroom.

## QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



x2 Parking spaces



EV charging point



**A [93]** Energy Efficiency Rating



Ground floor

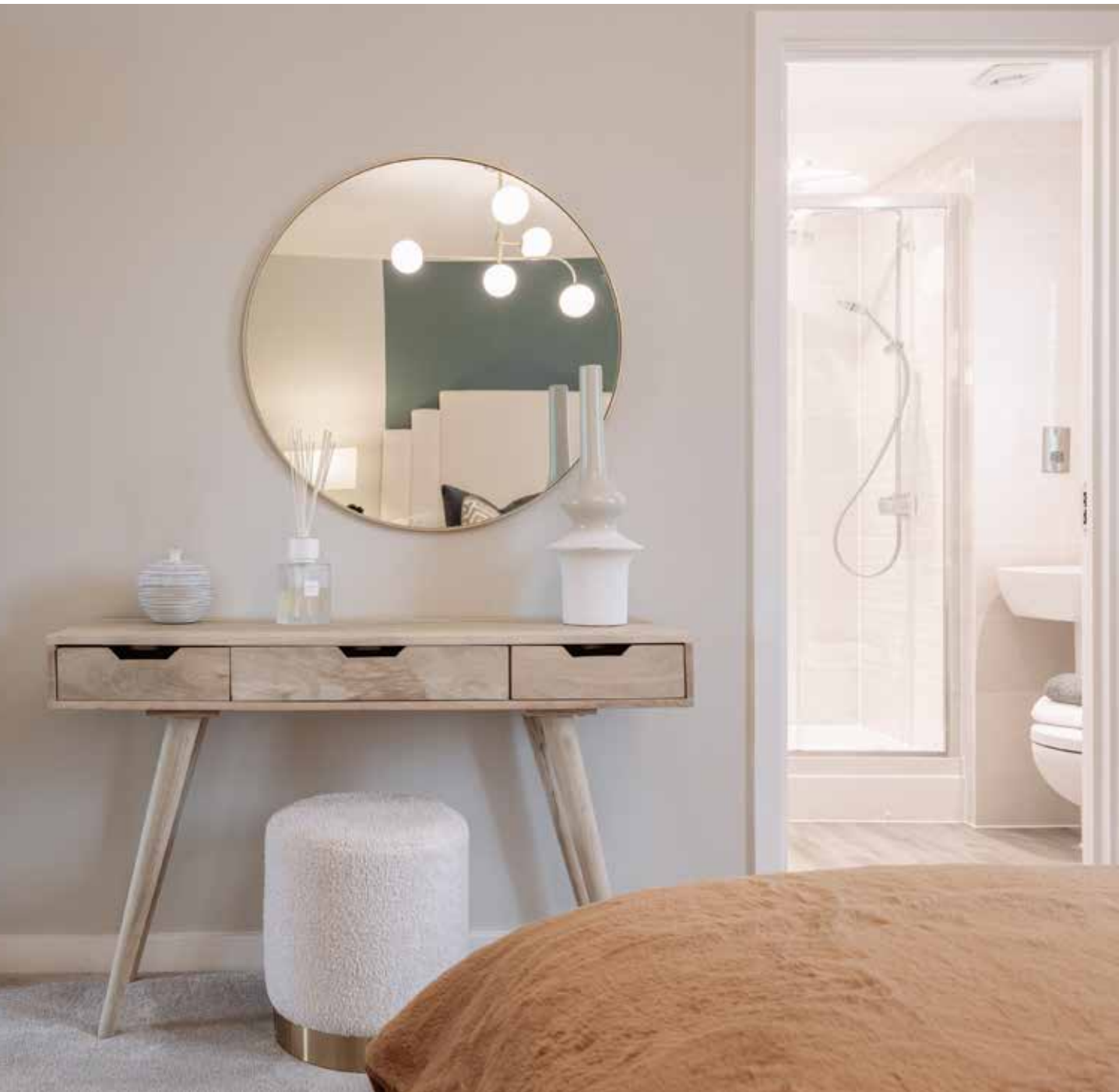
	Metres
Kitchen/Dining/Living room	5.80 x 6.53
Lifestyle room	3.60 x 3.05



First floor

	Metres
Bedroom 1	5.40 x 3.22
Bedroom 2	3.78 x 3.18
Bedroom 3	3.62 x 3.27
Bedroom 4	2.53 x 3.18

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# Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## > The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## > Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



# Specification

## General

- Flooring: carefree ultra carpet to whole house, with luxury vinyl tile to kitchen/utility/hallway/all bathrooms
- White sockets and light switches throughout
- White downlighters to kitchen, utility, WC, bathroom and en suite(s). Rose pendant or batten lighting to all other rooms
- Dulux matt emulsion finish in brilliant white to walls and ceilings, satin finish to woodwork
- Gas central heating
- UPVC double glazed lockable windows

## Kitchen

- Choice of kitchen units/worktop (subject to build stage) from Symphony Gallery Range, inc cornice & pelmets
- Worktop upstand to kitchen (and utility if applicable) with splashback to match
- AGA Rangemaster Elements Composite sink in crystal white
- Soft close doors and drawers
- AEG stainless steel built-in oven\*
- AEG 4 or 5 zone induction hob\*
- AEG fully integrated fridge/freezer, dishwasher & washing machine\*
- Quartz worktop and upstand (4 beds only)

\*As per individual kitchen drawings.

## Bathrooms and en suite(s)

- Soft close toilet seat
- Contemporary style sanitaryware in white
- Choice of wall tiling (dependent on build stage), splashback to basin in WC, half-height tiling to sanitaryware walls in bathroom & en suite, shower enclosures fully tiled
- Chrome towel rails to bathroom & en suite
- Thermostatic rain dance shower to en suite(s)
- Shower over bath (4-bedroom homes only)

## Exterior

- Outside tap & turf to rear garden
- Rear patio extended to width of patio/bi-fold doors, 2400 deep
- Front gardens landscape as per development design
- EV charging point 7KWh Mode 3
- 1.8-metre high close board boundary fencing
- Solar panels (please refer to your Sales Executive to confirm details)
- Slate effect door number plate
- 'Up & down' external lighting to porch & external bi-fold/patio doors

## Warranty

- 10 year new homes warranty with NHBC







*Unmistakable  
quality and style*



## Proud to be building communities.

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When creating Charles Church at Grayling Gate, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Charles Church at Grayling Gate has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.

“

We've actively enhanced biodiversity at Charles Church at Grayling Gate.



## Transport

Charles Church will contribute towards improvements to the local transport services. A £59,000 contribution will go towards improving the local bus services.

A Traffic Regulation Order contribution of £5,000 will also be provided by Charles Church.



## Housing

Charles Church will be building a provision of Affordable Housing on the Grayling Gate development.

## Recycling

A contribution will be made towards the local recycling facilities.



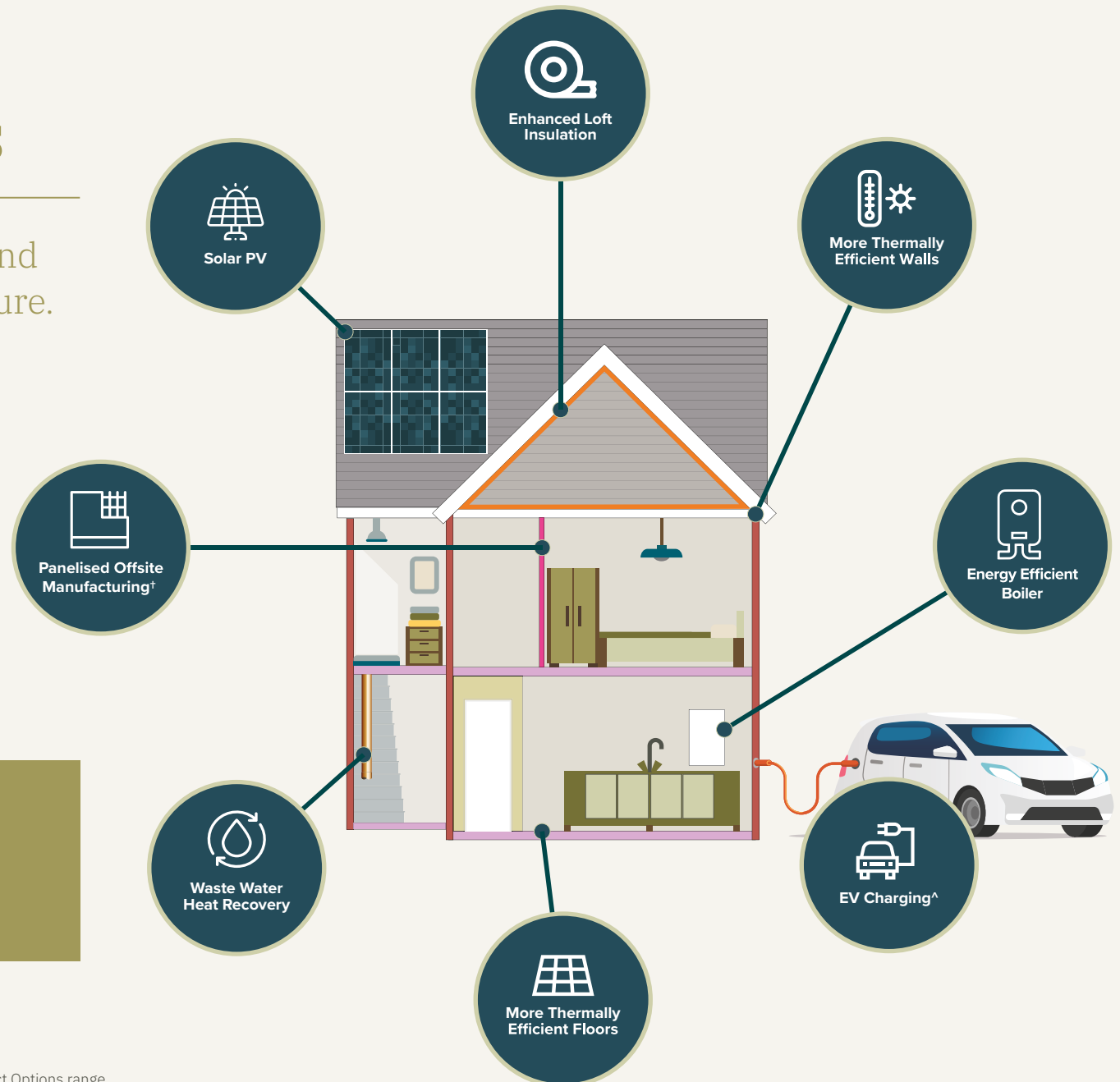
# Eco Range Homes

New build homes are changing, and together, we're embracing the future.

Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Charles Church home built to current building regulations (2013).



NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV Chargers, but they can be added from our Select Options range.



# 31% reduction in carbon emissions



**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our **panelised off site-manufactured timber technology** uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

**A more thermally-efficient ground floor** will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730\* over the lifetime of a 25 year mortgage.

# Top 10 reasons to buy a new home



## 1 Save money on bills.

New homes are more efficient — cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

## 2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

## 3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

## 4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

## 5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

## 6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

## 7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

## 8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

## 9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

## 10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en suite and dressing room.





Your home, better connected for a brighter future

Ultrafast 500Mb broadband is available  
on this development.



FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.

## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



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For packages  
& pricing.



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## Get connected today!

To sign up you will need your Unique Customer Reference. Please ask your sales advisor for this:

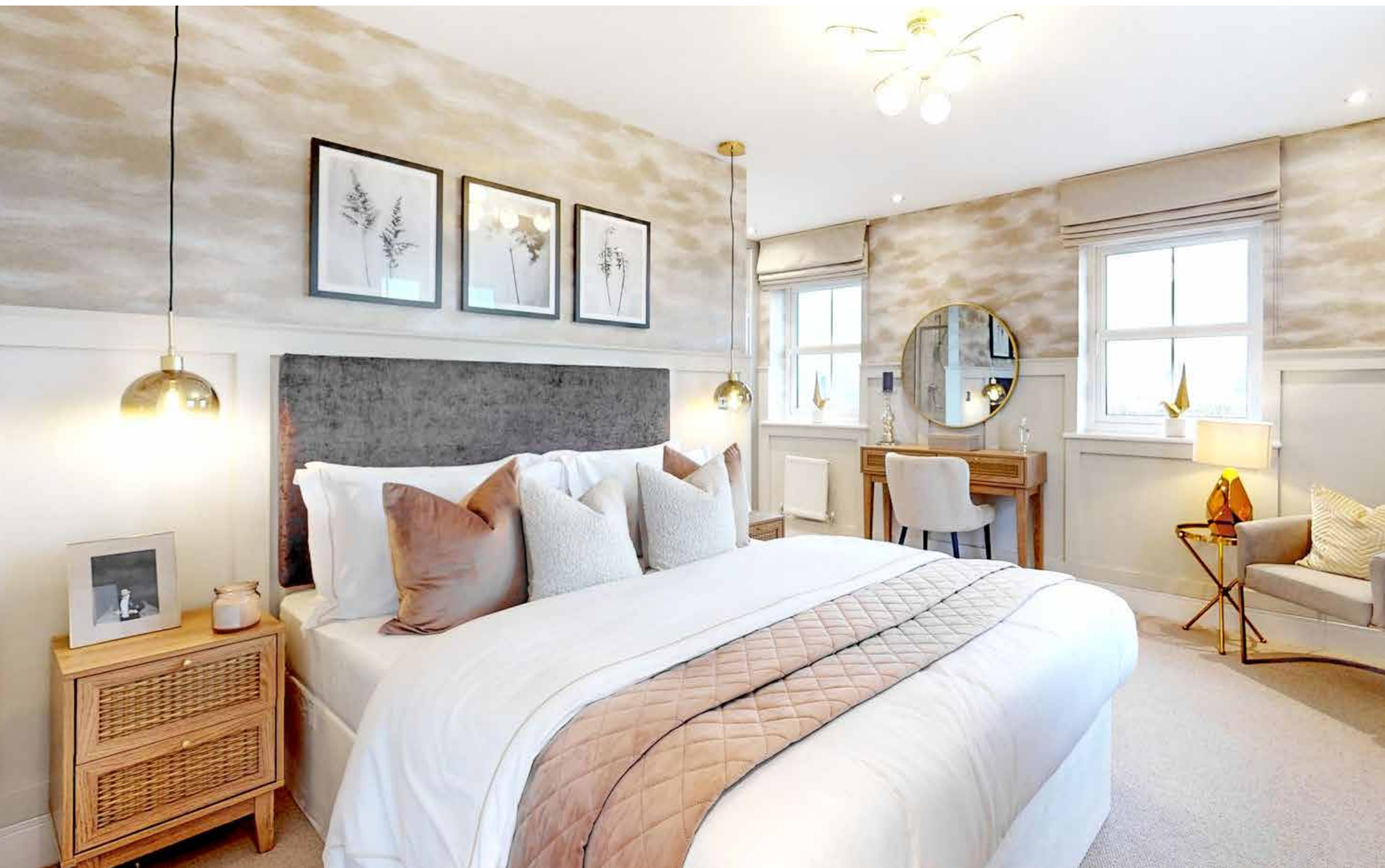
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Issue: October 2024 Ref: 330-501

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[charleschurch.com](http://charleschurch.com)