



Tawny Place

UPPER DICKER



VILLAGE LIFE

Upper Dicker is a small picturesque village north west of Eastbourne, situated on the River Cuckmere in the Wealden District of East Sussex. The village is home to the famous Michelham Priory, founded in 1229 and set on a private island with England's longest surviving medieval water filled moat. The Priory has strong associations with the Tudors and was used in the Second World War to house evacuees and the Canadian army. The Priory is now owned and cared for by the Sussex Archaeological Society, as is The Long Man of Wilmington.

Keeping watch over the South Downs, The Long Man is one of Sussex's most iconic features. At 72 metres, he is the largest depiction of a human figure in Europe and a Scheduled Ancient Monument. The undated figure is believed to represent a war-god and was originally a shadow or indentation in the grass which was marked out with bricks in the 19th century. During World War 11 he was camouflaged with green paint to prevent enemy aircraft using

the outline as a landmark. Both are popular tourist attractions as is Arlington Reservoir.

Opened in 1971 to supply water to the local area, the reservoir has become a local nature reserve and a Site of Special Scientific Interest. Construction began in 1969 by building a dam across the River Cuckmere and using the spoil from the excavation to build the rolling landscape around the edge of the reservoir. During excavation, animal remains including a mammoth tusk, bison horn and the skull of a woolly rhinoceros were discovered. Up to 170 species of bird breed in the area and the reservoir provides a sanctuary for thousands of over-wintering birds such as wigeon and shoveler. Occasionally, Arlington Reservoir is visited by ospreys as they migrate to and from Africa in the autumn and spring. It is also home to many fish species including bream, roach, perch and carp. The site is a nature lovers delight and also attracts walkers, horse riders and anglers.



MICHELHAM PRIORY



UPPER DICKER



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The current Bede's School, formally named The Dicker, was built for Sir Horatio Bottomley, the local Member of Parliament in the early 1900's and founder of the Financial Times. He was responsible for the building of Berwick Station to provide him with easy access to London. The station was originally known as Dicker Halt. He was described as one of the most colourful characters of his era being remembered with affection as Upper Dickers squire, Bottomley the MP, the financial wizard and brilliant orator, womanizer and mammoth swindler. He was convicted of 24 counts of fraud and jailed in 1922 for seven years.

Tawny Place can be found off Coldharbour Road almost opposite the Village Hall. The Village shop and Holy Trinity Church are also close by, as is the 17th Century pub, The Plough.

Just over 3 miles distance, is the lively market town of Hailsham. Its busy high street providing a wide variety of local and national shops including a Waitrose supermarket, cafes and restaurants. There is also an independent cinema and theatre and a leisure centre providing many facilities including a gym and swimming pool. The

historic town of Lewes can be found approximately 11 miles to the west and to the south, the sunny seaside town of Eastbourne.

A short walk from Tawny Place is Upper Dicker Recreation Ground, home to Dicker Cricket Club. Cricket has been played at Dicker since 1677, thereby making it one of the oldest grounds in history. In 1880 Luther Page was captain of the side and his dependants have played for the village ever since.

Bede's Senior School is an independent co-educational day and boarding school for girls and boys aged 13-18. The school has a zoo and since 2011 Bede's has boasted an Animal Management Unit. It is the only senior school in the UK to offer BTEC Animal Management. The zoo is home to 70 species and incorporates a successful dormouse breeding programme. Also in the village is Park Mead Primary School for girls and boys aged 5-11. The school is part of the Pioneer Federation of four local schools who have a shared vision and set of values that focus on creative, innovative and engaging teaching. The teachers work collaboratively across all schools to design lessons and activities

| PLOT 1

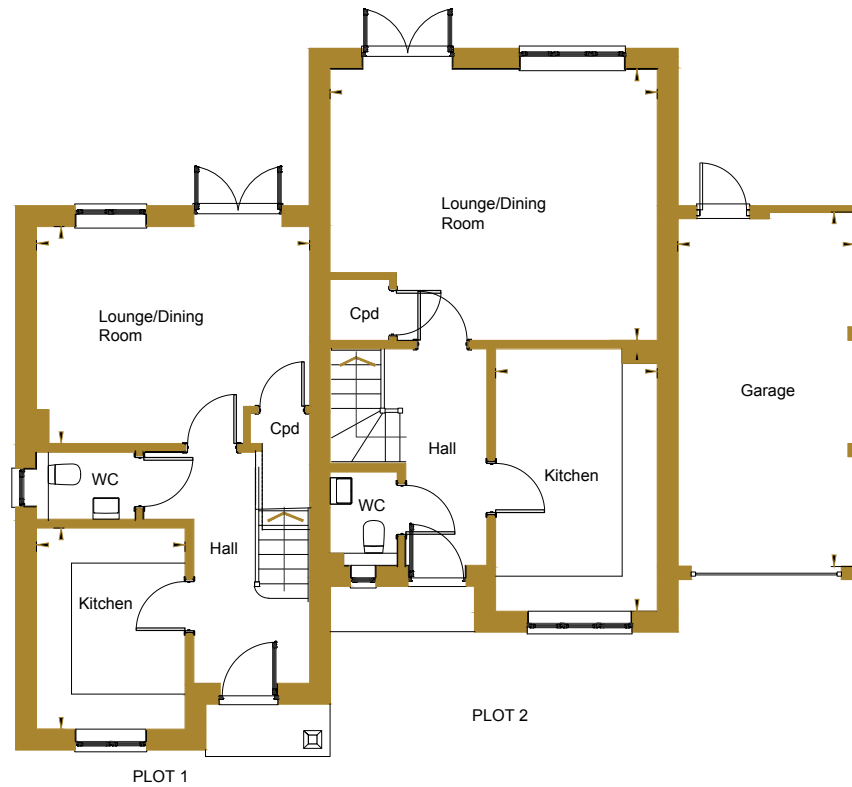
| PLOT 2



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| PLOTS 1&2

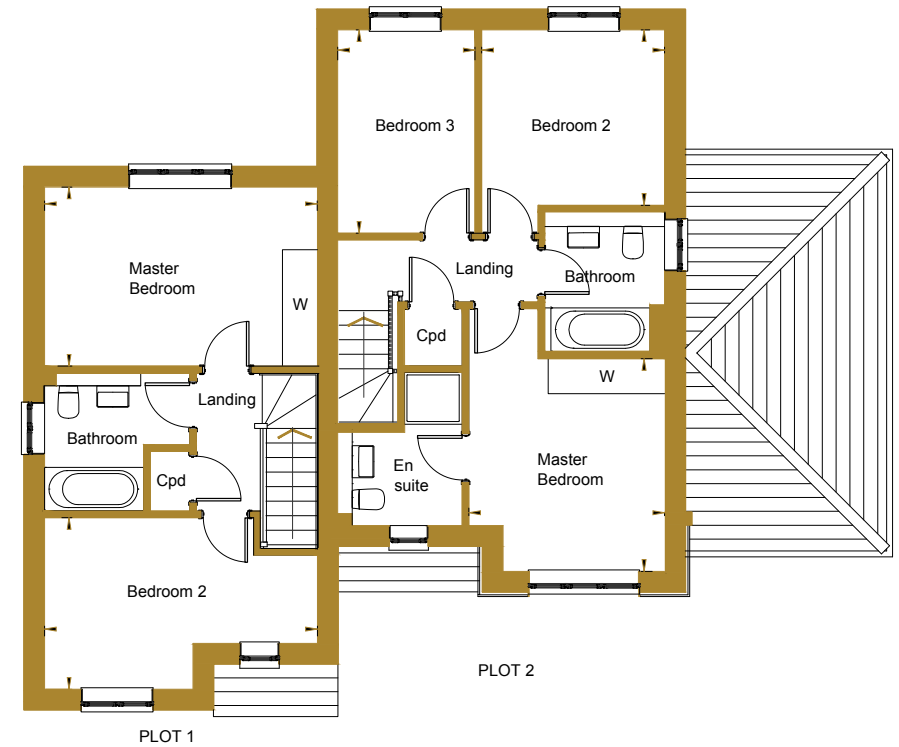
GROUND FLOOR



PLOT 1	Metric		Imperial	
Kitchen	3.45	x 2.54	11'3	x 8'4
Lounge / Dining	4.68	x 3.72	15'4	x 12'2
Master Bedroom	4.68	x 3.09	15'4	x 10'1
Bedroom 2	4.68	x 2.94	15'4	x 9'7

Total Gross Internal Floor Area 77.4 sq m 833 sq ft

FIRST FLOOR



PLOT 2	Metric		Imperial	
Kitchen	4.49	x 2.77	14'9	x 9'1
Lounge / Dining Room	5.61	x 4.65	18'4	x 15'3
Master Bedroom	3.65	x 3.36	11'11	x 11'0
Bedroom 2	3.14	x 3.01	10'3	x 9'10
Bedroom 3	3.49	x 2.35	11'5	x 7'8
Garage	6.08	x 3.03	19'11	x 9'11

Total Gross Internal Floor Area 99.9 sq m 1075 sq ft (excluding garage)

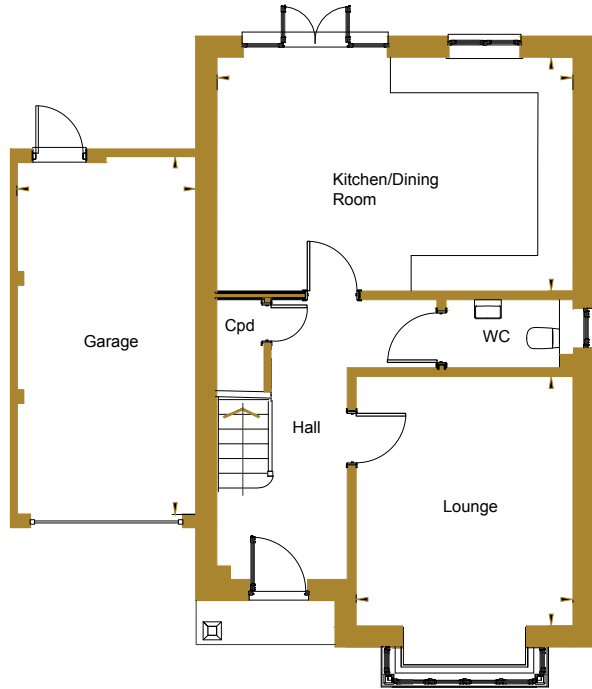
| PLOT 3



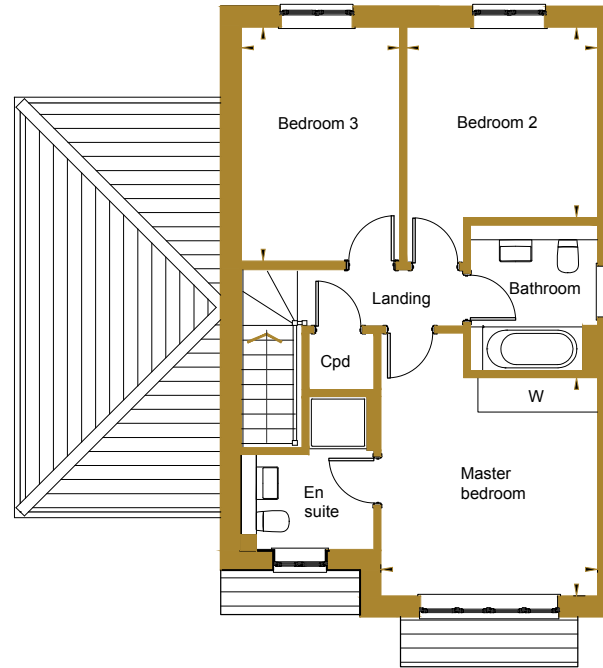
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| PLOT 3

GROUND FLOOR



FIRST FLOOR



PLOT 3

	Metric		Imperial	
Kitchen / Dining Room	6.03	x 3.96	19'9	x 12'11
Lounge	4.22	x 3.67	13'10	x 12'10
Master Bedroom	3.70	x 3.67	12'1	x 12'0
Bedroom 2	3.23	x 3.22	10'7	x 10'7
Bedroom 3	3.97	x 2.68	13'00	x 8'9
Garage	6.07	x 3.03	19'11	x 9'11

Total Gross Internal Floor Area 114 sq m 1227 sq ft (excluding garage)

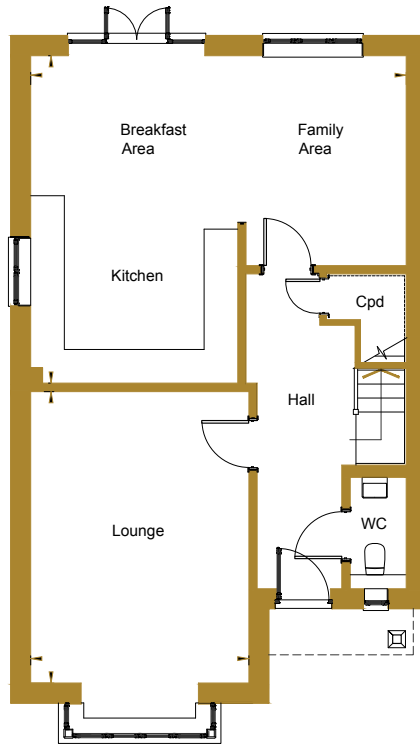
| PLOT 4



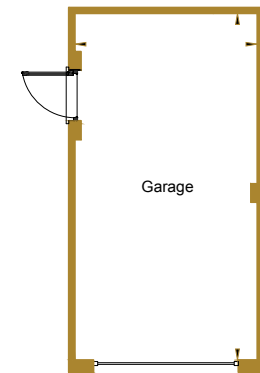
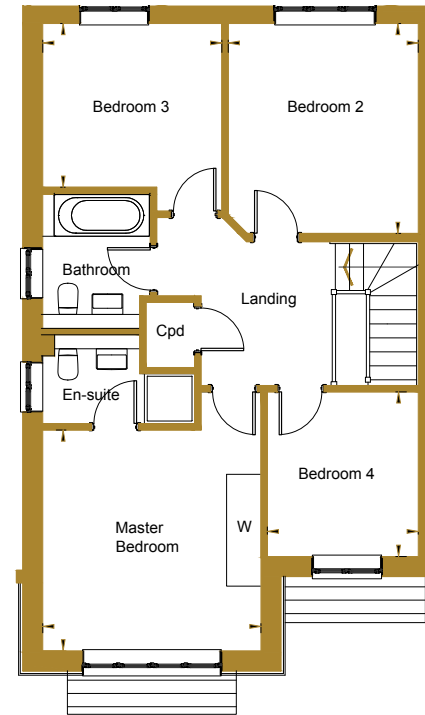
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| PLOT 4

GROUND FLOOR



FIRST FLOOR



Garage position not necessarily the location on the plot

PLOT 4

	Metric		Imperial	
Kitchen / Family Area	6.71	x 5.85	22'0	x 19'2
Lounge	5.20	x 3.89	17'1	x 12'9
Master Bedroom	3.94	x 3.89	12'11	x 12'9
Bedroom 2	3.75	x 3.39	12'3	x 11'1
Bedroom 3	3.19	x 2.92	10'5	x 9'7
Bedroom 4	2.94	x 2.69	9'7	x 8'10
Garage	6.19	x 3.26	20'4	x 10'8

Total Gross Internal Floor Area 142.3 sq m 1532 sq ft (excluding garage)

| SUPERIOR SPECIFICATION

KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff Double oven
- Neff Compact Combi Microwave oven
- Induction hob and Elica extractor
- Glass splash back
- Neff Integrated full height fridge/ freezer
- Neff Integrated dishwasher
- Neff Integrated washing machine
- Removable cupboard for future tumble dryer (not supplied)
- Ceramic tiled floor
- Brushed Chrome sockets
- Under pelmet lighting
- Low energy ceiling downlighters

CLOAKROOM, BATHROOM AND EN SUITES

- Contemporary white sanitary ware
- Polished chrome taps and fittings
- Aqualisa Mian mixer shower for bathroom
- Aqualisa Hiqu digital shower with remote control for En Suites
- Basin cabinet in Bathroom and En Suites
- Fitted mirrors to specified areas
- Heated ladder towel rail to Bathroom and En Suites
- Stylish ceramic wall and floor tiles to specified areas

HIGH QUALITY FIXTURES AND FITTINGS

- High performance double glazed PVCu windows and doors
- Oak veneered internal doors with chrome furniture
- Fitted wardrobe to Master Bedroom
- Button polished oak handrail to staircase

HEATING AND ELECTRICAL

- LPG gas tank for each property.
- Gas central heating to radiators
- Mains pressure sealed water system
- TV aerial fitted
- Connection for TV and future provision of satellite reception in the Lounge/ Diner and Bedrooms Plots 1 - 2.
- Connection for TV and future provision of satellite reception in the Lounge, Breakfast/ Dining area or Family area and Bedrooms Plots 3 - 4.
- (Installation of a satellite dish and distribution amplifier will be required - not provided by Asprey Homes)
- BT point provided in the Lounge and Bedroom 1
- Lighting and power in the roof space

SECURITY FEATURES

- Fitted alarm system to cover home and garage (Plots 2-4) with panic button in Master Bedroom and inside the front door
- Mains operated smoke alarms fitted to the Hall and Landings with battery back-up
- Windows and doors feature multi-point security locking systems

EXTERNALLY

- Single garage and parking spaces Plots 2-4
- 2 parking spaces Plot 1
- Light and power to garage Plots 2-4
- Landscaped front garden
- Turfed/seeded rear garden
- Paved patio to rear
- Enclosed rear garden
- External tap
- External power socket

ENERGY EFFICIENCY AND GUARANTEE

- All homes are constructed to ensure energy efficient running costs for the homeowner

MAINTENANCE

- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Executive who will be able to provide full details and annual service charges
- Once the development is completed ownership of the Management Company will be transferred to the homeowners

TENURE

- Freehold

PLEASE NOTE

Where floors are not stated as tiled, Asprey Homes do not supply floor coverings



Photography is of a previous Asprey Homes development



| SITE PLAN



COMPUTER GENERATED IMAGE

THIS DEVELOPMENT PLAN IS FOR PLOT IDENTIFICATION PURPOSES ONLY

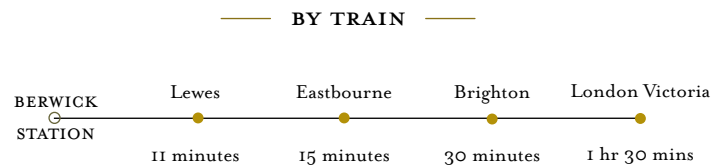
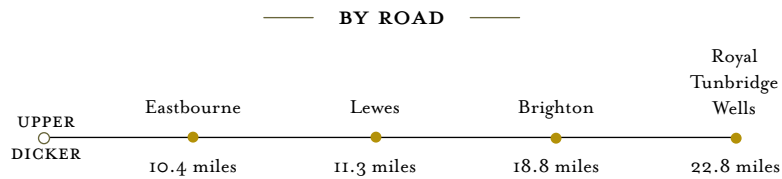
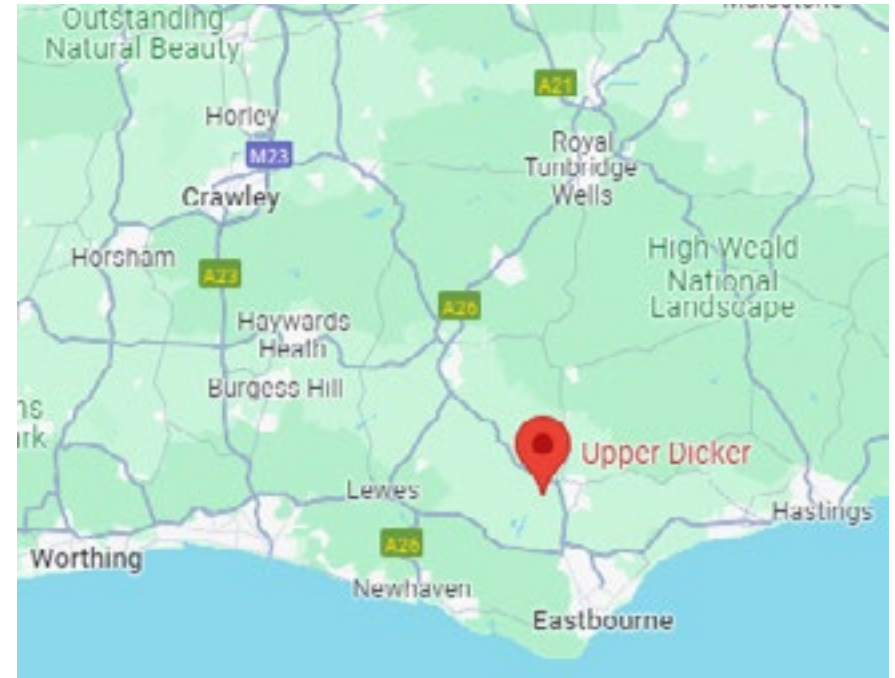
| PERFECTLY PLACED

Gatwick Airport can be reached in just over 1 hour by car as can junctions 5 or 6 of the M25. Berwick Railway Station, just under 3 miles away, operates a direct service to Eastbourne and Brighton stations in approximately 15 and 30 minutes respectively. The journey time to London Victoria and London Bridge is approximately 1 hour 30 minutes. A bus runs from The Village Shop to Berwick Station.

*Source National Rail

All journey times and distances are approximate only

LOCATION: BN27 3PZ Opposite Dicker Village Hall.





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