



PASSIVHAUS



CASTELMER FARM
Kingston, Lewes

W E L C O M E

Castelmer Farm is set in the beautiful village of Kingston. Tucked just south of the historic town of Lewes, Kingston is one of those rare English villages that manages to feel both deeply rural yet is effortlessly connected. Nestled at the foot of the South Downs, this picturesque spot has become a quiet favourite for downsizers and families, seeking the perfect blend of scenery, community, and convenience.

Kingston retains all the hallmarks of a traditional Sussex village: winding lanes, flint-walled cottages, and a strong sense of community. The village pub, The Juggs, is a hub of local life, while scenic footpaths lead directly onto the South Downs Way — ideal for walkers and cyclists who want fresh air on their doorstep. There's a real sense of slowing down without missing out.

One of Kingston's biggest draws is its location. A leisurely walk or short drive takes you to Lewes, the county town, known for its independent shops, vibrant arts scene, and famous Bonfire celebrations. The town offers excellent amenities — from weekly farmers' markets to stylish cafés — making it a perfect complement to village life.

For a taste of the seaside, Brighton is only around 15 minutes away by car. Its eclectic shops, theatres, restaurants, and cultural events mean there's always something happening, yet you can retreat to Kingston's peaceful surroundings at the end of the day.

Kingston delivers brilliantly for travel. The nearby Lewes railway station offers direct trains to London Victoria in just over an hour, making city trips remarkably simple. Road links are equally convenient, with the A27 and A23 nearby, offering quick routes along the coast and north towards Gatwick and London.

The highly regarded Kingston Primary School makes the village of Kingston particularly appealing to families. The nearby town of Lewes also offers a range of well-respected primary and secondary schools, along with several private education options within easy reach.

Ultimately, Kingston offers something special: a village that feels rooted in tradition yet is wonderfully accessible. Whether it's long walks on the Downs, brunch in Lewes, a theatre trip in Brighton or a quick train to London for a weekend, everything is within easy reach — all from a place that feels a world away.



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PASSIVHAUS

Greenplan Designer Homes
are proud to present this
fully Passivhaus Home
as part of the prestigious
development at
Castelmer Farm.

Castelmer Farm is a beautiful development of 10 homes. Across a stunning landscaped site, the development comprises of four apartments, five houses and this one generously sized Passivhaus home.

The development comprises the very best of modern living with traditional crafts. The beautiful homes combine the local building techniques of brick and flint, with dark wood cladding. These materials help the homes sit so well in their rural location. The specification within the homes is exceptional and make these beautiful homes perfect for modern living.

This beautiful house has its own generous garden front and back. The back garden benefits from beautiful south facing views. And the front garden is landscaped and planted to provide the perfect welcome home, along with allocated parking and EV charger.

Castelmer Farm, has been designed to not only sit carefully within its beautiful environment, but to also make minimal impact on it. Greenplan Designer Homes believe in sustainable living and is so proud to showcase this development with the environment at its heart.



Computer generated image is indicative only

Four bedroom
Passivhaus

Ground Floor



Kitchen/Dining/Living	7.15m x 7.34m
Living Room	4.15m x 4.96m
Home Office	4.26m x 2.71m
Utility	2.43m x 2.69m
WC	2.02m x 1.16m

First Floor



Bedroom 1	4.09m x 6.52m
Bedroom 1 En-suite	2.31m x 3.78m
Bedroom 2	3.50m x 5.11m
Bedroom 2 En-suite	2.31m x 1.68m
Bedroom 3	3.62m x 5.29m
Bedroom4	2.83m x 5.59m
Bathroom	1.98m x 3.78m

Floor plans and dimensions shown are for guidance only. Dimensions are width x height.



PASSIVHAUS CREDENTIALS

At the beautiful Castelmer Farm, Greenplan Designer Homes are very proud to present a fully Passivhaus Home certified by the Passivhaus Institute as part of this prestigious development.

Passivhaus design puts both the home owner and the environment right at the centre. For anyone new to Passivhaus design, here is a run down of what it is and its fantastic benefits.

What is Passivhaus?

Passivhaus (or “Passive House”) is an internationally recognised standard for energy-efficient buildings. It focuses on creating homes that are well insulated, airtight, and designed to make the most of natural heat from the sun, people, and appliances. This means your home stays warm in winter and cool in summer with very little energy use. Passivhaus can also encourage innovative and exciting design, whilst working equally as well in a more traditionally designed home.

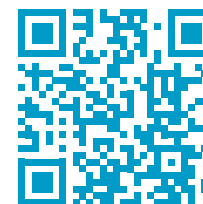
What are the Benefits for You the Home Owner?

- **Lower energy bills** – uses up to 90% less heating and cooling energy than a typical home.
- **Comfort all year round** – triple glazed windows and external doors provide consistent and even temperatures, no draughts, and a fresh indoor climate.
- **Quiet and peaceful** – high levels of insulation reduce outside noise.
- **Sustainable living** – a smaller carbon footprint without sacrificing comfort.
- **Healthy air quality** – thanks to the MHVR system you will enjoy a constant supply of filtered fresh air for a healthier home.
- **Durability and low running costs** – over the long term.



Often considered primarily as the exemplar standard for producing high-performance buildings, Passivhaus does indeed minimise energy demand, but it delivers much more.

Our research identified almost fifty types of benefits relating to Passivhaus which have been categorised into six distinct areas. When taken together, they make a compelling case for the adoption of Passivhaus. Each of these six areas is backed by detailed research papers, available to download on the Passivhaus Trust website: <http://bit.ly/PHTcostbenefit>



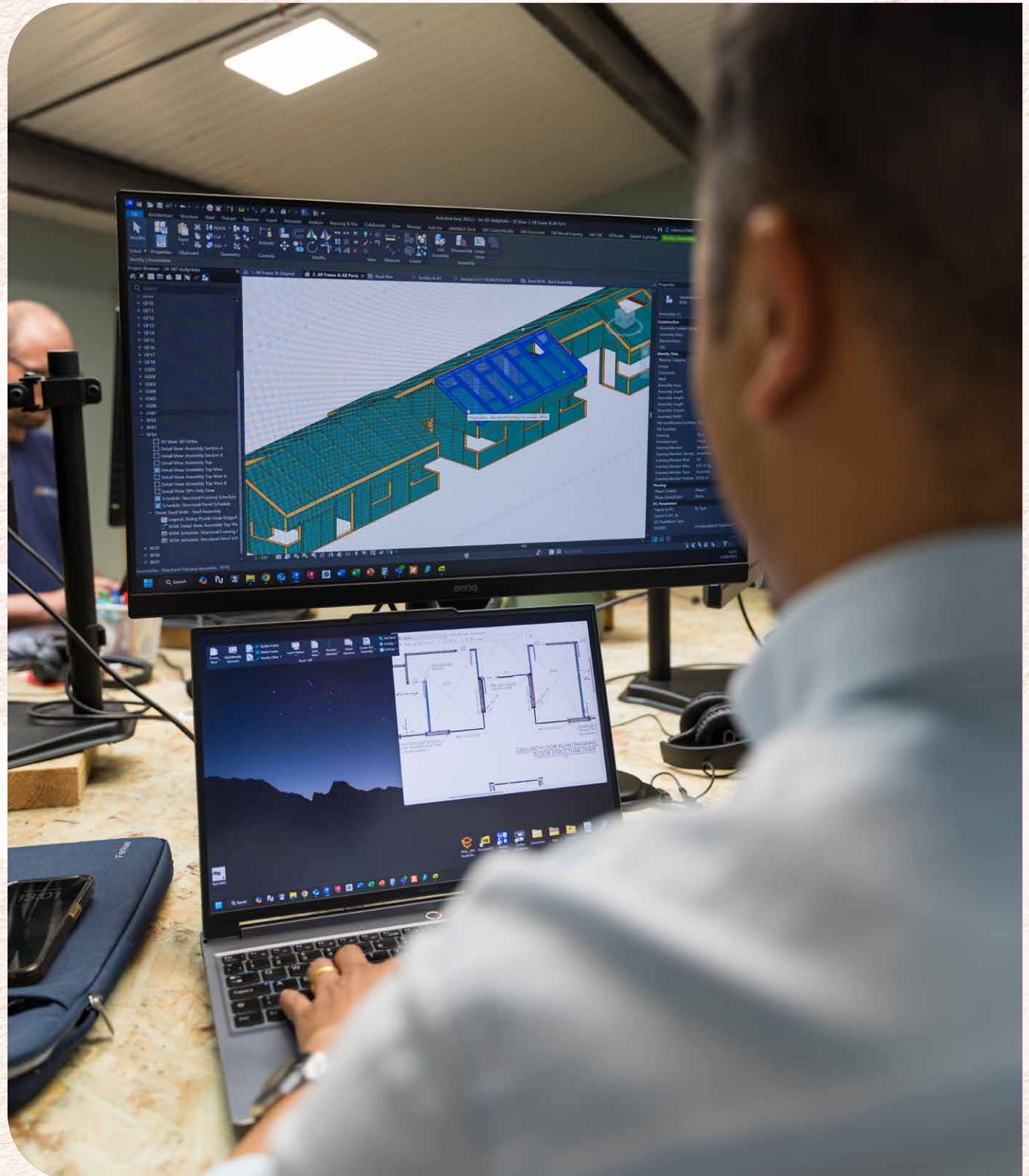
With its wonderful credentials, Passivhaus design is becoming more popular in Britain, and there is an expectation that this way of developing homes for the future will increase year on year.

As of February 2025 there have been 475 housing projects implementing Passivhaus technology, creating 2,300 low energy homes for families. But already there are another 300 housing developments in progress taking the total number of Passivhaus homes to over 10,000. Could this be your next property step?

Passivhaus means better performance, lower costs, and a smaller environmental impact. **What's not to love?**



CASTELMER FARM
Kingston, Lewes



FINER POINTS

Kitchens & Utility Rooms

- For nearly 70 years, Nolte Küchen have combined German precision and exquisite design to create kitchens that look like a dream, work like a charm and feel like home. Contemporary designs and feature lighting bring the heart of the home to life.
- Integrated into each design are Siemens integrated ovens, combination microwaves and dishwashers.
- Stone work surfaces with a ceramic under-mounted sink are finished off by a Quooker hot tap providing boiling, hot and cold water.
- Further appliances provided include a built in extractor hood and Caple wine coolers.
- Utility areas offer separate spaces for laundry appliances, storage and a separate sink and tap.

Flooring & Tiling

- Amtico flooring is laid from the front door through the hallway and throughout the lower ground floor which is home to the kitchen, family and breakfast areas.*
- Cormar carpets are fitted to other reception rooms, stairs, landing and bedrooms.*

*Colour choices available depending on build progression.

Bathrooms, En-suites & WCs

- Wall hung cabinetry is fitted to en-suite bedrooms with basins finished using wall mounted brushed brass taps and fittings. The Master en-suite enjoys oversized cabinetry with twin basins.
- Wall hung mirrors are fitted above each basin, providing secondary lighting with lit vanity mirrors.
- Waterfall showers with oversized heads and brushed brass concealed valves complete a thoughtfully designed master en-suite.
- Family bathrooms have their own individual designs with fitted cabinetry and brushed brass fittings.
- Large lit mirrors are also fitted to each room as part of the lighting design.
- Villeroy & Boch sanitaryware is provided to family bathrooms and en-suites.
- Heated towel warmers are provided to both the family bathroom and en-suites. Each towel warmer is individually controllable remotely via the Heatmiser app.
- Downstairs cloakrooms feature wall hung furniture and sanitaryware creating a classic feel.

Central Heating, Hot Water & Renewable Energy

- Heating and hot water is provided using Vaillant Aro Therm Plus Air Source Heat Pumps.
- Central heating is provided throughout the property with underfloor heating to both the ground floor and upper floor.
- Underfloor heating is all controlled by Heatmiser with WiFi enabled touchscreen facilities allowing for app based control away from the home.
- Hot water also benefits from Heatmiser WiFi enabled controls.
- Each home has an array of in roof 440w Photovoltaic panels generating 3.52 kW/h of renewable energy to the home.
- A hybrid inverter is supplied which makes the system battery ready.
- The MVHR (Mechanical Ventilation with Heat Recovery) Process – **Extracting Stale Air:** Low-energy fans pull moist, stale air out of “wet rooms” like kitchens, bathrooms, and utility spaces. **Drawing in Fresh Air:** At the same time, a second fan draws fresh air in from outside through an intake vent. **Filtering:** The incoming outdoor air passes through a filter to block dust, pollen, and pollutants. **Heat Exchange:** Both air streams pass through a central heat exchanger unit. The outgoing warm air transfers its thermal energy to the incoming cold air. The two air streams never mix. **Distributing Air:** The pre-warmed, clean air is pushed through ducting into habitable rooms like bedrooms and living areas.

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KÜCHEN

SIEMENS


Villeroy & Boch
1748

sky

Electrical

- TV points are set at heights to accommodate a choice of both high level and low-level TV positions without any visible cabling.
- Wired provision is made for SkyQ to living room TV position complete with Sky dish installation.
- Discreetly located charging points (incl. USB ports) are incorporated in bathroom and en-suite designs.
- Dimmable lighting is controlled via Dowsing and Reynolds fittings using a combination of LED downlights and pendant lighting.
- Black external wall lights are fitted to front and rear.
- Ceiling mounted smoke detectors, heat detectors and CO2 detectors are all installed for peace of mind.
- External waterproof sockets are provided to each home for homeowner convenience.
- Each home is fitted with an EV (electric vehicle) car charging point for easy home charging.

Finishing Touches

- All internal walls and ceilings are decorated in Dulux emulsion.*
- Internal softwood joinery is finished in Brilliant White Satin with oak finished in clear stain.
- Skirtings and matching architraves are finished in Brilliant White Satin.
- Master bedrooms have fully fitted wardrobes with high level shelves and hanging rails.



Doors, Windows & Woodwork

- Bespoke black entrance complete with secure deadlock mechanism, provide distinctive entrances to the home.
- Internally, LPD fluted oak fire doors are finished with Italian door furniture in a colour to match the palette of the home.
- Continuity of contemporary design is visible through the use of specially moulded and oversized skirting and architrave, selected for each home.
- High performance timber triple glazed windows delivering an average U-value of 0.8, a 33% improvement over current new build regulations, for maximum comfort all year round. Triple glazed technology is continued through all of the external doors for maximum efficiency. Coupled with a glazing spec that prevents overheating in the summer whilst maximising winter solar gains for reduced energy costs.
- Carefully considered staircases are presented with oak newel posts and handrails with glazed panelling finishing a combination of oak and painted softwood.

Smart Homes & Security

- High Speed Fibre Broadband (Full Fibre to Premises (FFTP) installed to each home.
- To make use of High Speed Fibre Broadband, each home is fitted with ceiling mounted wireless access points (WAP's) supporting a wireless home network.
- A Ring Pro door bell is fitted to each home giving the ability to communicate with visitors if away from the home.
- Texecom NACOSS approved hard-wired full PIR detection system fitted with pet friendly sensors.

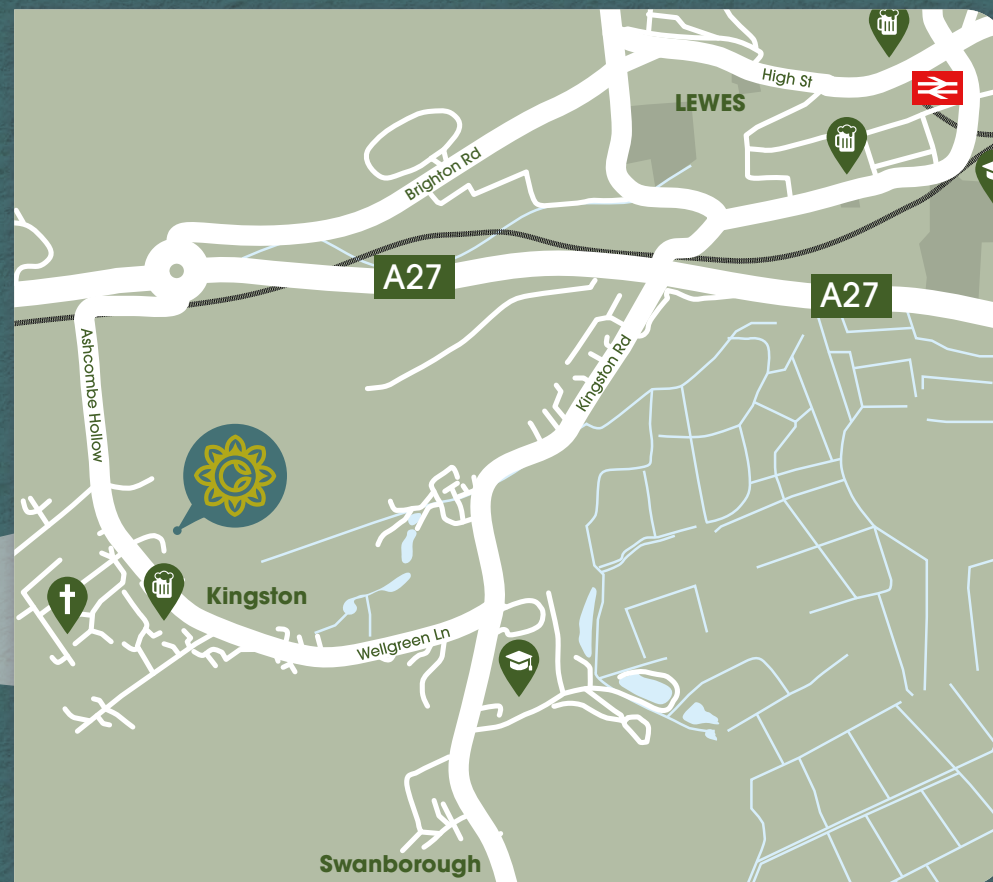
External Features

- Large format paving forms both pathways around the home and a generously sized patio leading directly off the lower ground floor spaces for usable, easy outside entertaining.
- Front garden is landscaped and planted to provide a welcoming entrance to the home.
- Rear garden features a large, lawn laid to turf with fenced boundaries and enjoys an unobstructed southerly view towards the South Downs National Park.
- A spacious gravel driveway provides parking for two cars.
- External tap for convenient maintenance.
- High performance triple-glazed timber windows and doors with A rated glass and polished chrome fittings.
- Green roof forms part of the development wide ecosystem.

Warranty & Future Maintenance

- Complete 10 year Buildzone warranty.

LOCATION



Disclaimer:

The information provided in this brochure is intended to be accurate and informative. However, the developer reserves the right to make changes to the design, specifications, and layout of the properties without prior notice. All images and floor plans are for illustrative purposes only and may not represent the final product. Measurements and dimensions are approximate and subject to change. Purchasers are advised to check the latest plans and specifications with the sales team before making any decisions. While we endeavour to ensure the accuracy of the information, we cannot be held responsible for any errors or omissions. Any incentives or offers are subject to terms and conditions and may be withdrawn at any time without notice.

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