



THE
NIGHTINGALES
CROWBOROUGH

BY RIVERDALE DEVELOPMENTS

At The Nightingales you can find your perfect home in a truly historical location

THE
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CROWBOROUGH



Welcome to The Nightingales, a prestigious development of two, three and four bedroom houses set in the heart of the lush East Sussex countryside, yet still within easy reach of the capital.

Located within the bustling market town of Crowborough, this stunning development benefits from a wide range of nearby local amenities, along with excellent connections to London and the rest of the UK. However, despite its city connections, the town enjoys a peaceful setting in one of the country's prettiest areas.

Each high-quality home at The Nightingales has been carefully designed to provide the utmost space, style and comfort. The exteriors are constructed from specially selected materials that complement the local environment, while the interiors enjoy a high-specification finish that perfectly caters for modern life.



Computer generated image indicative only and external finishes are subject to change.



- **The Aspen**
Plots 7, 19, 20, 21, 23, 70, 71, 88, 94, 100, 118, 119, 133, 134, 135, 136, 139, 140, 159 & 160
- **The River Birch**
Plots 72, 73, 74, 89, 90, 91, 95, 150, 156, 157 & 158
- **The Silver Birch**
Plots 2, 3, 4, 5, 6, 8, 9, 15, 16, 17, 18, 22, 24, 25, 26, 99, 112, 113 & 147
- **The Red Maple**
Plots 97, 102, 120, 141, 146 & 155
- **The Silver Maple**
Plots 101, 148, 149 & 151
- **The Ash**
Plots 1, 144 & 145
- **The Cedar**
Plots 114, 115, 116, 117, 142 & 143
- **The Green Ash**
Plots 64, 66, 69, 92, 93 & 154
- **The Velvet Ash**
Plot 52
- **The Noble Fir**
Plots 65, 75, 76, 77, 78, 96, 98, 152 & 153
- **The Grand Fir**
Plot 48
- **The Sycamore**
Plots 49, 53, 60, 63, 67, 68 & 79
- **The Willow**
Plots 50, 51, 54, 61 & 103
- **The Pine**
Plots 55 & 62
- **The Redwood**
Plots 56 & 58
- **The Oak**
Plots 57 & 59
- **Affordable**

Development

LAYOUT

Positioned within naturally green open spaces, this exclusive collection of 2, 3 & 4 bedroom homes are beautifully designed to suit any lifestyle.

Siteplan not to scale

S/S - Substation RCP - Refuse Collection Point



Crowborough

A HOME TO LIFE'S
GREAT STORIES

Image of Ashdown Forest



High Street, Crowborough

Crowborough's extraordinary history, character and charm has not just inspired literary legends, but also sparked the imaginations of millions of young minds around the world.

Nestled among lush green leaves upon the roof of the High Weald Area of Outstanding Natural Beauty is the market town of Crowborough. Its picturesque streets are lined with Tudor beams and Edwardian bay windows, interspersed with an abundance of green open spaces.

Sitting 240 metres above sea level, the landscape either side of the town falls away dramatically to reveal spectacular views of the East Sussex rolling hills. With such remarkable scenery and irresistible charm, it is easy to see why this peaceful town has inspired two of the greatest ever storytellers.

The great Sir Arthur Conan Doyle, author and creator of the word famous Sherlock Holmes, called Crowborough his home for 23 years of his life, whilst nearby Ashdown Forest was A. A. Milne's setting for the adventures of possibly the most famous bear in the world: Winnie the Pooh.

Despite such remarkable history, Crowborough is by no means stuck in the past. The town's period look belies its modern heart, while excellent links to London and the rest of the country keep it very well connected.

Crowborough has been the perfect setting for some of the world's most famous stories, now it's time for you to live yours at The Nightingales.



“It has long been an axiom of mine that the little things are infinitely the most important.”

Sir Arthur Conan Doyle



Crowborough countryside

From a bustling High Street to a world-famous forest, across iconic sprawling hills as far as the great chalk cliffs of the Southern Coast.

Crowborough town centre is a hive of activity. Its high street caters for your everyday needs with a perfect mix of local independent boutiques, high street chains, major banks and essentials such as supermarkets, pharmacies and greengrocers. This flurry of activity peaks once a month during the farmers' market, where you can handpick some of the freshest produce in the whole of East Sussex.

A strong characteristic of Crowborough is its many parks, open spaces and nature reserves. Enjoy woodland walks, picnics and ponds in the Country Parks or take advantage of the sports facilities, boating lake and miniature railway at Goldsmiths Recreation Ground. With many more open spaces to choose from in the town, you won't have any problem escaping the rush.

Active lifestyles are well catered for with the local football, rugby and tennis clubs, fully equipped leisure centre and top-quality golf courses all within easy reach. The countryside that surrounds Crowborough includes the

world-famous home of Winnie the Pooh and Ashdown Forest, along with countless criss-crossed footpaths that offer some of the UK's most spectacular views.

Families are well looked after with the number of high-performing schools close to home. Children can begin their learning at Whitehill Nursery School, before moving on to any of the Good rated local primary schools, which include Jarvis Brook, Ashdown, Grove Park and St Mary's Catholic, with secondary and sixth form learning available at Beacon Academy (also rated Good). Hurstwood C of E Primary School, rated Outstanding by Ofsted, lies in the neighbouring village of High Hurstwood.

Moving further afield, Crowborough's excellent road and rail connections mean that London's legendary buzz is a short journey north, whilst the Sussex coast is an easy drive south. Whether you're after a day out in the capital or the warm sea breeze, in Crowborough you are perfectly placed to enjoy it all.



Crowborough



Royal Ashdown Golf Club



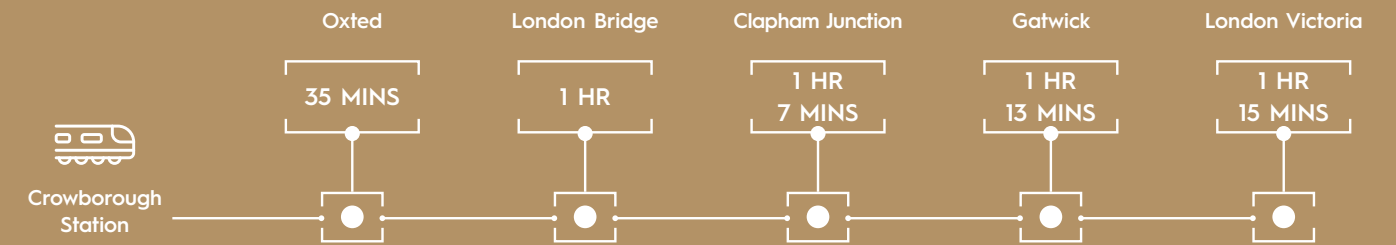
Crowborough



Explore
CROWBOROUGH
AND BEYOND

Perfect

FOR THE CAPITAL AND COUNTRYSIDE



Find your perfect mix between the tranquillity of green open countryside and the excitement of the big-city buzz with a home at The Nightingales.

The Nightingales is perfectly positioned to make the most of everything the modern family needs, whether it's by road, rail, air or your own two feet.

Crowborough High Street is just a short walk from your front door, placing all the everyday essentials within easy reach, whether it's a workout at the gym, a round of golf, coffee with friends, the school run or the weekly shop.

It is also very easy to travel by road from Crowborough, with the A26 running through the centre of the town, then following a direct route north to Royal Tunbridge Wells and south to Lewes. Regular bus services run between the towns and beyond, reaching Brighton in under 90 minutes. When travelling by car this journey can be made in as little as 45 minutes, while a trip to London will take around 60 minutes by train.

Crowborough train station is located on the south-eastern edge of the town and operates direct services to London in just over an hour. This opens up the national rail network and provides a gateway to the rest of Europe via Eurostar.

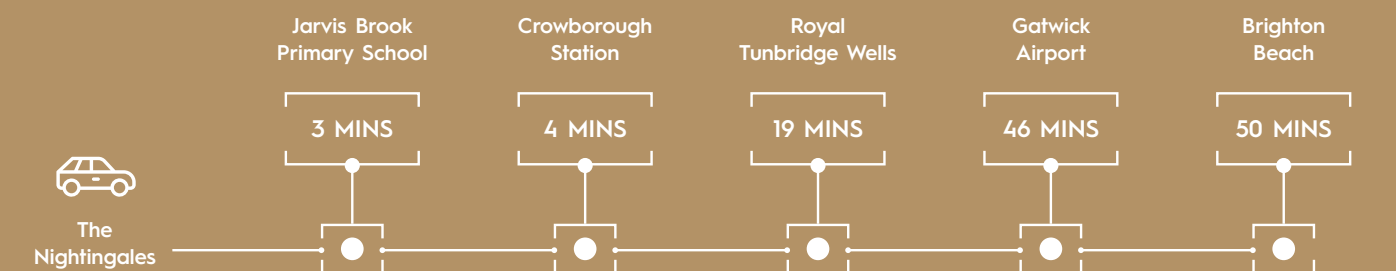
Not only is Crowborough well positioned to enjoy the best that the UK and Europe has to offer, it is also within easy reach of Gatwick airport, which provides non-stop flights to over 150 cities across the globe.



Crowborough Station



Walshes Park





Leisure AND DINING

Crowborough's thriving town centre is home to a variety of traditional pubs and restaurants that offer a friendly welcome and a hearty meal. Soak up the history of the 200-year-old Crow & Gate, enjoy lunch and a glass of wine at the beautiful White Hart on the Green, or experience an authentic local with real ale, live music, pub grub and pool at the Bricklayers Arms.

If you're looking for something a little more refined, the surrounding countryside offers some great choices for finer dining. A short drive will take you to The Dining Room at Buxted Park Hotel. This 2 AA Rosette restaurant serves a menu filled with modern British cuisine that has been prepared with the finest local ingredients.

The achingly beautiful and equally grand Ashdown Park Hotel & Country Club is located a short drive into the Ashdown Forest and offers award-winning gourmet cuisine at its restaurant, making it the ideal retreat for lunches and evening meals. Alternatively, with the opulent rooms, luxurious spa and spectacular 18-hole golf course it also makes the ideal retreat for an entire weekend of pleasure.

With the above choice and so much more, there's plenty to keep the adults entertained, however, sometimes we all need to indulge the (big) kids in our lives. At times like these, head over to Pooh Corner. This charming café is located in the heart of Winnie the Pooh country, just down the road from the world-famous Pooh Sticks Bridge - what better place to lose yourself for the day?



Crowborough



Ashdown Park Hotel

From country pubs to country clubs, the choice of dining within easy reach of The Nightingales truly caters for every taste.



- 1 POOH CORNER**
Transport yourself into the wonderful world of Pooh Bear and all his friends at this charming café.
- 2 THE CROW & GATE**
A rustic country pub with a welcoming atmosphere, a hearty menu and 200 years of history.
- 3 WHITE HART ON THE GREEN**
This attractive venue has a great menu and friendly atmosphere making for an ideal Sunday lunch.
- 4 THE DINING ROOM AT BUXTED PARK HOTEL**
Traditional British dishes with a contemporary twist have earned this restaurant its 2 AA Rosettes.
- 5 ASHDOWN PARK HOTEL & COUNTRY CLUB**
The gourmet cuisine served at this restaurant is just as impressive as the spectacular surroundings.



Unrivalled

SPECIFICATION

LUXURY KITCHENS

We provide a steep level of luxury to every one of our kitchens and offer our buyers choice.

- All homes come with elegant Bosch stainless steel gas hobs, extractors, an oven, and combination oven/microwaves.
- Laminate worktops to our two and three bedroom homes are hard wearing and easy to clean, providing buyers with a worksurface that caters to both form and function.
- Granite worktops to our four bedroom homes are stylish and durable, offering a kitchen countertop that's rich in natural colour and design, and stands the test of time. These homes also come with a luxurious integrated wine cooler.

INTEGRATED APPLIANCES

All of our homes come with a range of appliances that help make up their high specification, including an integrated washer/dryer, fridge/freezer, and dishwasher. Tough laminate worktops come standard with every utility room and selected plots will have separate freestanding washing machine and dryer.

We pay extra attention to every tiny detail to ensure that our homes are built to the highest standard throughout.

BATHROOMS, ENSUITES & CLOAKROOMS

Careful attention has been paid to each of these rooms, to ensure a refined standard of living.

- All bathrooms come fitted with Roca sanitaryware and are half tiled, with full tiling to the shower areas. Extra elements of luxury come in the form of fitted mirrors and heated ladder tower rails. A choice of Minoli ceramic wall and floor tiling come with bathrooms and ensuites.
- Vanity units come standard with family bathrooms and ensuites.
- Showers come with Hansgrohe fittings and thermostatic controls for full control.

DOOR AND INTERNAL JOINERY

We provide reliable fittings to all inside and outdoor doors.

- All internal doors are contemporary and are white-painted.
- White PVCu windows with chrome handles throughout.
- Part-glazed door to the front of your home, fitted with stainless steel ironmongery and a secure multi point lock.
- Deep moulded skirting and architraves to provide another level of refinement throughout.
- Sliding wardrobes with soft close and shelf and hanging rail to all master bedrooms. Three bedroom homes will have an additional wardrobe to bedroom 2. Four bedroom homes will have additional wardrobes to bedrooms 2 & 3.

FINISHING TOUCHES

It wouldn't be a Riverdale home without our signature finishing touches, which include:

- A choice of carpeting to lounge, dining room, and bedrooms, as well as staircases and landings.
- A choice of Amtico flooring to kitchen/diner, cloakroom and hallway.
- A high-quality fireplace and log burner to selected homes.

ELECTRICAL AND COMMUNICATIONS

Every Riverdale home is provided with cutting-edge technical fittings for both entertainment purposes and daily convenience.

- State-of-the-art media panel provided to both the living room and master bedroom offer buyers flexibility and entertainment options.
- TV points provided to the living room, family room and all bedrooms offer television access to every family member. Cabling is also provided to allow for the installation of a Sky Q dish or reconfiguration.
- USB points provided to kitchens and all bedrooms.
- BT points in the kitchen, master bedroom and study put you in easy reach of any phone call.
- Dimmer switches to living room allow you to control the level of lighting.
- Chrome accessories to the kitchen offer an extra level of refinement and style.



HEATING AND WATER SERVICE

We implement cost-saving heating measures to ensure your home stays warm year-round, including energy efficient, gas-fired central heating and mains pressure hot and cold water services.

SECURITY & PEACE OF MIND

Your wellbeing is of utmost importance, which is why we implement several security measures to protect you and your home. Reliable and efficient wireless alarm systems are provided to all homes, whilst the front doors allow multi point locking.

EXTERNAL AND SHARED AREAS

We focus on ensuring that the exterior of your home is as efficient as the interior.

- Carefully turfed lawn and patio is provided to all gardens, to maximise their potential and offer opportunities for outdoor activities.
- Exterior water point allows for the supply of water.

- Exterior power point offers the safe use of electrical equipment.

WARRANTY AND AFTER CARE

From the day you move in and beyond, we offer various warranties and aftercare services. We provide a comprehensive demonstration of your new home before you receive the keys, and our 2-year customer care warranty and NHBC 10-year warranty offer further peace of mind whilst you get settled into your new home.





Our COMMITMENT



Completed development The Grove, Hawkhurst

Riverdale Developments are thoughtfully designed to create safe, friendly environments that promote a sense of community and quality of life.

We take great care and attention over each and every one of our homes to ensure the developments we produce are worthy of the Riverdale name. Our experience in the industry and knowledge of the most modern techniques ensures that a Riverdale home will always benefit from the highest quality materials, highest standard specification and highest energy efficiency.

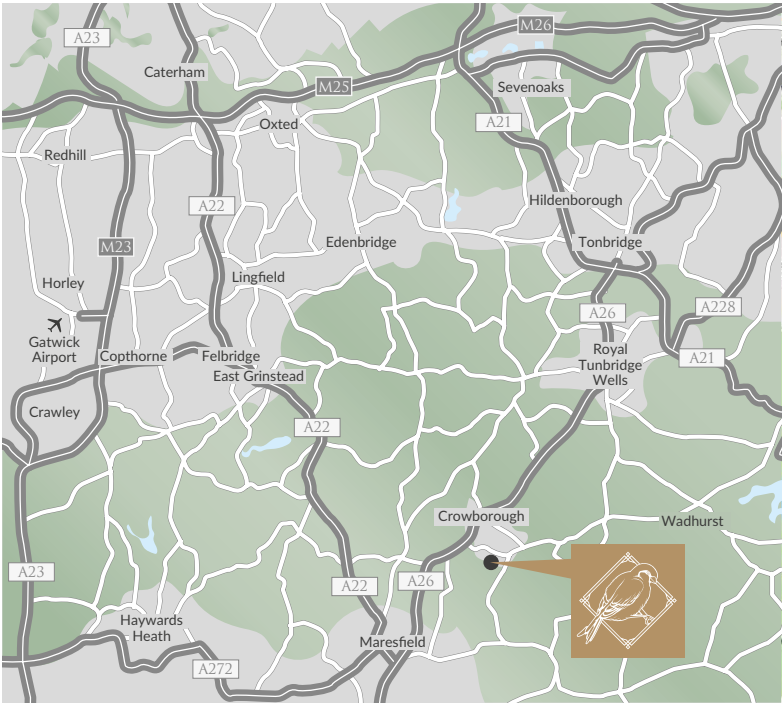
This commitment to quality can be seen in a long list of developments that have become home to satisfied customers from London to the South Coast and will continue to provide a safe, comfortable and welcoming place to live long into the future.

Riverdale
DEVELOPMENTS LTD

riverdale-developments.co.uk



LOCAL MAP



AREA MAP

Riverdale
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riverdale-developments.co.uk



It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Riverdale developments. Other photographs are of the local area or indicative lifestyle images. Designed and produced thinkBDW 03/19 191170.



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