



**ARCHERS  
FIELD**  
ISFIELD



ARCHERS FIELD IS A BEAUTIFULLY CRAFTED BOUTIQUE DEVELOPMENT OF JUST 10 NEW HOMES PERFECTLY POSITIONED IN THE QUIET SEMI-RURAL VILLAGE OF ISFIELD JUST OUTSIDE LEWES.

WITH A SELECTION OF 2, 3 & 4 BEDROOM DETACHED AND SEMI-DETACHED HOUSES AVAILABLE, EACH OF THESE NEW HOMES OFFER A SUBTLE COMBINATION OF TRADITIONAL STYLE AND CONTEMPORARY DESIGN AND ALL BENEFIT FROM PARKING AND LANDSCAPED GARDENS.





## ATTENTION TO DETAIL

SIGNATURE KITCHENS WITH PAINTED, SHAKER STYLE UNITS, STONE WORKTOPS AND BRANDED APPLIANCES.

FULLY FITTED LUXURY BATHROOMS WITH CERAMIC TILES.

LIME OAK FLOORING TO THE GROUND FLOOR AND HIGH QUALITY CARPETS FITTED TO THE UPSTAIRS.



CGI OF CIRCUS

# WELCOME TO ISFIELD

ISFIELD IS A CHARMING VILLAGE PERFECTLY POSITIONED ON THE OUTSKIRTS OF THE SOUTH DOWNS NATIONAL PARK AROUND 4 MILES NORTH OF LEWES AND AROUND 4 MILES SOUTH OF UCKFIELD. THE NAME ARCHERS FIELD IS DRIVEN BY THE ACTIVE HISTORY OF THE VILLAGE, WHICH ORIGINALLY GREW ADJACENT TO THE FORD WHERE THE LONDON TO LEWES ROMAN ROAD CROSSED THE RIVER OUSE.

During the Saxon & Norman eras, a Norman castle motte was built on the river bank near the church to guard the crossing. It is rumoured that King Harold spent the night before the Battle of Hastings in the village.

A popular feature of the village is the award winning pub, The Laughing Fish which serves a fabulous selection of local ales and home cooked food. The pub is reputed to have started life as a chapel when it was built in the 1860s.

As you enter the village you can't miss the fully restored Victorian train station - The Lavender Line. As well as operating trips, there is a pretty Tea room, gift shop and childrens play area and picnic spot. Situated just outside the South Downs National Park, Isfield is hugely popular with walkers as there is are an excellent variety of local walks across The South Downs, Ashdown Forest and the High Weald.

## TRAVEL LINKS

Isfield is well serviced by the number 29 bus with a regular service going directly to Lewes, Uckfield, Brighton and Tunbridge Wells. Nearby Lewes and Uckfield both offer excellent train links.

## TRAIN TIMES FROM LEWES

Brighton	16 minutes
London Victoria	65 minutes
Gatwick	31 minutes
Haywards Heath	16 minutes
Seaford	17 minutes
Eastbourne	20 minutes

## TRAIN TIMES FROM UCKFIELD

Crowborough	11 minutes
East Croyden	63 minutes
London Bridge	82 minutes



# THE DEVELOPER

LAVENDER HOMES IS AN INNOVATIVE COMPANY FORMED WITH A DESIRE, PASSION AND COMMITMENT TO BUILDING SUPERBLY DESIGNED, HIGH QUALITY AND SUSTAINABLE HOMES IN THE SOUTH EAST OF ENGLAND.

The company aims to deliver small boutique developments to offer a higher level of fit, finish and appliances than traditional main stream housebuilders, but at a similar cost. Sustainability is at the heart of what they do and all of their projects involve the use of sustainable materials and renewable energy sources in order to create homes that are not only beautiful, but are cost efficient to run. The regeneration of brownfield and disused sites is a key focus of their developments.

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# SITE PLAN

ARCHERS FIELD, STATION ROAD, ISFIELD, TN22 5FA



# SPECIFICATION

## KITCHENS & UTILITY ROOMS

Contemporary high end kitchens featuring Quartz stone worktops and a range of integrated appliances with a selection of either Siemens, Neff or Bosch including fridge/freezers, ovens, microwaves, dishwashers and induction hobs.

## BATHROOMS & EN SUITES

Luxury fitted suites designed in a contemporary style with white sanitaryware by Saneux, 'Just Taps' chrome taps, heated towel rails and w/c with chrome finish flush plates. Shower screens by Crosswater, and porcelain wall and floor tiles.

## FLOOR FINISHES

Hallways, kitchens, lounges and lobbies are fitted with engineered real oak in a limed finish. All other rooms will be fitted with high quality carpets on cloud 9 underlay. All bathrooms and en-suites are fitted with contemporary porcelain tiles.

## HEATING

The houses all have full wet underfloor heating for both ground and first floors. This is powered by Mitsubishi Air Source Heat Pumps to each house including a separate hotwater tank providing constant source of hot water. These systems combined with highly insulated houses provide optimum efficiency.

## LIGHTING

All downlights to be LED by Collingwood lighting, with downlights to all rooms, as well as pendants in selected rooms. LED strip under counter lighting in the kitchens

## ADDITIONAL FEATURES

The Houses are wired to a central point for BT fibre optic broadband. External lighting to the front and rear of the houses, and to the roadway. All properties to be decorated throughout in a calm muted pallet of Farrow and Ball colours. Each house will have its own area for bike storage and bin storage

## EXTERNAL FINISHES

The Houses are finished in a mix of stunning weathered buff Maranello brick with Shou Sugi Ban Japanese black charred larch cladding which is an age-old method of preserving the timber by charring it. The windows are black upvc and the sliding folding doors onto the gardens are black aluminium. The roofs are clad in natural slate and the gutters downpipes and fascias, are all in black powder coated aluminium, making for a traditional look with a contemporary twist.

## OUTSIDE SPACE

Each house enjoys a good sized private rear garden with lawned and patio areas, and front gardens with their own dedicated off-street parking. All three-bedroom house have their own balcony off the master bedroom at first floor. To the back and the front of all properties are stunning fields and far-reaching views of the Sussex Countryside.

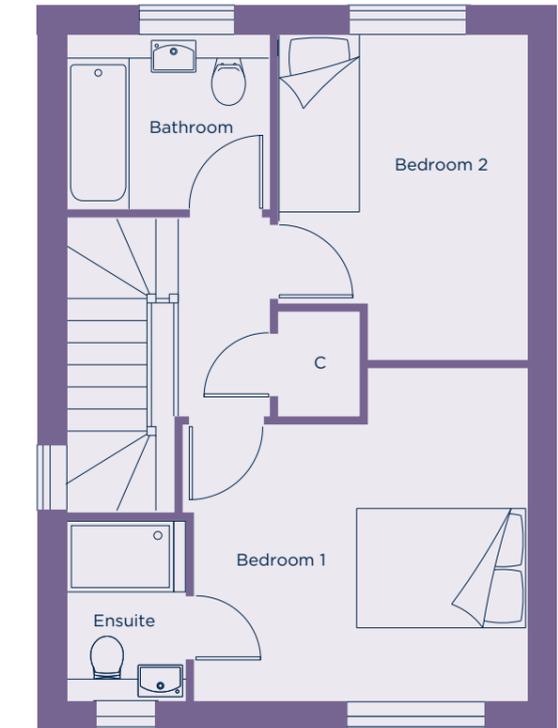
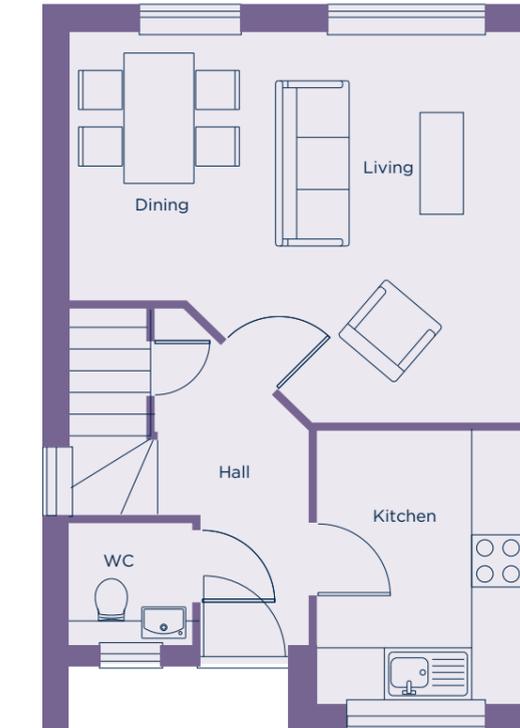
## SECURITY & PEACE OF MIND

Mains fed heat and smoke detectors with battery backup. All houses have their own intruder alarm. All houses benefit from a 10 year Build Zone new build home insurance warranty.

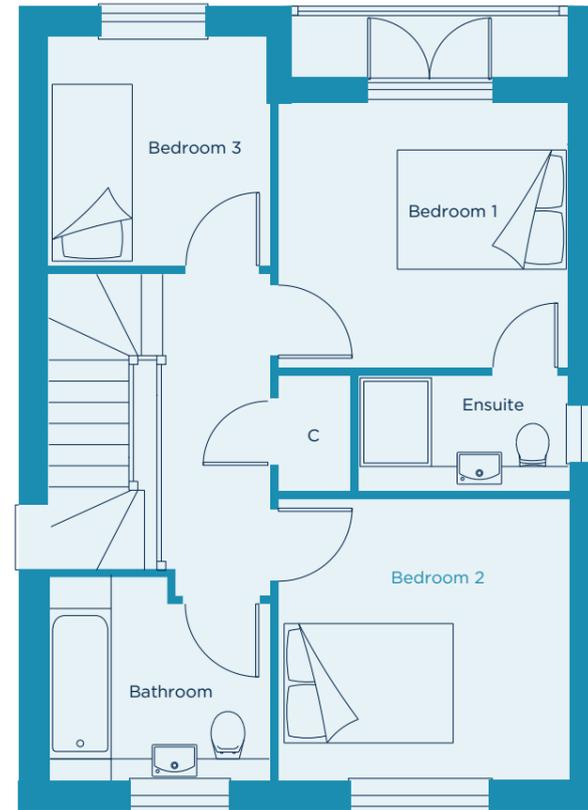
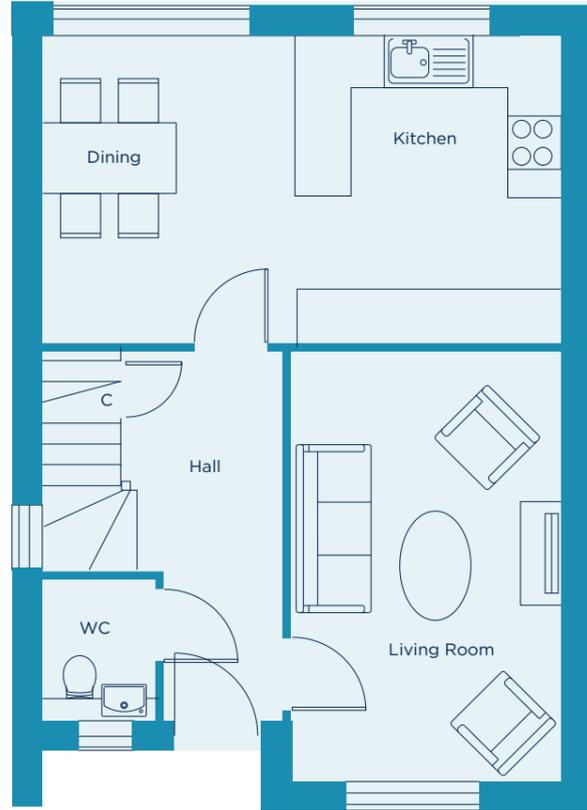


## FLOOR PLAN TWO BEDROOM HOUSES

ROOM SIZES	METRES	FEET
Kitchen	3.16 x 2.39	10'3 x 7'10
Living/Dining	5.24 x 4.36	17'3 x 14'3
Bedroom 1	3.77 x 3.8	12'3 x 12'6
Bedroom 2	3.73 x 2.83	12'3 x 9'3
<b>TOTAL</b>	<b>75m<sup>2</sup></b>	<b>807ft<sup>2</sup></b>



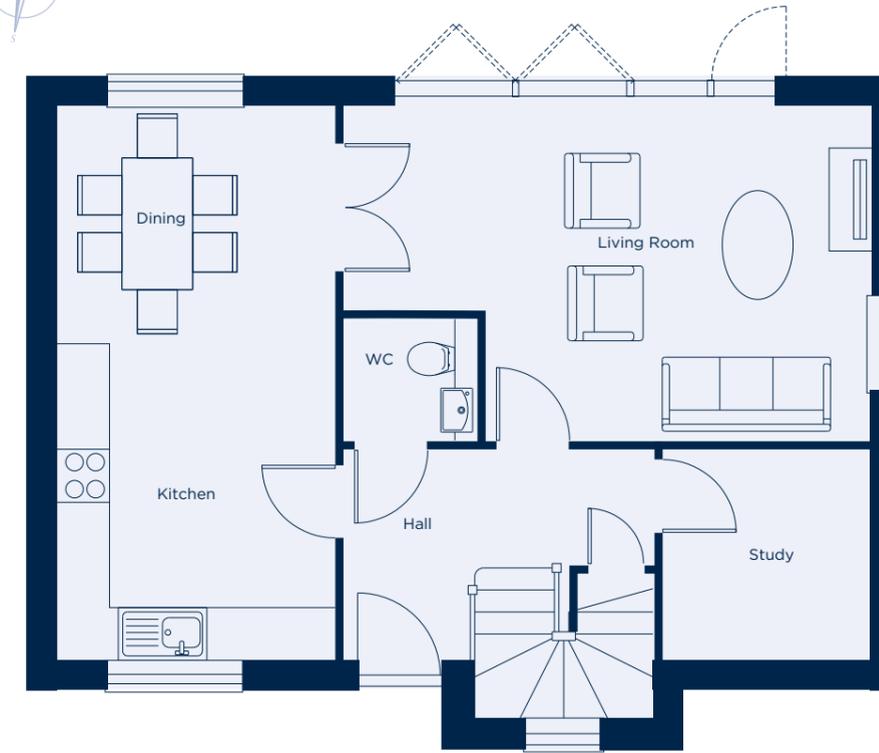
## FLOOR PLAN THREE BEDROOM HOUSE



ROOM SIZES	METRES	FEET
Kitchen/Dining	5.91 x 3.52	19'5x 10'8
Living Room	4.9 x 3.1	16'2 x 10'3
Bedroom 1	3.05 x 3.05	10'0 x 10'0
Bedroom 2	3.31 x 3.25	10'10 x 10'8
Bedroom 3	2.65 x 2.55	8'8 x 8'8
<b>TOTAL</b>	<b>98m<sup>2</sup></b>	<b>1,055ft<sup>2</sup></b>



## FLOOR PLAN FOUR BEDROOM HOUSE



ROOM SIZES	METRES	FEET
Kitchen/Dining	6.40 x 3.20	21'0 x 10'6
Living Room	6.00 x 4.00	19'8 x 13'2
Study	2.44 x 2.41	8'0 x 7'11
Bedroom 1	3.2 x 2.95	10'6 x 9'8
Bedroom 2	3.35 x 3.2	11'0 x 10'6
Bedroom 3	3.49 x 3.12	11'6 x 10'4
Bedroom 4	3.2 x 2.41	10'6 x 7'11
<b>TOTAL</b>	<b>115m<sup>2</sup></b>	<b>1,238ft<sup>2</sup></b>



## COUNTRY LIVING

ALL OF THE HOUSES HAVE ACCESS FROM THEIR LIVING SPACES ONTO IMPRESSIVE LANDSCAPED REAR GARDENS.

SELECTED HOUSES FURTHER BENEFIT FROM BALCONIES TO THE MAIN BEDROOMS.



## SUSTAINABLE LIVING

EACH HOUSE IS BUILT WITH A HIGHLY INSULATED, SUSTAINABLY SOURCED TIMBER FRAME AND WILL BE POWERED BY ITS OWN INDIVIDUAL AIR SOURCE HEAT PUMP FEEDING THE UNDER FLOOR HEATING.

WITH HEAT PUMPS GIVING 3KW OF ENERGY FOR EVERY 1KW USED, AND HIGH INSULATION LEVELS, THE HOUSES AT ARCHERS FIELD MAKE FOR AN EXTREMELY ENERGY EFFICIENT HOME.





# ARCHERS FIELD

ISFIELD

A DEVELOPMENT BY



LAVENDER HOMES  
NATURALLY BEAUTIFUL

**Connells**



**01273 487444**  
OAKLEYPROPERTY.COM

**ARCHERSFIELD.CO.UK**

**01444 241626**  
CONNELLS.CO.UK

Please note: these details are intended to give a general indication of the proposed development and floor layout. the developer reserves the right to alter any part of the development, specification, or floor layout at any time. the contents herein shall not form any part of a contract or be a representation inducing any such contract. these properties are offered subject to availability. applicants are advised to contact the developer's agent to ascertain the availability of any particular type of property. all properties finished to the requirements of the local District council planning and Building control with Build Zone new home warranty

DESIGN BY PROWORX.CO.UK