

The **Paddock**

GREYMOOR

in partnership with Sussex Weald Homes

A TIMELESS COLLECTION OF NINE QUALITY, COUNTRYSIDE HOMES



Welcome to The Paddock

Hidden within the rural, green village of Upper Dicker, The Paddock is an exceptional new countryside development, close to historical local landmarks, a local nature reserve and one of the top Independent Schools in Sussex.

Designed for long-term living, with a commitment to quality and enhancing the environment, this hamlet of new homes will bring residents the high specification finish and efficiency Sussex Weald Homes and Greymoor Homes are well known for locally. Bright windows look out across spacious gardens whilst private driveways provide ample parking for friends too.

New residents can expect to enjoy life within a warm community, connected by well-trodden footpaths, invigorating walks and easily accessible local buses and national railway services to nearby bustling towns and beyond.

Families will benefit from the choice of top Sussex schools, whilst everyone will enjoy the local cafes and public houses, as well as the fabulous nature trails and activity parks across the surrounding area.

Your Local Area





Education & History

A friendly community with a vibrant cricket club, village hall and choice of schools and public houses, Upper Dicker is the ultimate location for those seeking a rural but sociable new home.

With Bede's Senior School, Park Mead Primary and the historic Michelham Priory House and Gardens all less than a mile away, inquisitive minds can be readily nurtured and fulfilled.

The former home to evacuees during the Second World War, Michelham Priory House is set on a private island surrounded by England's largest, medieval water-filled moat and provides seven acres and 800 years of history to explore.

The historic fishing village of Pevensey Bay - famously known as William of Normandy's landing place in 1066, is also nearby and worthy of a visit, as is the brilliantly informative Herstmonceux Castle and Observatory Science Centre.

Better Connected





Coast & Culture

Nature lovers keen to ramble further across the area can join a local Osprey trail along the picturesque Arlington Reservoir Local Nature Reserve. This relaxing spot is named as a Site of Special Scientific Interest and the perfect location for friends and family of all ages to discover.

The local Berwick Railway Station is also a similar distance away, providing direct services to the vibrant coastal towns of Eastbourne in fifteen minutes, or Brighton in thirty minutes. Here, you can enjoy the blustery buzz of the promenades, as well as an eclectic array of independent and big brand shops and eateries.

TRAVEL LESS, LIVE MORE

- 0.3 miles to **Bede's Senior School**
- 0.5 miles to **Park Mead Primary School**
- 0.9 miles **Michelham Priory House and Gardens**
- 2.6 miles to **Arlington Reservoir**
- 2.8 miles to **Berwick Train Station**
- 11.6 miles to **Pevensey Bay**
- 12.7 miles to **Eastbourne**
- 18.8 miles to **Brighton**

Distances are approximate.

Forever homes





With high quality interiors

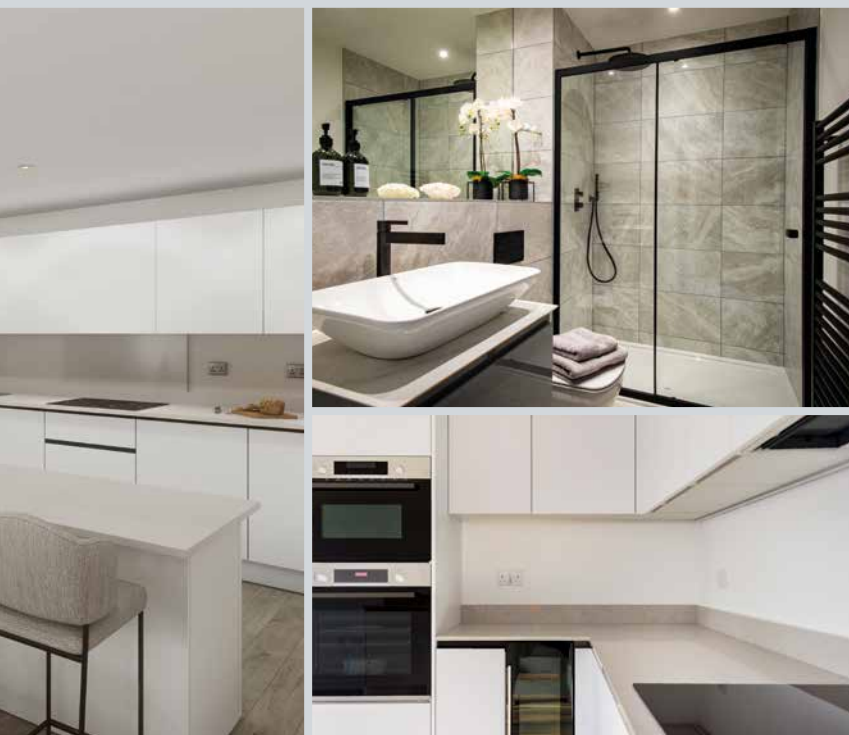
We have invested now, so you don't need to later. We are all about the detail. Seamlessly combining contemporary style with traditional joinery, long-lasting ceramic tiling and quality fittings from top brands like Duravit, Amtico, Bosch and Hotpoint, so you can sit back safe in the knowledge that your home is ready to be enjoyed now and well into the future.

KITCHEN / DINING ROOM

- Contemporary modern style kitchen
- Stainless steel bowl
- Boiling water taps
- Soft close drawers and doors
- Integrated oven/s and induction hob
- Integrated extractor hood
- Integrated fridge / freezer
- Integrated dishwasher
- Integrated washer / dryer

BATHROOM

- Contemporary white sanitaryware with vanity units
- Mixer taps and shower fittings
- Heated towel rail
- Over bath shower with glass screen
- Half height ceramic tiling (full height around shower area)
- Ceramic tiled flooring



Images are indicative of the level of specification at The Paddock. They are not plot specific. Our sales advisers are at hand to take you through the exact specification of each home.





JOINERY AND DOORS

- White UPVC double glazed windows
- Internal pre-finished doors throughout

ELECTRICAL

- LED downlighters in kitchen, bathroom, and hallway
- BT fibre points installed in the living room and master bedroom
- TV points installed in living room and all bedrooms
- USB charger connection sockets to the master bedroom

HEATING

- Air source heat pump
- Heated towel rail to bathrooms

FINISHING TOUCHES

- Smooth finish ceilings decorated white throughout
- Internal walls decorated white throughout
- White satin wood / gloss balustrades and handrails to stairs
- Satin nickel door handles
- Amtico wooden flooring throughout entrance, dining room / living room and kitchen
- Carpet on stairs, landing and all bedrooms

WARRANTY

- 10 year LABC warranty



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Space to grow

Aptly set within a large green paddock with views across the countryside, our hamlet of quality new homes enjoy easy access to the A22 Hailsham bypass, as well as a local bus network and national railway services from Berwick, just 5 minutes away.

With a choice of four two-bedroom semi-detached homes for couples, professionals and downsizers, two detached three bedroom homes and three detached four bedroom homes for sharers and growing families, we can help to find the right home for you, within a naturally diverse community.





Just for you

Let us help you find the right home, right here in The Paddock.

We are here to chat through any questions you might have and would be delighted to arrange a visit for you to view our homes in person.

THE PADDOCK

**Camberlot Stables, Camberlot Road,
Upper Dicker, Hailsham, BN27 3RG**

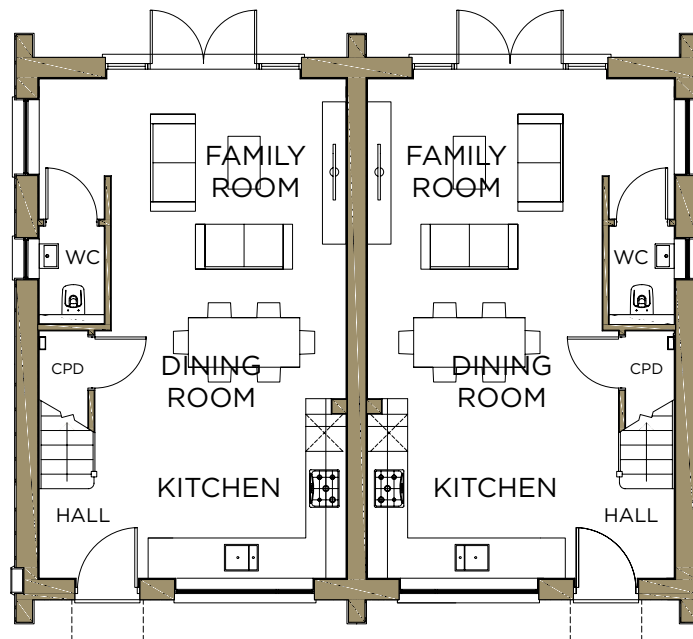
For more information, please call us on
01732 686010 or email
thepaddock@greymoorandsussexwealdhomes.co.uk

Images are computer generated.

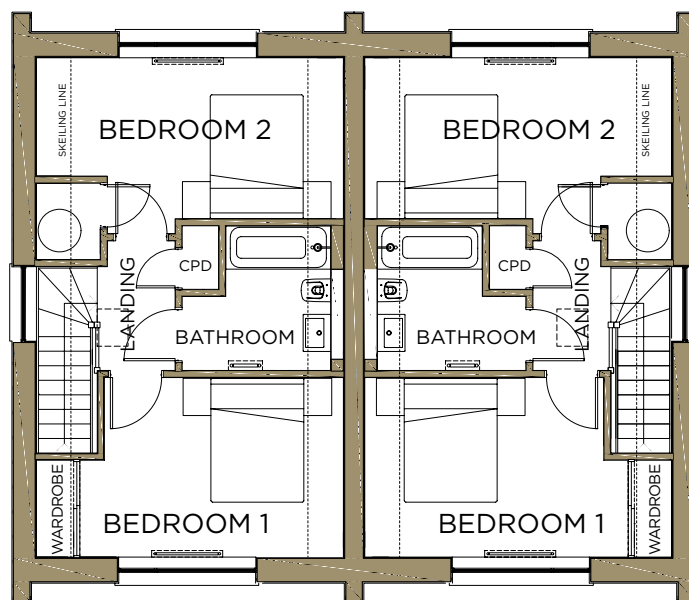


The Shetland

DETACHED / PLOTS 1 & 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2 Bedroom Semi-Detached Family Home

THE SHETLAND - ROOM DIMENSIONS

• **Family / Dining Room / Kitchen:**
4955 x 8065 (16'3" x 26'5")

• **Bedroom 1:**
4355 x 2900 (14'3" x 9'6")

• **Bedroom 2:**
4955 x 2600 (16'3" x 8'6")

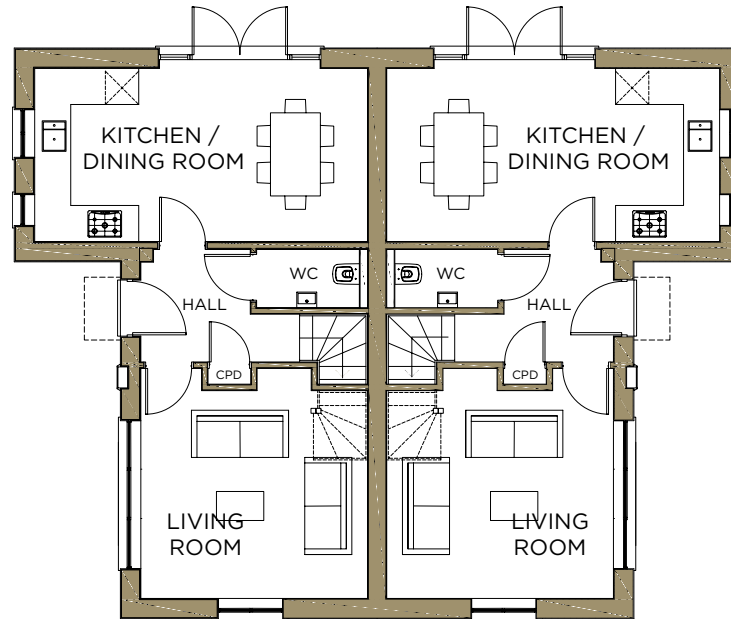
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----- *Reduced headroom*

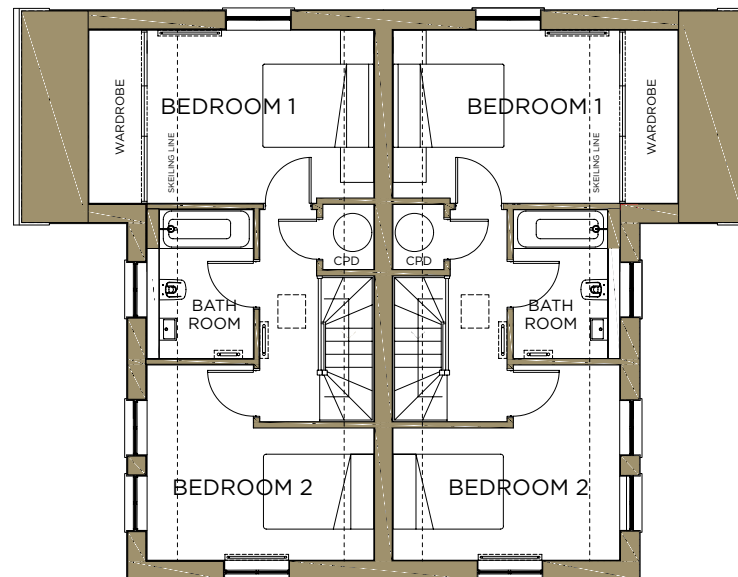


The Breton

SEMI-DETACHED / PLOTS 4 & 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN

2 Bedroom Semi-Detached Family Home

THE BRETON - ROOM DIMENSIONS

- **Kitchen / Dining Room:**
6000 x 3120 (19'8" x 10'3")
- **Living Room:**
4088 x 4147 (13'5" x 13'7")
- **Bedroom 1:**
4088 x 3025 (13'5" x 9'11")
- **Bedroom 2:**
4088 x 3520 (13'5" x 11'6")

Dimensions shown in mm & ft/in

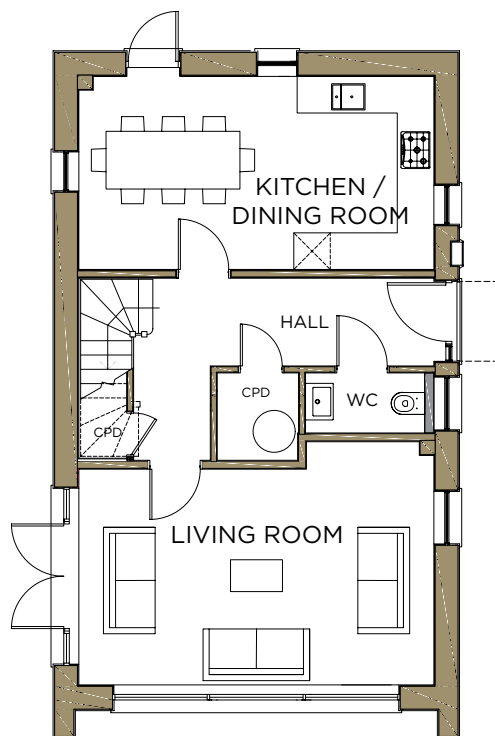
----- Reduced headroom



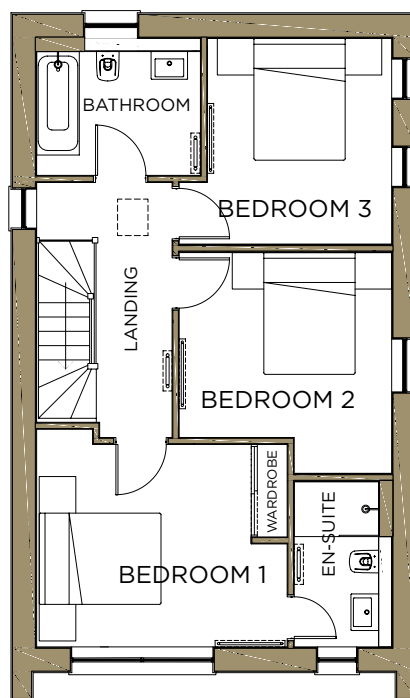


The Mustang

DETACHED / PLOT 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 Bedroom Detached Family Home

THE MUSTANG - ROOM DIMENSIONS

- **Kitchen / Dining Room:**
5830 x 3170 (19'1" x 10'5")
- **Living Room:**
5830 x 3994 (19'1" x 13'1")
- **Bedroom 1:**
4115 x 3325 (13'6" x 10'11")
- **Bedroom 2:**
3490 x 3626 (11'5" x 11'11")
- **Bedroom 3:**
3025 x 3378 (9'11" x 11'1")

Dimensions shown in mm & ft/in



The Shire

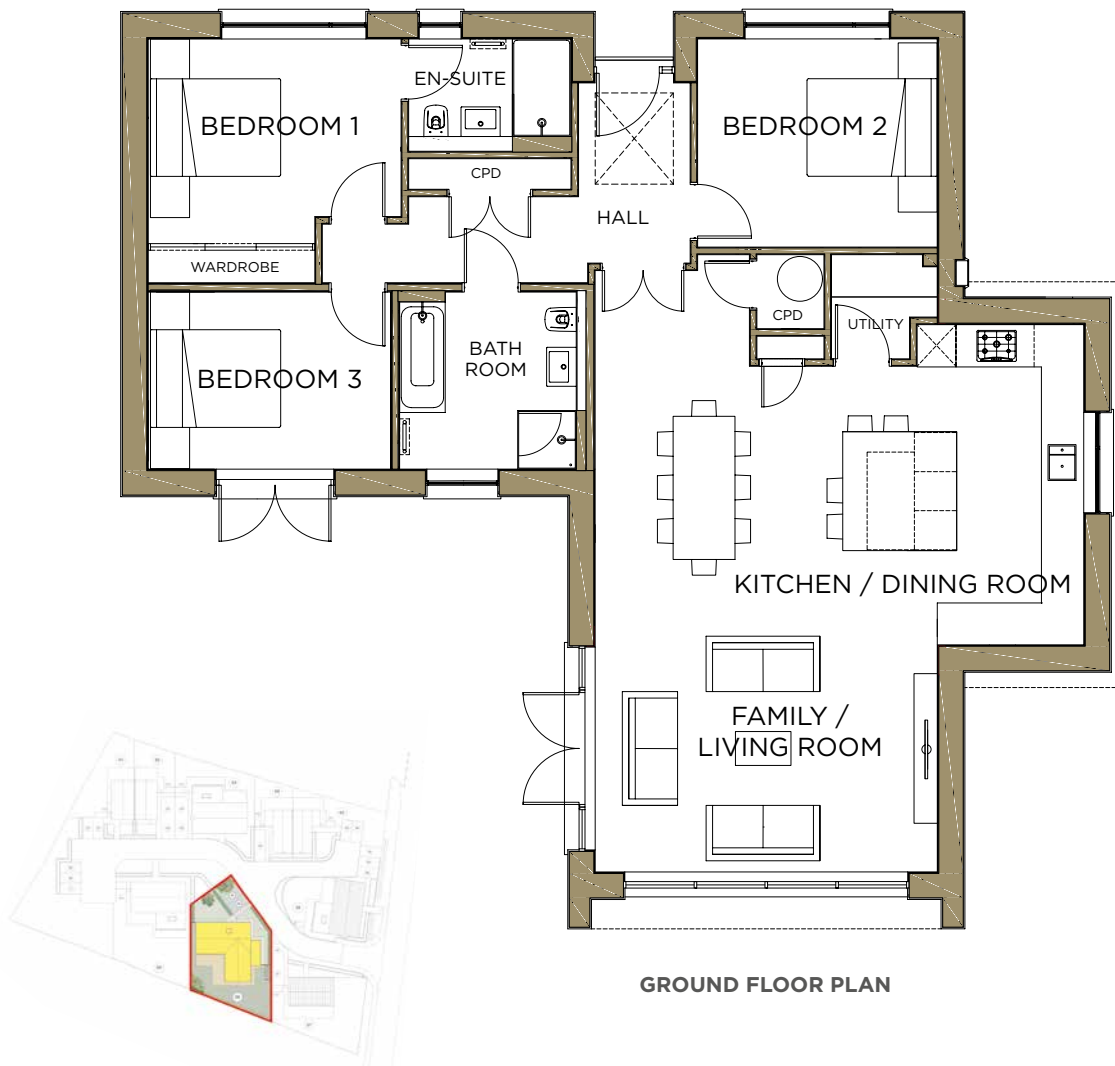
DETACHED BUNGALOW / PLOT 8

3 Bedroom Detached Family Bungalow

THE SHIRE - ROOM DIMENSIONS

- **Kitchen / Dining Room:**
7505 x 4920 (24'7" x 16'2")
- **Family / Living Room:**
5255 x 9240 (17'3" x 30'4")
- **Bedroom 1:**
3898 x 3145 (12'9" x 10'4")
- **Bedroom 2:**
3693 x 3200 (12'1" x 10'6")
- **Bedroom 3:**
3723 x 2720 (12'2" x 8'10")

Dimensions shown in mm & ft/in

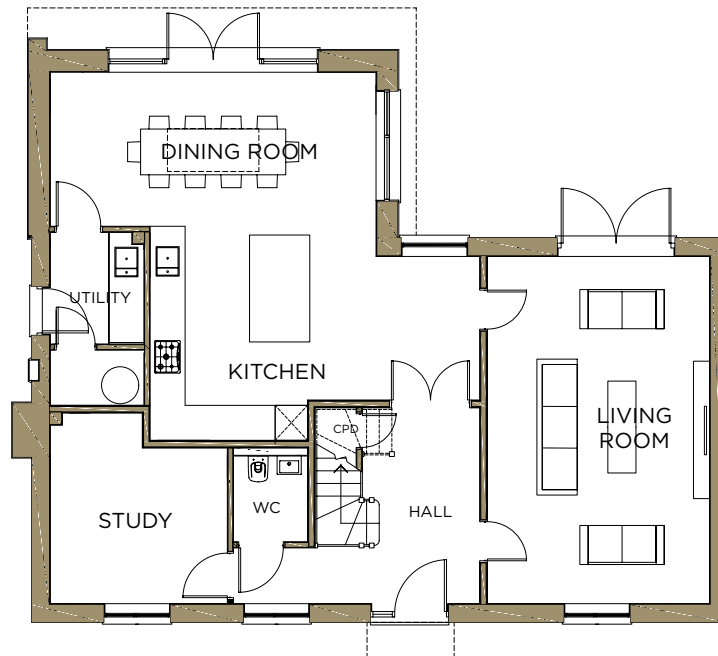


GROUND FLOOR PLAN

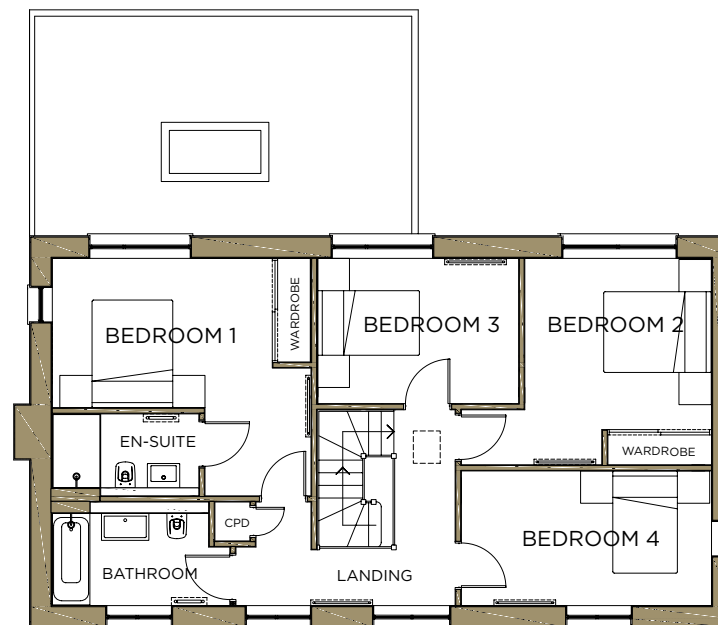


The Clydesdale

DETACHED / PLOTS 3, 6 & 9



GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 Bedroom Detached Family Home

THE CLYDESDALE - ROOM DIMENSIONS

- **Kitchen:**
6125 x 3980 (20'1" x 13'1")
- **Dining Room:**
6053 x 2862 (19'10" x 9'5")
- **Living Room:**
4130 x 6455 (13'6" x 21'2")
- **Study:**
3290 x 3542 (10'9" x 11'7")
- **Utility:**
1740 x 2075 (5'8" x 6'10")
- **Bedroom 1:**
2775 x 4810 (9'1" x 15'9")
- **Bedroom 2:**
3470 x 3837 (11'5" x 12'7")
- **Bedroom 3:**
3732 x 2699 (12'3" x 8'10")
- **Bedroom 4:**
4650 x 2503 (15'3" x 8'3")

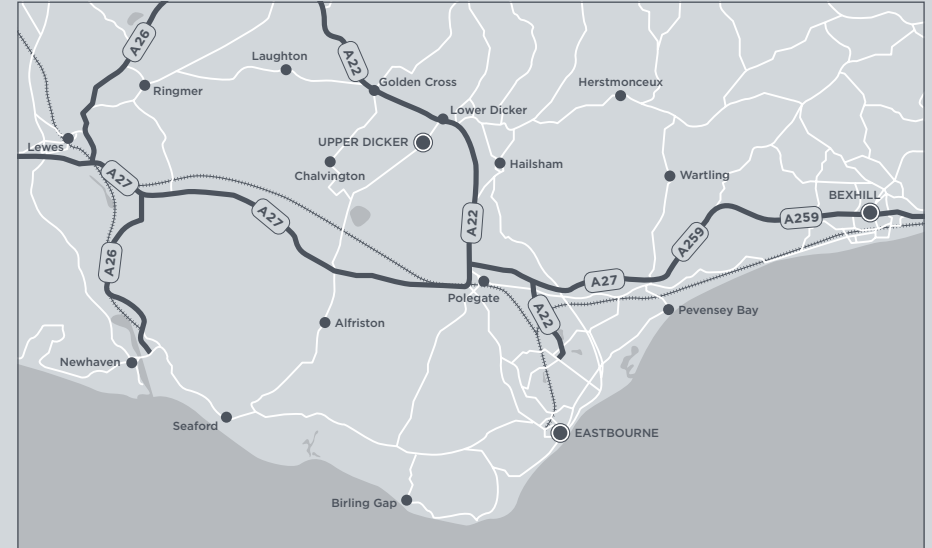
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Find us

In the countryside:

The Paddock, Camberlot Stables, Camberlot Road, Upper Dicker, Hailsham, BN27 3RG

YOUR NEW VIEW AT THE PADDOCK - Call us on **01732 686010** or email thepaddock@greymoorandsussexwealdhomes.co.uk



GREYMOOR HOMES

ABOUT GREYMOOR

At Greymoor, we create sustainable, quality homes for long-term living.

Designed to embrace the natural landscape and evolve in parallel with the local community, our homes are nestled in rural environments, but with active local neighbourhoods and bustling towns close by.

We engage as a friendly family business and trust our informed team to share our passion to build diverse new communities with a positive local impact.

We are exceptionally proud of our responsible after care service too.



ABOUT SUSSEX WEALD HOMES

At Sussex Weald Homes, we have an in-depth knowledge of the Wealden District and create high-quality, sustainable homes which truly respond to local demand.

Our sole mission is to create pleasing, enduring homes within the beautiful Sussex Weald area. We care for our customers and are committed to working with local suppliers, smaller businesses and tradespeople whenever possible.

Every penny of profit we create is given back to support our local economy and community.

The Paddock - Site Plan

KEY

- The Shetland**
Semi-Detached / Plots 1 & 2
- The Breton**
Semi-Detached / Plots 4 & 5
- The Mustang**
Detached / Plot 7
- The Shire**
Detached Bungalow / Plot 8
- The Clydesdale**
Detached / Plots 3, 6 & 9

0m 10m 20m



Disclaimer: This brochure, and the description and measurements herein, do not form any part of contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from plans which were correct at the time of print. All plans contained within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan. Maximum room dimensions are shown; measured to include items such as kitchen units, wardrobes, bay/dormer windows. Images of the properties at The Paddock are computer generated on which landscaping may have been enhanced.



GREYMOOR
HOMES

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