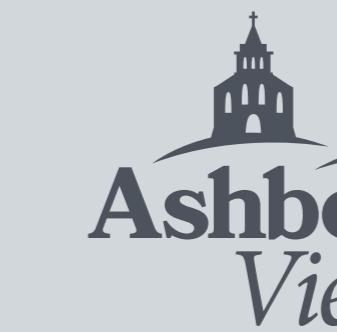


GREYMOOR
HOMES

A COLLECTION OF SIX SCENIC COUNTRYSIDE HOMES



**Ashbourne
View**

Welcome to Ashbourne View

Located in the leafy village of Hellingly, Ashbourne View is a small collection of new homes in the scenic Sussex countryside.

Overlooking the meeting point of the River Cuckmere and Bull River, new homeowners can explore the nearby nature trails, vibrant local towns, and choice of excellent schools.

Designed for long-term living by a trusted team of developers and craftsmen committed to enhancing our environment, every home optimises energy efficiency and is finished to a trusted, high specification.

Spacious rooms, bright windows, and generous gardens look across the rural landscape, whilst private parking spaces are perfect for everyday needs and welcome visits from family and friends.



Connect with your community



Explore the local area

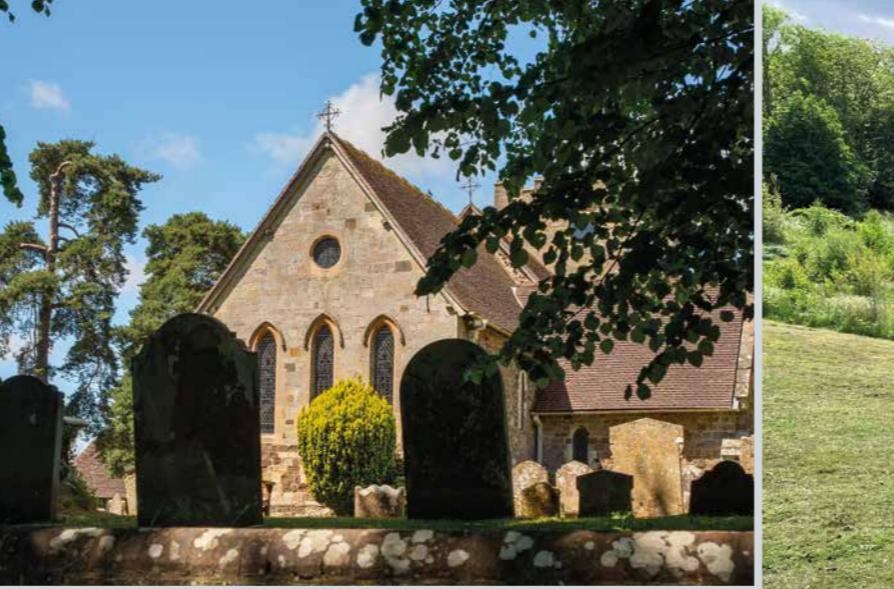
Set out across the Sussex Downs to discover family friendly parks and historic landmarks with lovely views. Enjoy the vibrant community attracted by the beautiful countryside and easy access to nearby commuter towns.

With a myriad of sporting clubs, a peaceful Country Park and sociable community hub, Hellingly has you covered. There are also a choice of excellent schools to ensure you can find the right fit for your family. Choose from eight Primary Schools, three local Secondary Schools, or the well known St Bedes, all within easy reach.





Six scenic homes



Set in the Sussex Downs

Our collection of quality new homes enjoy easy access to Hailsham, a local bus network and national railway services from Polegate, just five miles away.

Polegate Railway Station provides direct services to the vibrant coastal towns of Eastbourne in fifteen minutes, and Brighton, with its eclectic shopping lanes, in thirty minutes. Alternatively, city commuters, or those needing to travel further afield, can reach London in an hour and a quarter.

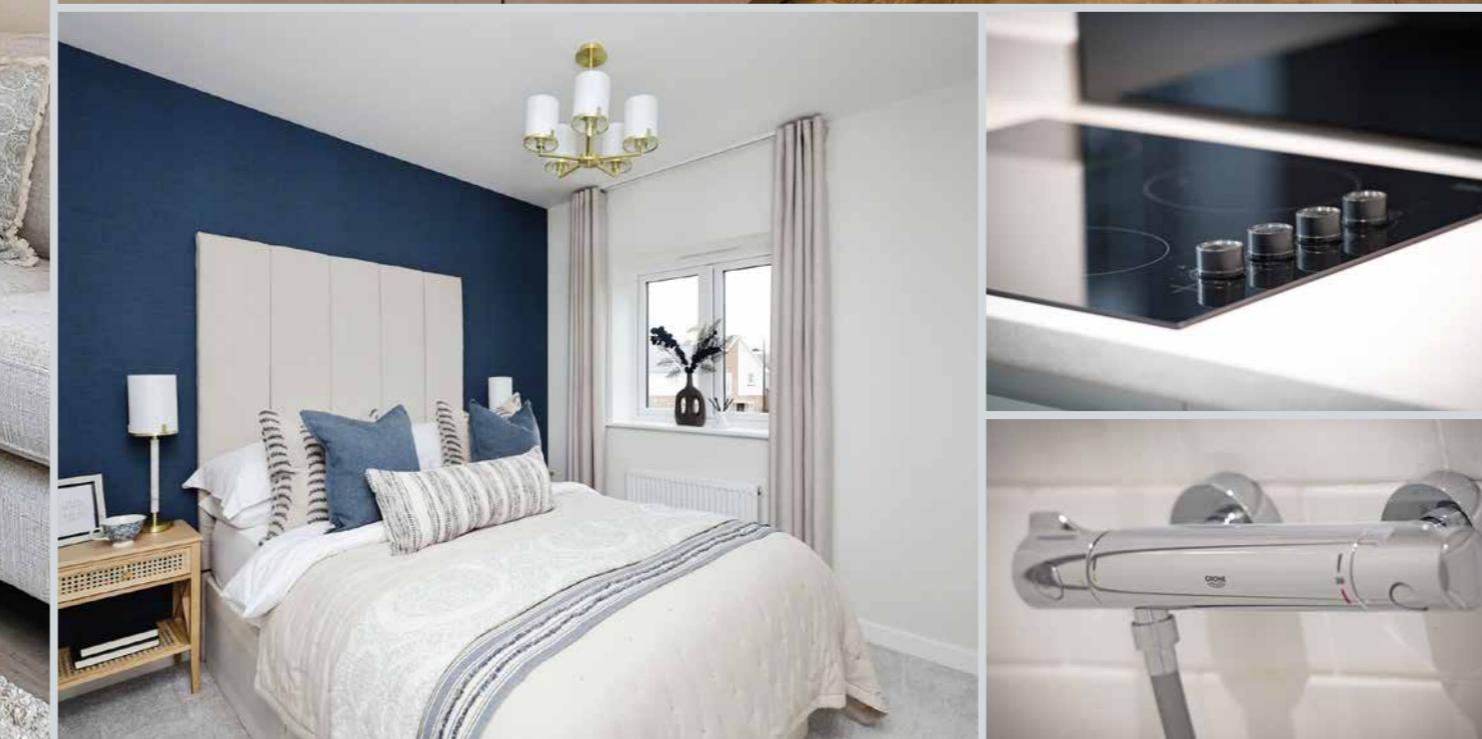
TRAVEL LESS, LIVE MORE

- 0.4 miles to **Park Woods**
- 0.9 miles to **Hellingly Country Park**
- 1.1 miles to **Hellingly Community Primary School**
- 2 miles to **Hailsham Community College**
- 3 miles to the **Cuckoo Trail**
- 3.7 miles to **St Bede's Senior School**
- 3.8 miles to **Knatchatch Adventure Park**
- 4.2 miles **Michelham Priory House & Gardens**
- 6.3 miles to **Polegate Train Station**
- 9-minute train journey to **Eastbourne**
- 29-minute train journey to **Brighton**
- 1 hour 23-minute train journey to **London**

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 Duravit, Amtico and Bosch, so you can sit back safe in the knowledge that your home is ready to be enjoyed now and well into the future.

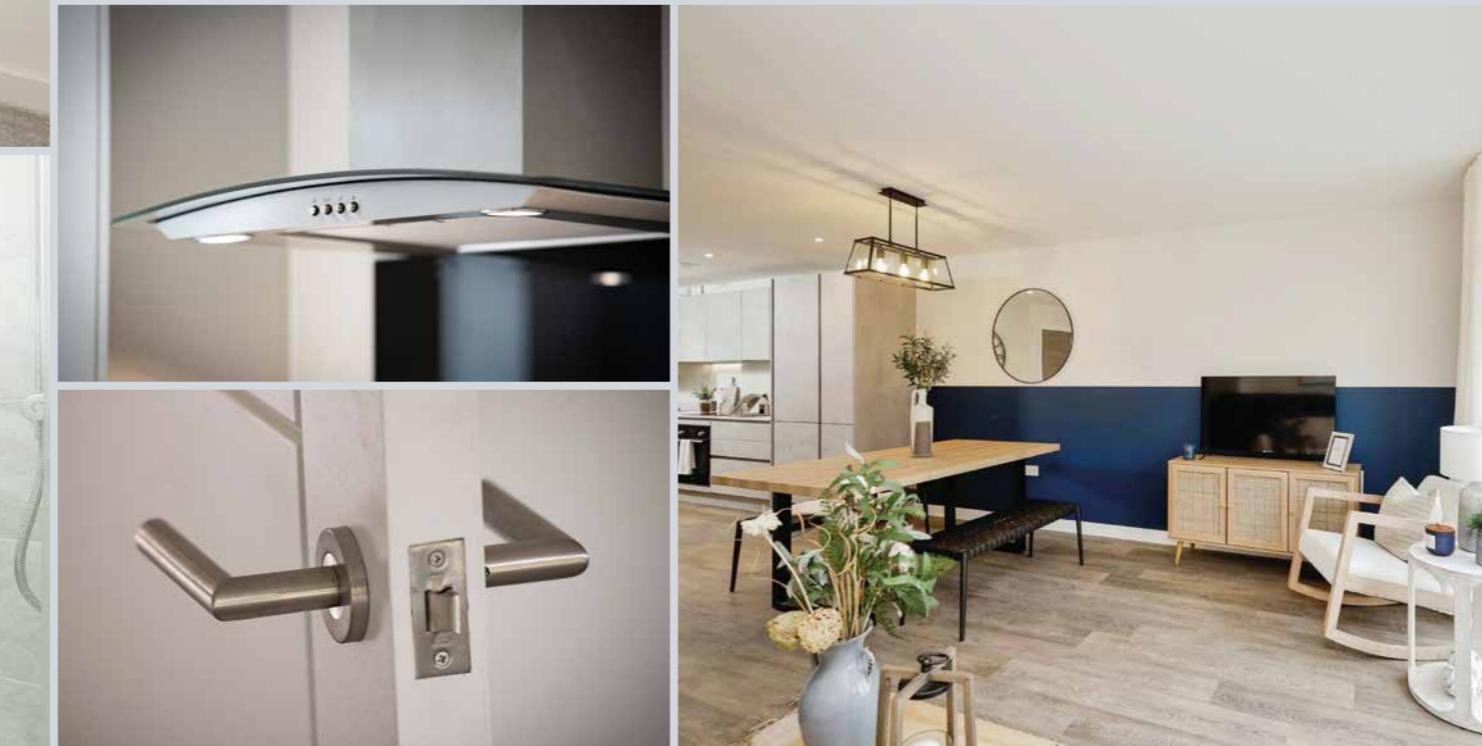
KITCHEN / DINING ROOM

- Contemporary modern style kitchen
- Stainless steel bowl
- Soft close drawers and doors
- Integrated double oven / induction hob
- Integrated extractor hood • Integrated fridge/ freezer
- Integrated dishwasher
- Integrated washer / dryer
- Integrated Wine Fridge

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 Ashbourne View. They are not plot specific. Our sales advisers are at hand to take you through the exact specification for 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 master bedroom
- USB charger connection sockets to the kitchen and master bedroom
- External connection socket
- EV charger pods

HEATING

- High efficiency boiler
- 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

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



Explore with ease

With a range of local transport options on the doorstep, as well as the 14-mile footpath and cycleway of the Cuckoo Trail within easy reach, it is easy to get around, both locally and further afield.

Head to Hailsham for all the essential amenities of a thriving town centre or visit the Sussex coastline for a welcome breath of salty sea air. Go wild at the local adventure park, or opt for a more peaceful country stroll, a café break, or pub lunch. In this small but well-connected village of Hellingly, there is something for everyone.



*Designed with
you in mind*

Let us help find the right home for you at
Ashbourne View. With a choice of 3, 4, 5 bedroom
homes and 3 bedroom bungalows, for
individuals, sharers and growing families.

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

ASHBOURNE VIEW

Mill Lane, Hellingly, BN7 4HD

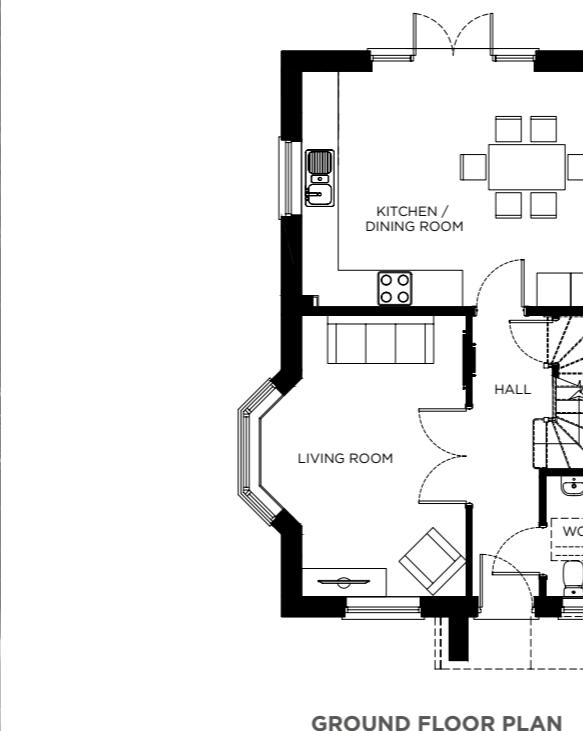
For more information, please call us on
01772 689100 or email info@reyne.co.uk



Images are computer generated.



The Oak
DETACHED / PLOT 1



*3 Bedroom
Detached
Family Home*

THE OAK - ROOM DIMENSIONS

- Kitchen / Dining Room:**
5365 x 417 (17' 7" x 13' 8")
- Living Room:**
2915 x 499 (9' 7" x 16' 4")
- Bedroom 1:**
2915 x 398 (9' 7" x 13' 0")
- Bedroom 2:**
2615 x 390 (8' 7" x 12' 0")
- Bedroom 3:**
2605 x 289 (8' 6" x 9' 5")

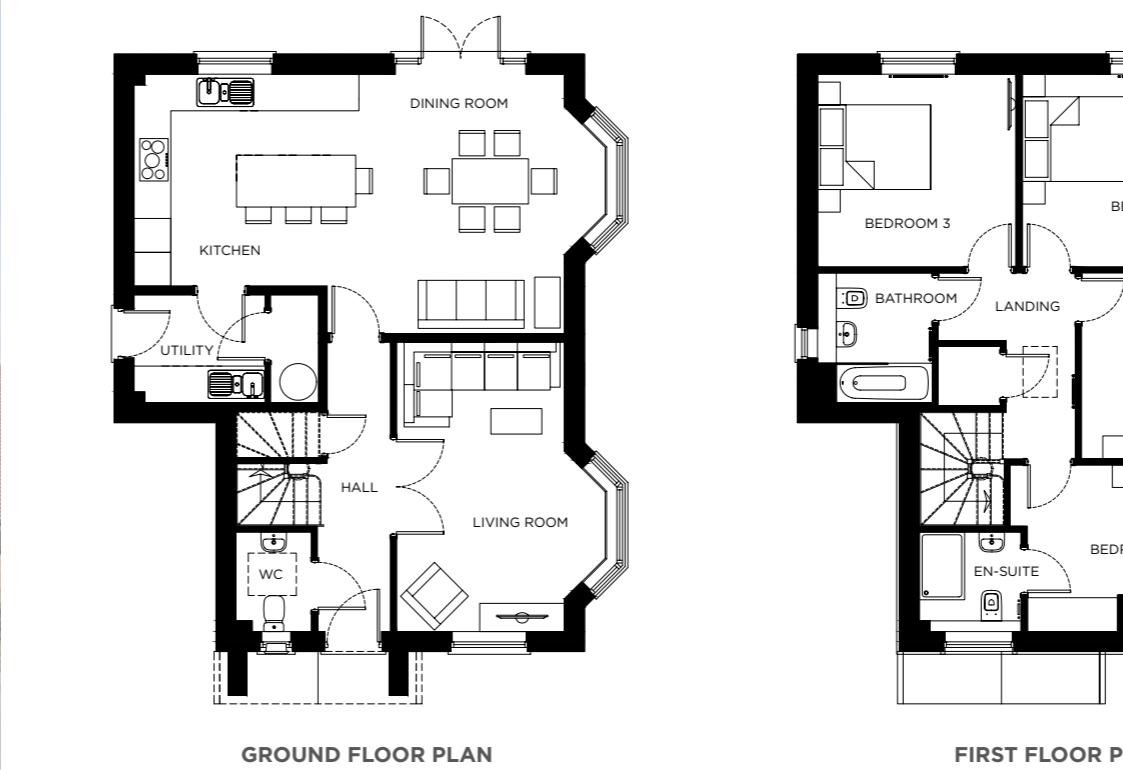
Dimensions shown in mm & ft/in

Images are computer generated.
Measurements are maximum dimensions.



The Hornbeam
DETACHED / PLOT 2

Plot 2



*4 Bedroom
Detached
Family Home*

| THE HORNBEAM - ROOM DIMENSIONS | |
|--------------------------------|-----------------------------|
| Kitchen: | 3978 x 3754 (3'1" x 12'4") |
| Living Room: | 2957 x 512 (9'9" x 16'0") |
| Dining Room: | 3637 x 4500 (11'7" x 15'1") |
| Utility: | 2540 x 191 (8'4" x 6'3") |
| Bedroom 1: | 3916 x 225 (12'0" x 9'8") |
| Bedroom 2: | 3992 x 345 (13'1" x 11'7") |
| Bedroom 3: | 3511 x 345 (11'6" x 11'2") |
| Bedroom 4: | 2950 x 326 (9'8" x 10'9") |

Dimensions shown in mm & ft/in
Images are computer generated.
Measurements are maximum dimensions.



Just for you

A new home for you at Ashbourne View offers so much more in the local area. Hellingly Country Park on the grounds of the old Hellingly Hospital is perfect for scenic dog walks along secret paths. Watch a game of cricket from the pavilion, stop in at the dog agility area, or spend the day fishing from the top pond.

Visit the ancient, semi-natural woodland of Park Wood or travel slightly further to cross England's largest medieval moat at Michelham Priory House, a home for vagrants built on its own private island with 800 years of history.

ASHBOURNE VIEW

Mill Lane, Hellingly, BN27 4HD

For more information, please call us on
01732 689100 or email info@reynolds.co.uk



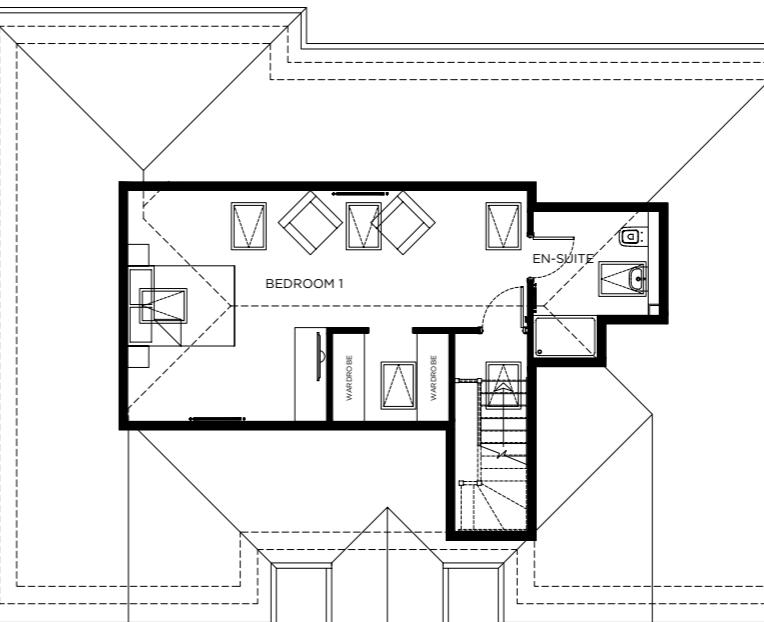
Images are computer generated.



The Sweet Chestnut
DETACHED / PLOT 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 Bedroom Detached Family Home

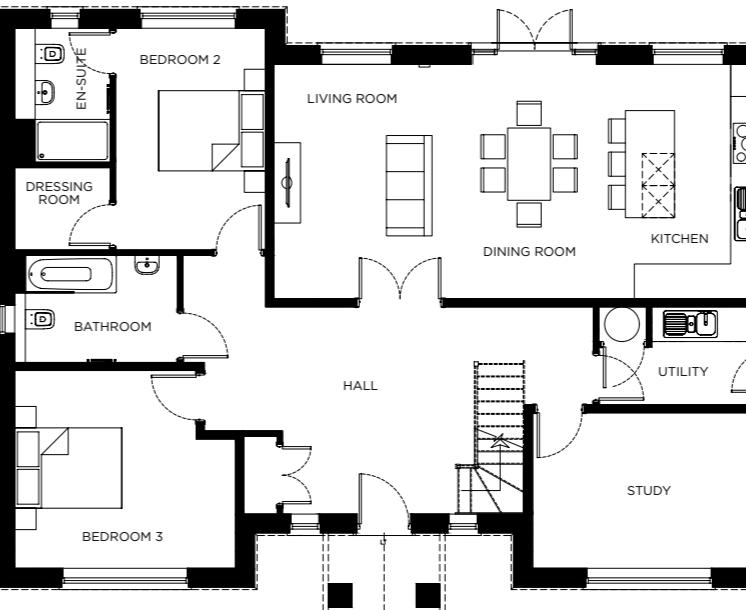
| THE SWEET CHESTNUT - ROOM DIMENSIONS | |
|--------------------------------------|---------------------------|
| • Kitchen / Dining / Living Room: | 918 x 438 (3'0" x 14'2") |
| • Utility: | 315 x 183 (1'3" x 6'0") |
| • Study: | 435 x 290 (4'3" x 9'6") |
| • Bedroom 1: | 747 x 436 (24'6" x 14'2") |
| • Bedroom 2: | 288 x 415 (9'3" x 13'7") |
| • Dressing Room: | 178 x 154 (5'10" x 5'1") |
| • Bedroom 3: | 412 x 365 (13'6" x 12'1") |

Dimensions shown in mm & ft/in

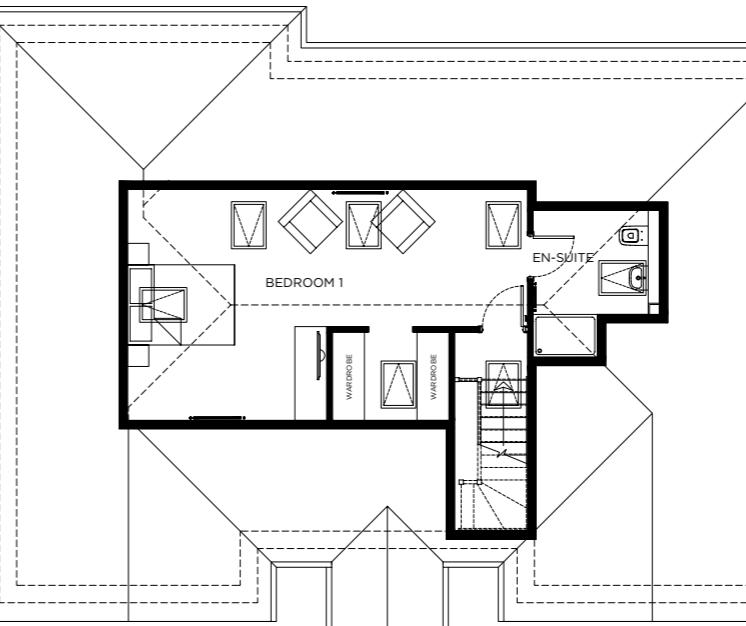
Images are computer generated.
Measurements are maximum dimensions.



The Hazel
DETACHED / PLOT 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

*3 Bedroom
Detached
Family Home*

THE HAZEL - ROOM DIMENSIONS

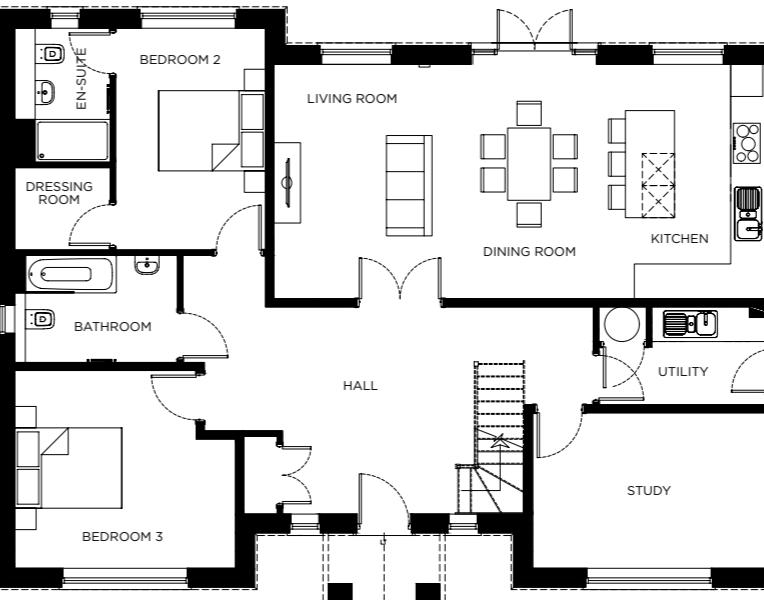
- Kitchen / Dining / Living Room:**
918 x 4380 (30'2" x 14'2")
- Utility:**
315 x 1830 (10'3" x 6'0")
- Study:**
4353 x 2905 (14'3" x 9'6")
- Bedroom 1:**
7477 x 4366 (24'6" x 14'2")
- Bedroom 2:**
2880 x 4155 (9'3" x 13'7")
- Dressing Room:**
1783 x 154 (5'10" x 5'1")
- Bedroom 3:**
4128 x 365 (13'6" x 12'1")

Dimensions shown in mm & ft/in

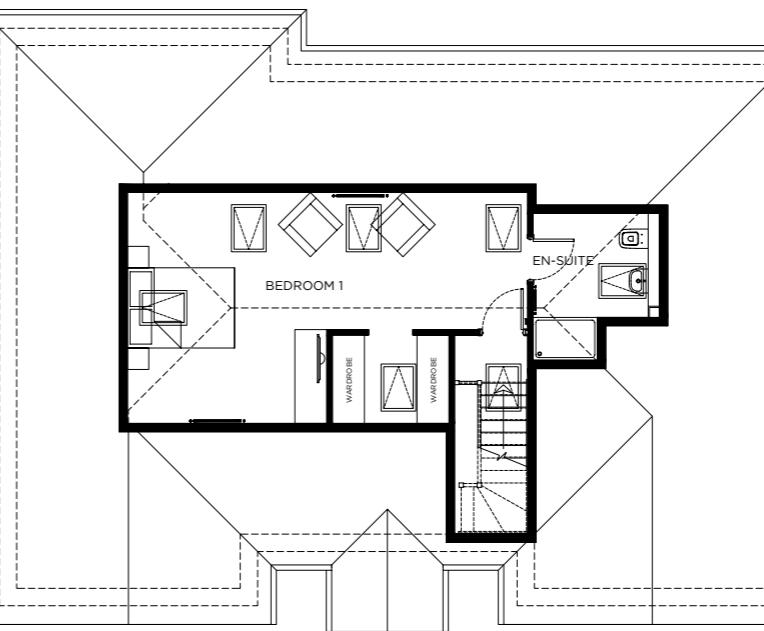
Images are computer generated.
Measurements are maximum dimensions.



The Sweet Chestnut
DETACHED / PLOT 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 Bedroom Detached Family Home

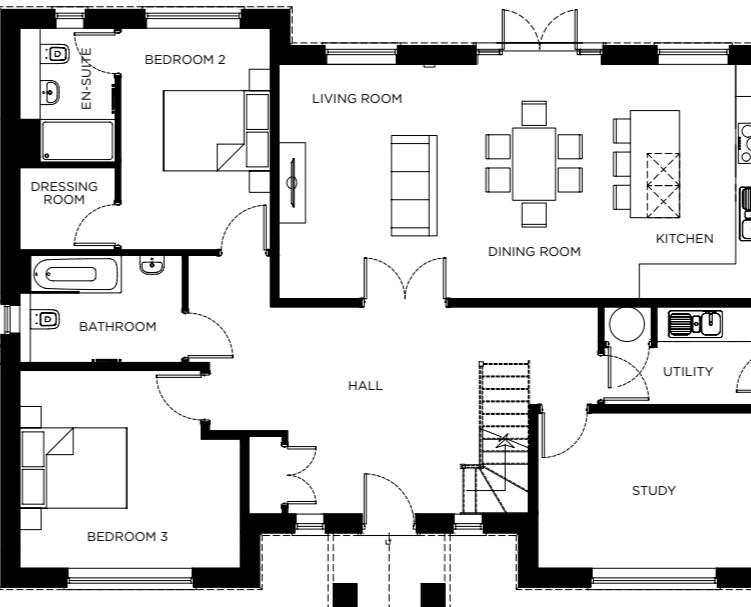
| THE SWEET CHESTNUT - ROOM DIMENSIONS | |
|--------------------------------------|---------------------------|
| • Kitchen / Dining / Living Room: | 918 x 438 (3'0" x 14'2") |
| • Utility: | 315 x 183 (1'3" x 6'0") |
| • Study: | 435 x 295 (4'3" x 9'6") |
| • Bedroom 1: | 747 x 436 (24'6" x 14'2") |
| • Bedroom 2: | 288 x 415 (9'3" x 13'7") |
| • Dressing Room: | 178 x 154 (5'10" x 5'1") |
| • Bedroom 3: | 412 x 365 (13'6" x 12'1") |

Dimensions shown in mm & ft/in

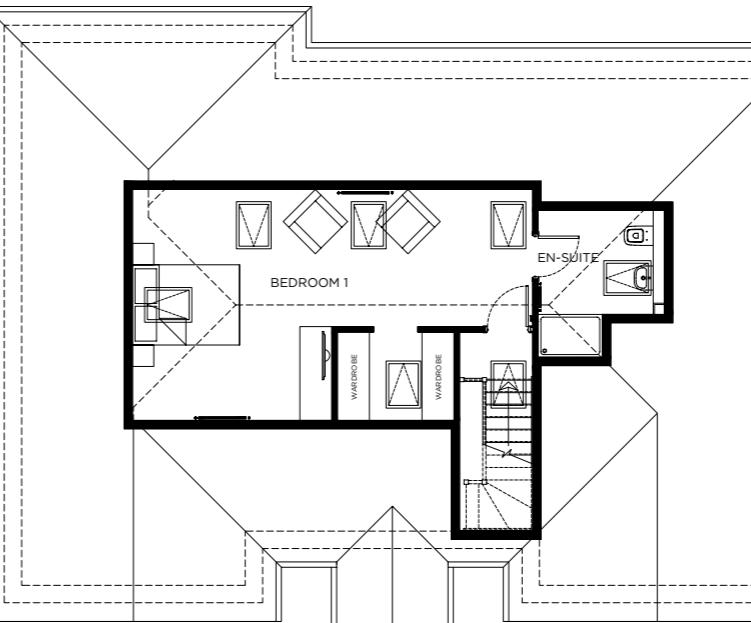
Images are computer generated.
Measurements are maximum dimensions.



The Hazel
DETACHED / PLOT 6



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 Bedroom Detached Family Home

THE HAZEL - ROOM DIMENSIONS

- Kitchen / Dining / Living Room:**
918 x 4380 (30'2" x 14'2")
- Utility:**
315 x 1830 (1'3" x 6'0")
- Study:**
4353 x 2905 (14'3" x 9'6")
- Bedroom 1:**
7477 x 4366 (24'6" x 14'2")
- Bedroom 2:**
2888 x 4155 (9'3" x 13'7")
- Dressing Room:**
1783 x 154 (5'10" x 5'1")
- Bedroom 3:**
4128 x 365 (13'6" x 12'1")

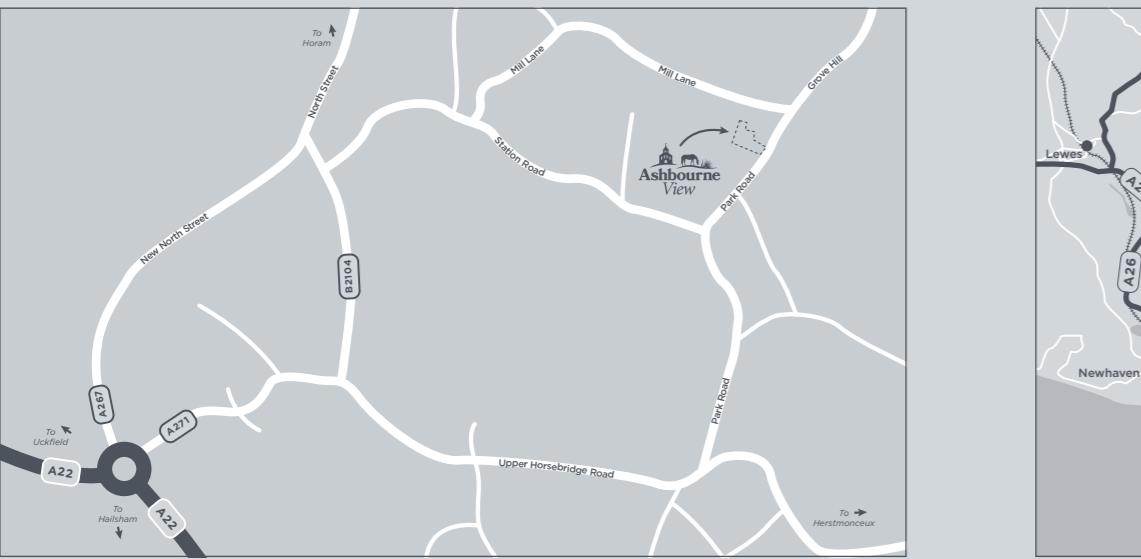
Dimensions shown in mm & ft/in

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Measurements are maximum dimensions.

Find us

In the scenic Sussex countryside:
Ashbourne View, Mill Lane, Hellingly, BN27 4HD

YOUR NEW VIEW AT ASHBOURNE VIEW - Call us on **01732 689010** or email info@greymoor.co.uk



GREYMOOR
HOMES

ABOUT GREYMOOR

Greymoor create sustainable, quality homes with a difference. We engage as a friendly family business and trust our informed team to share our passion and values for long-term living, to create new neighbourhoods with a positive local impact. We work together to better represent the diverse needs of our homeowners, who are ultimately the most important stakeholder in our business.

We value community, evolution, environment, partnership and quality. Our handpicked locations are nestled in rural environments, but with active local

communities on the doorstep and easy access to London. Our homes are designed to embrace the natural landscape and evolve in parallel with the local community. We encourage our owners to put down roots, raise a family and grow old in our new neighbourhoods.

As part of our design process, we look to the future so you don't have to. Our quality homes offer sustainable, comfortable living from the moment you move in and we pride ourselves on our responsible after care too.

Ashbourne View - Site Plan

| KEY | |
|--|---|
| ■ | The Oak Detached / Plot 1 |
| ■ | The Hornbeam Detached / Plot 2 |
| ■ | The Sweet Chestnut Detached / Plots 3 & 5 |
| ■ | The Hazel Detached / Plots 4 & 6 |

0 5m 10m 15m 20m 25m 30m 35m 40m
SCALE 1:500



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; room widths measured to include items such as kitchen units, wardrobes, bay/dormer windows. Images of the properties at Ashbourne View are computer generated on which landscaping may have been enhanced.

GREYMOOR
HOMES

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