

 THE Willows
— HORAM —

AN OUTSTANDING COLLECTION OF TWO, THREE AND FOUR BEDROOM CONTEMPORARY HOMES





THE Willows

AN OUTSTANDING COLLECTION OF CONTEMPORARY HOMES BY SUSSEX WEALD HOMES

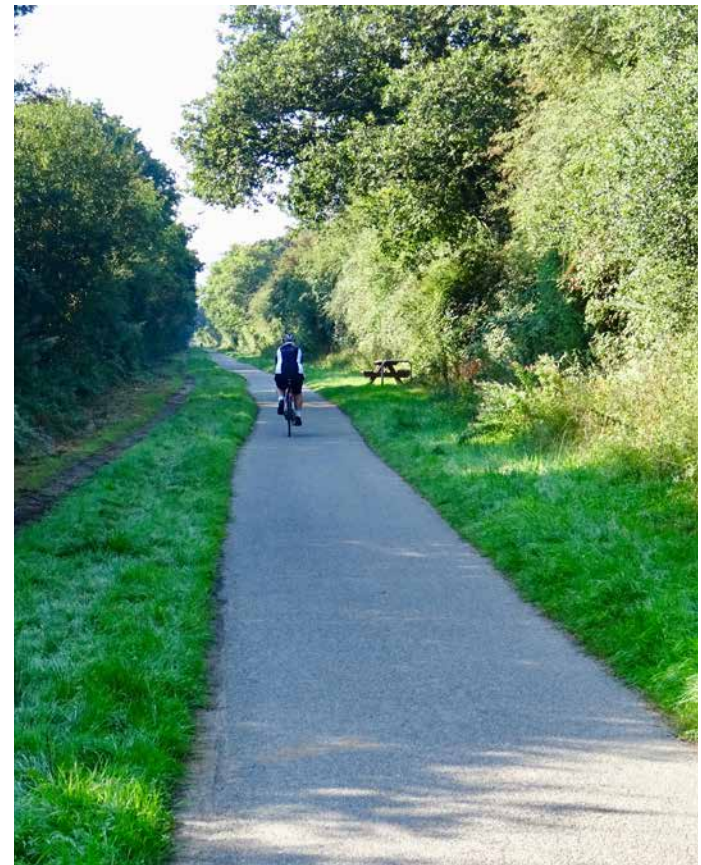
Overlooking the waterside in the rural Sussex town of Horam, the Willows is an outstanding new neighbourhood of 53 contemporary two, three and four bedroom homes.

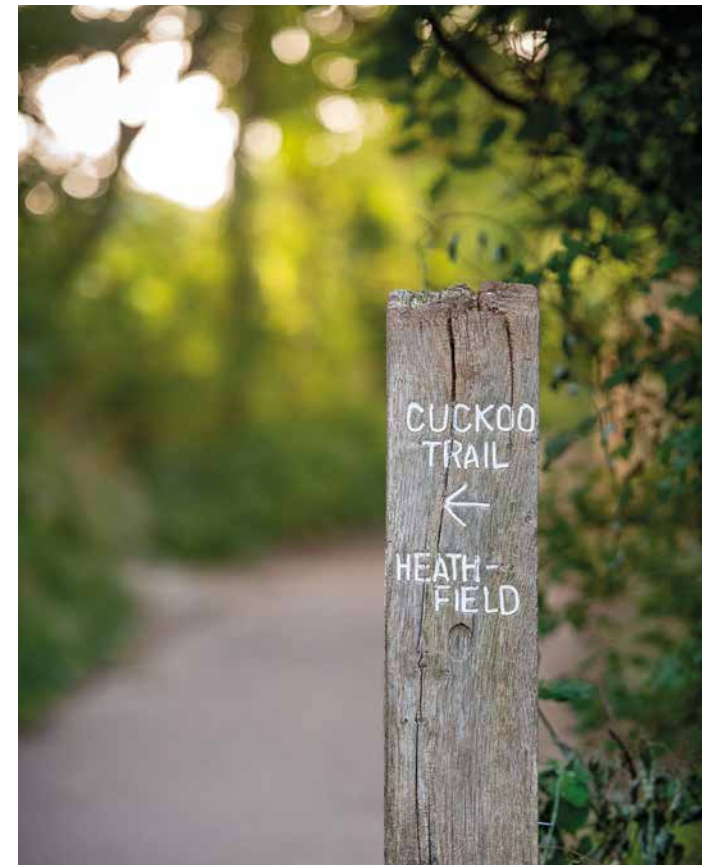
Architecturally designed with warm red bricks, large windows to bring the outside in, chic black doors, high specification interiors, easy parking and ample gardens, your home at the Willows will be a welcome rural retreat for you, as well as your friends and family.

Conveniently located for local transport links, but inviting a healthier way of living, nestled between mature trees and with refreshing countryside walks on your doorstep, this is a home to put down roots for the long-term.

Growing families will enjoy the pretty playground, proximity to the popular local schools and safe open spaces, whilst individuals and adventurers can make the most of the buzzy town and extensive nature trails.







A unique location to relax or ramble

Embrace a healthier lifestyle within the friendly village of Horam, a rural area in the Wealden District of East Sussex and just three miles south of the larger town of Heathfield.

Enjoy the fabulous array of independent stores, schools, and eateries, as well as the refreshing variety of countryside walks for all energy levels, from relaxing half mile strolls, to rambles of over twelve miles long.

Journey along the historic Cuckoo Trail by foot, bike, or horse. Formerly part of the Eastbourne to Tunbridge Wells railway, this local landmark closed in 1968 but is

open for all to enjoy the former tracks, named after the Cuckoo Fair, which used to mark the start of the summer in the area.

Alternatively, head out for a jog at the award-winning Horam Manor Country Park which has a fabulous playpark for little ones too, or venture 20 minutes further to Eastbourne beach for a stroll along the promenade.

Keener to stay inside? Join events and classes at Horam Village Hall, make jewellery with local Goldsmith Kyle McIntosh, or spend a happy afternoon enjoying the produce of the area with a tasting at Hidden Spring Vineyard.

-  The Birch (2 Bedroom)
-  The Cedar (3 bedroom)
-  The Hornbeam (3 bedroom)
-  The Oak (4 bedroom)
-  Shared Ownership / Affordable Rent



Find your own outstanding, contemporary home at:
The Willows, Horam, East Sussex, TN21 0LJ



Find us by the weeping willow

Discover a lighter work life balance in a unique location, better connected for both work and nature.

Busy professionals can rely upon local transport, with an extensive bus network and a national trainline just 15 minutes away in the vibrant town of Polegate, providing a regular service for those journeying to London and beyond.

For those needing to drive, you can roll past The Willow's picturesque weeping willow, calm pond, and quiet neighbourhood streets, directly on to the nearby A267 which will take you swiftly to wherever you need to go.

Families can easily reach a surprising number of first-class state and independent schools across the Horam catchment area too. Whether enticed by the peaceful nature of Maynards Green Community Primary, the impressive sports facilities of Bede's, or the community bustle of Beacon Academy, there is a school nearby for everyone.

Beyond the boundaries of work and education, Horam is the ideal hub to begin your ventures further afield. Just 6 miles to a fantastic family day out at Knockhatch Adventure Park, 8.5 miles to Herstmonceux Castle Observatory and Science centre, or 16 miles to the sunny Sussex coastline.

• **MAYNARDS GREEN COMMUNITY PRIMARY**
1.5m, 4min by car

• **HEATHFIELD**
3m, 7min by car

• **KNOCKHATCH ADVENTURE PARK**
5.9m, 11min by car

• **POLEGATE NATIONAL RAIL STATION**
8.5m, 14min by car

• **HERSTMONCEUX CASTLE**
8.9m, 22min by car

• **EASTBOURNE BEACH, ROYAL PARADE**
13.4m, 22min by car







Enjoy high specification living

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 NEFF, 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 with soft close doors and drawers and under unit lighting
- Quartz worktops and drainer
- Quartz upstands and splashback to hob
- Integrated NEFF oven (2 nr. to three and four bed houses / 1 nr to 2 bed houses)
- NEFF Induction hob
- NEFF integrated canopy extractor
- Hotpoint integrated fridge freezer
- Hotpoint integrated washer/dryer
- Hotpoint integrated dishwasher

- Undercounter slimline wine cooler – 4 bed houses only
- Hotpoint washing machine and separate condenser tumble dryer – 4 bed houses with utility room
- 1.5 bowl undermounted stainless steel sink

BATHROOM & ENSUITE

- Contemporary Duravit white sanitaryware with Armera vanity units
- Hansgrohe and Vado mixer taps and shower fittings
- Porcelanosa tiling to floors and walls (full height to shower areas)
- Stainless steel towel rail







FINISHING TOUCHES

- Built in mirrored wardrobes to main bedroom
- Amtico flooring to hallways, kitchen and dining room and utility room (where applicable)
- Carpet to living room, stairs, landing and bedrooms
- Chrome door furniture
- Patio and lawn to rear gardens

JOINERY AND DOORS

- White UPVC double glazed windows
- Composite front doors
- Pre-finished Linear white satin smooth internal doors throughout

ELECTRICAL

- LED downlighters to kitchen, bathroom, ensuites, cloakrooms and utility room (where applicable)
- TV points installed to living room and all bedrooms
- Shaver point to bathrooms

HEATING

- High efficiency boilers
- Heated towel rail to bathrooms and ensuites

WARRANTY

- 10-year LABC warranty





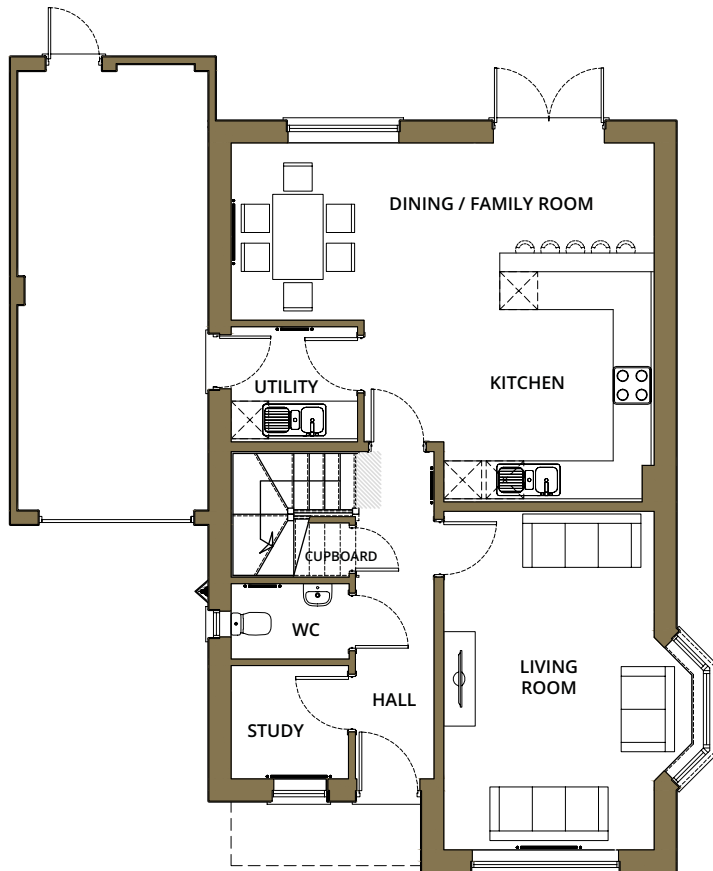
The Oak

4 BEDROOM HOUSE

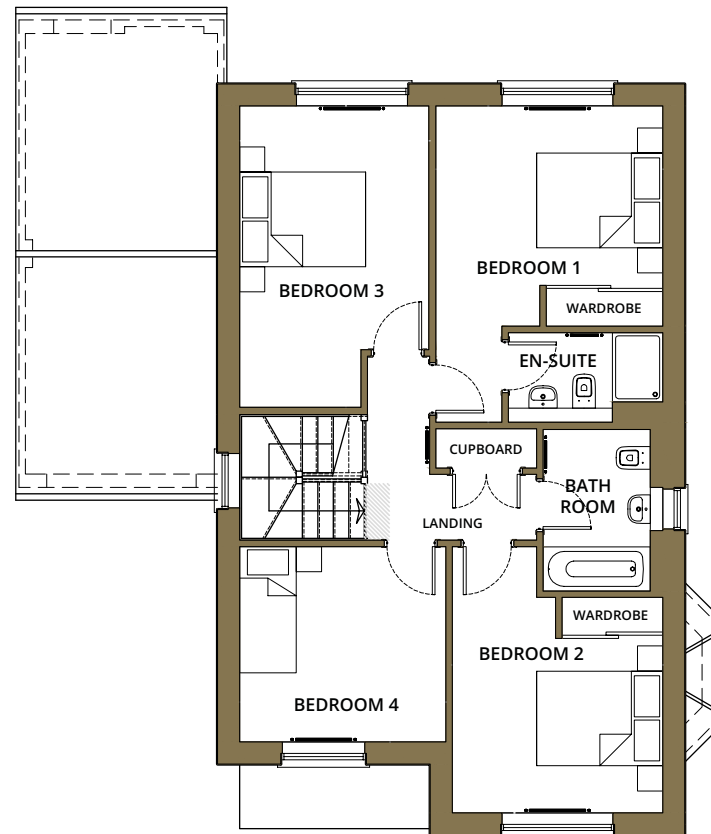
Plots 43,45

- **KITCHEN / DINING / FAMILY ROOM**
6715 x 5695 (22'0" x 18'8")
- **LIVING ROOM**
3340 x 5370 (10'11" x 17'7")
- **STUDY**
1863 x 1800 (6'1" x 5'11")
- **BEDROOM 1**
3600 x 5020 (11'10" x 16'6")
- **BEDROOM 2**
3340 x 4225 (10'11" x 13'10")
- **BEDROOM 3**
3003 x 4782 (9'10" x 15'8")
- **BEDROOM 4**
3275 x 3100 (10'9" x 10'2")

Dimensions shown in mm & ft/in



GROUND FLOOR



FIRST FLOOR





The Hornbeam

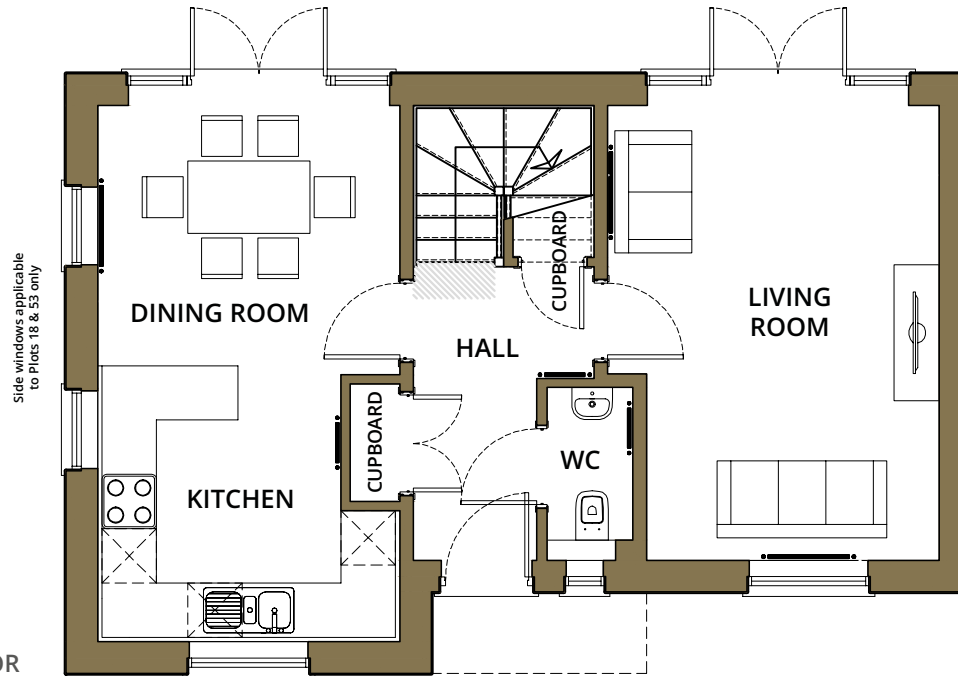
3 BEDROOM HOUSE

Plots 16,17,18,53

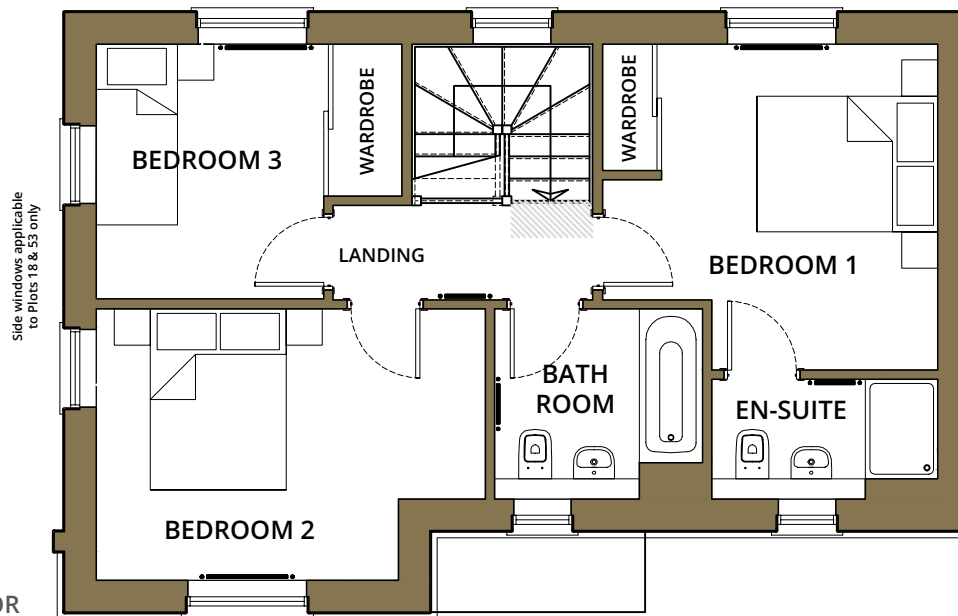
- **KITCHEN / DINING ROOM**
3340 x 5927 (10'11" x 19'5")
- **LIVING ROOM**
3666 x 5027 (12'0" x 16'6")
- **BEDROOM 1**
3704 x 3602 (12'2" x 11'10")
- **BEDROOM 2**
4303 x 3000 (14'1" x 9'10")
- **BEDROOM 3**
2516 x 2815 (8'3" x 9'3")

Dimensions shown in mm & ft/in

GROUND FLOOR



FIRST FLOOR





The Cedar

3 BEDROOM HOUSE

Plots 4,5,8,9,41,42,44,46,47,48,49,50

- **KITCHEN / DINING ROOM**

3075 x 5722 (10'1" x 18'9")

- **LIVING ROOM**

5365 x 3468 (17'7" x 11'5")

- **BEDROOM 1**

3615 x 3754 (11'10" x 12'4")

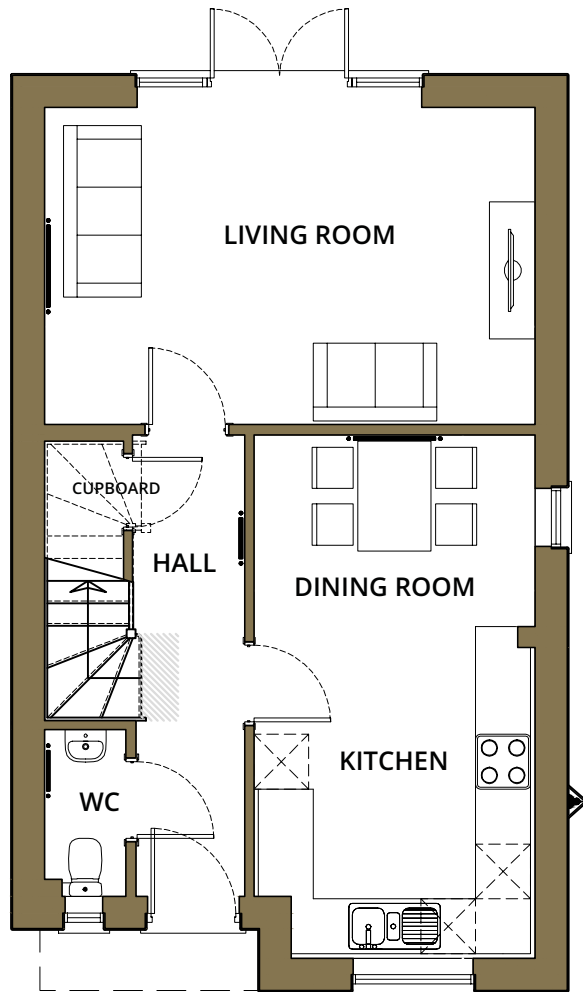
- **BEDROOM 2**

3115 x 3863 (10'3" x 12'8")

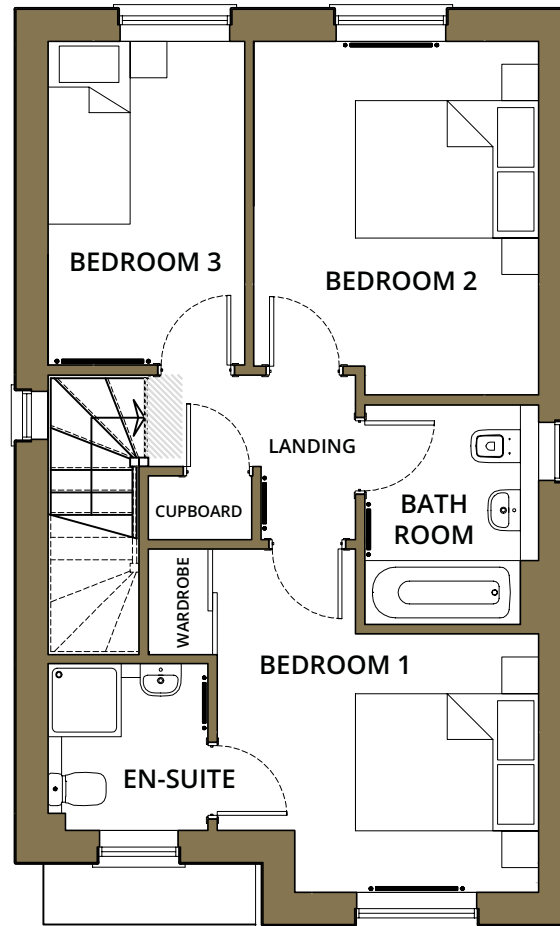
- **BEDROOM 3**

2150 x 3538 (7'1" x 11'7")

Dimensions shown in mm & ft/in



GROUND FLOOR



FIRST FLOOR





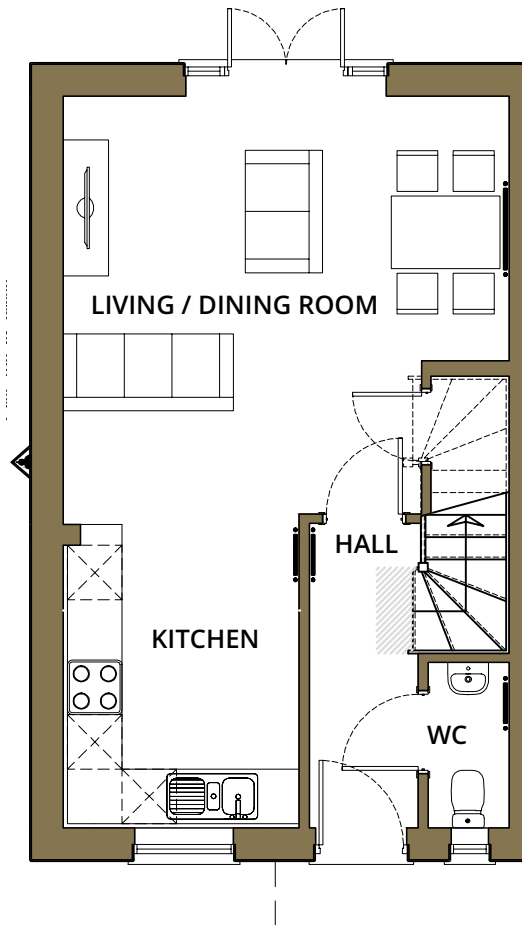
The Birch

2 BEDROOM HOUSE

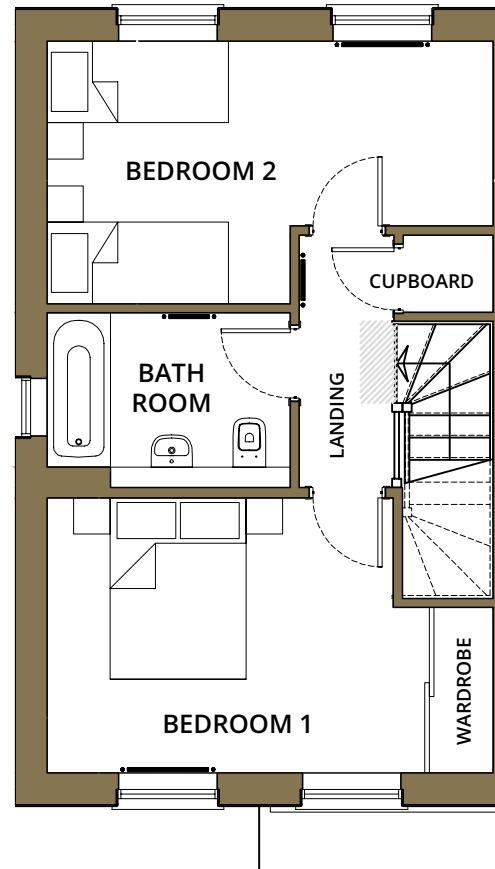
Plots 1,2,3,6,7,13,14,15,19,20,21,51,52

- **LIVING / DINING ROOM**
4915 x 4605 (16'2" x 15'1")
- **KITCHEN**
2601 x 3460 (8'6" x 11'4")
- **BEDROOM 1**
3817 x 3033 (12'6" x 9'11")
- **BEDROOM 2**
4915 x 2895 (16'2" x 9'6")

Dimensions shown in mm & ft/in



GROUND FLOOR



FIRST FLOOR



Plot No.	House Type	House Style	No. Bedrooms	Parking Allocation
1	The Birch	End of Terrace	2	2 x spaces
2	The Birch	Mid Terrace	2	2 x spaces
3	The Birch	End of Terrace	2	2 x spaces
4	The Cedar	Semi Detached	3	Garage + 2 x spaces
5	The Cedar	Semi Detached	3	Garage + 2 x spaces
6	The Birch	Semi Detached	2	2 x spaces
7	The Birch	Semi Detached	2	2 x spaces
8	The Cedar	Semi Detached	3	Garage + 2 x spaces
9	The Cedar	Semi Detached	3	Garage + 2 x spaces
10	Custom Build* (The Cedar)	Semi Detached	3	Garage + 2 x spaces
11	Custom Build* (The Cedar)	Semi Detached	3	Garage + 2 x spaces
12	Custom Build* (The Birch)	Semi Detached	2	2 x spaces
13	The Birch	Semi Detached	2	2 x spaces
14	The Birch	Semi Detached	2	2 x spaces
15	The Birch	Semi Detached	2	2 x spaces
16	The Hornbeam	Detached	3	Garage + 2 x spaces
17	The Hornbeam	Detached	3	Garage + 2 x spaces
18	The Hornbeam	Detached	3	Garage + 2 x spaces
19	The Birch	Detached	2	2 x spaces
20	The Birch	Detached	2	2 x spaces
21	The Birch	Detached	2	2 x spaces
41	The Cedar	Detached	3	Garage + 2 x spaces
42	The Cedar	Detached	3	Garage + 2 x spaces
43	The Oak	Detached	4	Garage + 3 x spaces
44	The Cedar	Detached	3	Garage + 2 x spaces
45	The Oak	Detached	4	Garage + 3 x spaces
46	The Cedar	Semi Detached	3	Garage + 2 x spaces
47	The Cedar	Semi Detached	3	Garage + 2 x spaces
48	The Cedar	Semi Detached	3	Garage + 2 x spaces
49	The Cedar	Semi Detached	3	Garage + 2 x spaces
50	The Cedar	Detached	3	Garage + 2 x spaces
51	The Birch	Semi Detached	2	2 x spaces
52	The Birch	Semi Detached	2	2 x spaces
53	The Hornbeam	Detached	3	Garage + 2 x spaces

* please contact Sussex Weald Homes for details of the Custom Build homes



To find your own outstanding, contemporary home
at The Willows, please contact Connells on:

Connells

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