



TAPESTRY

BLACKFRIARS

STYLISH NEW  
HOMES

BECOME PART OF THE FABRIC IN AN  
ESTABLISHED GROWING COMMUNITY

 REGENTA



TAPESTRY  
BLACKFRIARS

# STITCH A WHOLE NEW LIFE STORY

TAPESTRY IS A COLLECTION OF THOUGHTFULLY DESIGNED  
NEW HOMES IN THE QUIANT, EAST SUSSEX TOWN OF BATTLE  
– FAMED FOR THE 1066 BATTLE OF HASTINGS.

Nestled among a growing community, Tapestry borders  
Battle Great Wood in an area of outstanding natural beauty,  
making it ideal for nature lovers and outdoor adventurers.  
Yet it's just a 10-minute walk from Battle train station, which runs  
direct services to London taking just over an hour. And it's less  
than a 20-minute walk from the town's historic high street.

Tapestry is the perfect base for escaping to the countryside,  
spending afternoons at the coast and commuting to the capital.  
All while enjoying a relaxed lifestyle in a charming market town.

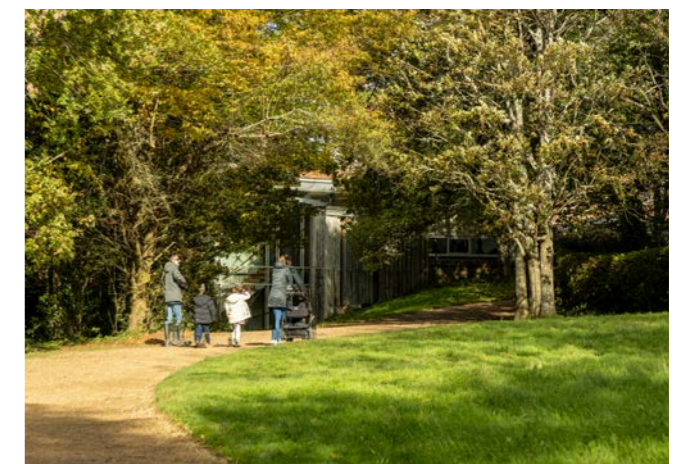


# WELCOME HOME, RIGHT WHERE YOU BELONG

We have 70 homes for sale at Tapestry. A mix of 3-bedroom and 4-bedroom detached and semi-detached houses, each is stylish, spacious and energy-efficient. And they all come with allocated parking and a private garden. They're homes designed for modern living and a sustainable future, while paying respect to Battle's rich heritage.



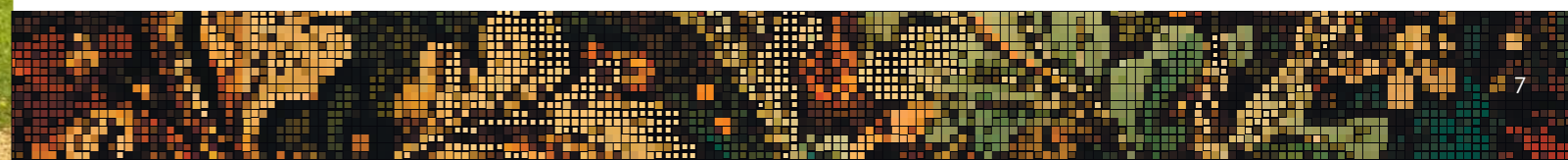
# BATTLE - WHERE A LIFE WELL LIVED IS THERE FOR THE TAKING



## MAKE THE MOST OF THE GREAT OUTDOORS

From cycling to sailing and from hiking to horse riding, Battle makes it easy to enjoy an outdoor life. Right on the doorstep is Battle Great Wood, laced with a network of trails, including a 3km circular walk and a 10km route for mountain biking. And, sitting in the glorious High Weald National Landscape, Tapestry is just a 15-minute drive from Hastings with its attractive coastline and country park.

You can also be at Rye Harbour Nature Reserve, Sissinghurst Castle Garden or Eastbourne beach in just over half an hour, and the Kent Downs or Brighton beach in around 75 minutes.





## ENTERTAINMENT FOR ALL AGES

There's plenty to keep the whole family busy in Battle, Hastings and the surrounding area. Including pottery painting at Craft Time, delving into history at Battle Abbey, stepping into the art world at Hastings Contemporary and travelling back in time at Hastings Miniature Railway. And with so many other towns, villages and cities in easy reach, the options are endless.



## LOTS OF PLACES TO MEET, EAT AND DRINK

Whether you prefer traditional pubs like The Bull Inn, cosy cafés like Baby Latte or smart restaurants like La Bella Napoli, Battle gives plenty of options for getting together. At Battle Deli & Coffee Shop you can call in for breakfast, lunch or afternoon tea and leave with pies, chutneys and more. Venues like Lucky's Café and The Kings Head are dog friendly as well as family friendly. And at Burton's Restaurant you can dine with an abbey view.



## AN IDYLIC SETTING FOR FAMILY LIFE

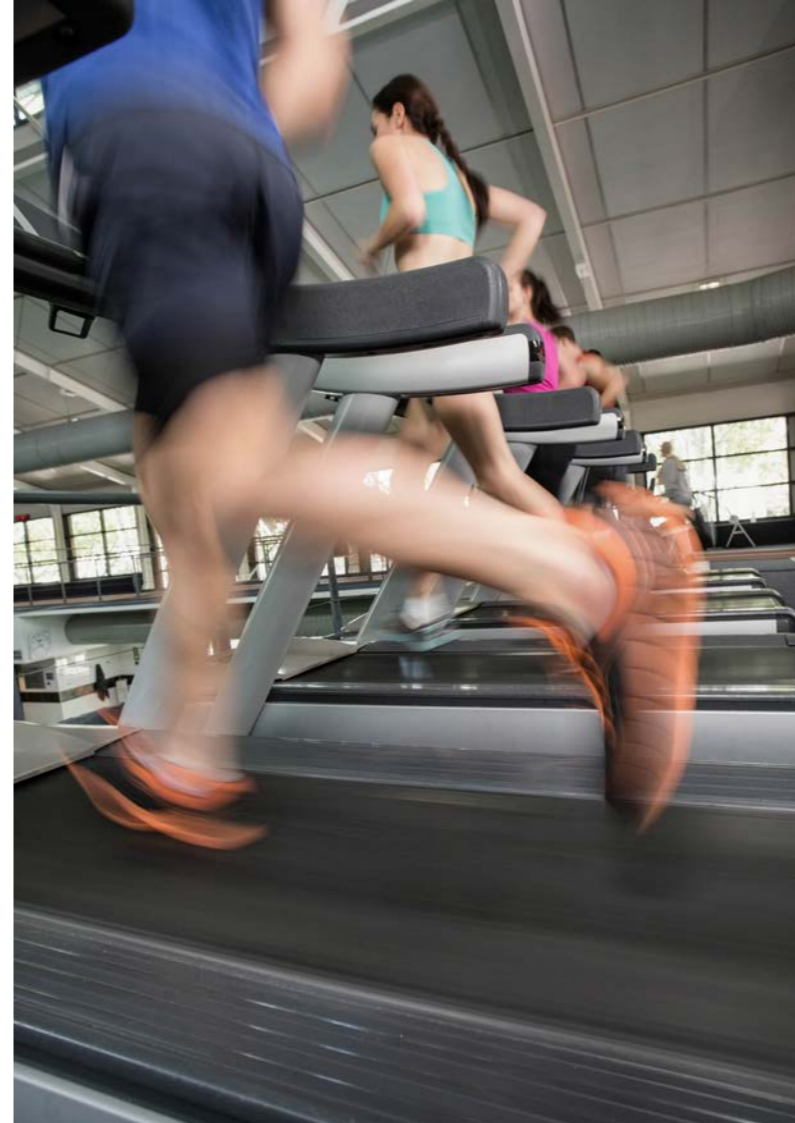
In Battle and the surrounding area, there's plenty keep to kids entertained – from building sandcastles to exploring dramatic landscapes and from visiting the aquarium to playing miniature golf. Essential amenities are also close by, including excellent schools, transport links and healthcare services.



## SHOP LOCAL OR IN THE CITY

Battle's high street is populated with high quality independent stores such as Raggs clothing boutique, House of Cards gift shop and Barnaby's antiques and homeware store. Shops like Lifestyle and British Design, British Made offer everything from artisan candles to cookware. And Rother Books is a bibliophile's paradise.

For grocery top-up shops, there's a Tesco Express less than a 10-minute walk from Tapestry, and Tesco Extra and Sainsbury's are within a 10-minute drive. Hastings also offers a wider array of stores and well-known brands. And, for an even greater choice, you can be in Royal Tunbridge Wells in 23 minutes from Battle train station and at London Bridge in 1 hour 9 minutes.



## STAY HEALTHY AND HAPPY

Whether you're into high-impact sports or gentler pursuits, there are lots of options for staying fit and well in Battle. An 11-minute cycle away is Battle Sports Centre with a sports hall, gym, dance studio, pitches, and an array of clubs and classes. There's also a BMX track and skatepark in town, and clubs for martial arts, cricket and more.

Crowhurst Park Leisure Club is just a 5-minute drive from Tapestry and has a beautiful pool as well as classes ranging from yoga to salsa to aquafit. And Sedlescombe Golf Club, a 10-minute drive away, has floodlit padel courts as well as a beautiful course.

## A GREAT EDUCATION

Battle & Langton C of E Primary School is only around a mile from Tapestry. Claverham Community College for secondary school pupils is around a 7-minute drive away. And children with special education needs are well catered for at ISP School, an 8-minute walk away. All three schools have a good Ofsted rating, and the independent Battle Abbey School, which takes children from three months to 18 years, has an outstanding Ofsted rating.



# THE RIGHT CONNECTIONS

With convenient travel links, Tapestry is well placed for making the most of everything this corner of the country has to offer. And it's easy to get out of town, and even the country, whenever you like.

Tapestry is just 2.5 miles from the A21, which sweeps down to Hastings and the south coast and up to London. And it's only a 10-minute walk from Battle train station. There are bus stops a few minutes' walk away with regular services into town and out to nearby towns and villages. And, for foreign trips, you can be at London Gatwick airport or Dover Ferry Port in less than an hour and a half.



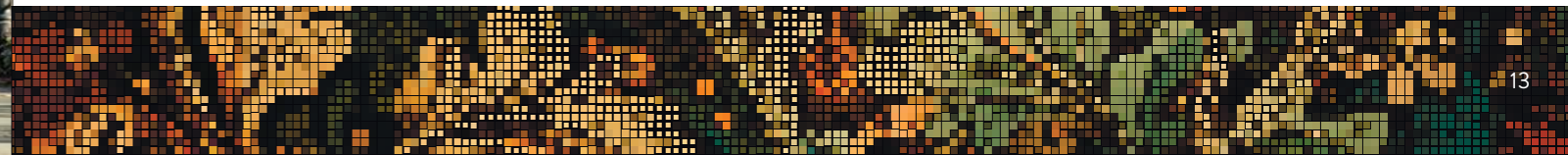
## BY CAR FROM TAPESTRY



## BY TRAIN FROM BATTLE TRAIN STATION



Sources: \*google.com/maps. Times shown are approximate and subject to traffic.  
\*\*thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.



# POINTS OF INTEREST

## SHOPS

- 1 Barnaby's
- 2 British Design, British Made
- 3 House of Cards
- 4 Raggs – clothes
- 5 Rother Books
- 6 Sainsbury's (Hastings)
- 7 Tesco Express

## CAFES, PUBS & RESTAURANTS

- 8 Baby Latte
- 9 Battle Deli & Coffee Shop
- 10 Burton's Restaurant
- 11 La Bella Napoli
- 12 Lucky's café
- 13 The Bull Inn
- 14 The Kings Head



## SPORTS, FITNESS & WELLBEING

- 15 Battle recreation ground
- 16 Battle Sports Centre
- 17 Beaumont Park Golf & Country Club
- 18 Crowhurst Park Leisure Club
- 19 Sedlescombe Golf Club

## CULTURE & ENTERTAINMENT

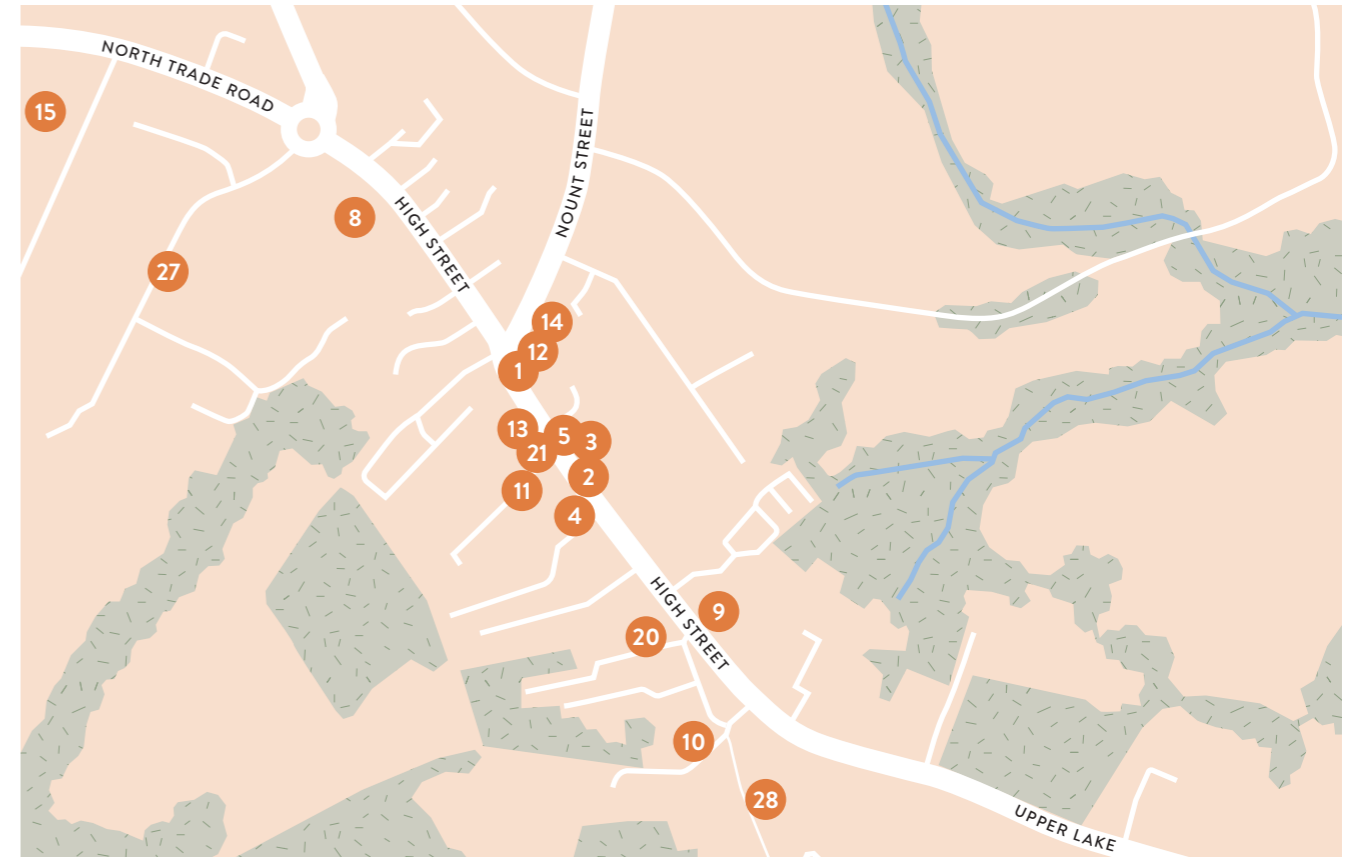
- 20 Battle Abbey
- 21 Craft Time
- 22 Hastings Contemporary
- 23 Hastings Miniature Railway

## GREAT OUTDOORS

- 24 Battle Great Wood
- 25 Hasting Country Park
- 26 Hastings Battlefield

## EDUCATION & HEALTH

- 27 Battle & Langton C of E Primary School
- 28 Battle Abbey School
- 29 Claverham Community College
- 30 Battle Health Centre



# PLOT LOCATOR



## KEY

- THE WEAVER
- THE SENLAC
- THE OAKFIELD
- THE ABBEY
- THE HAVEN

● OTHER TENURE PROPERTIES

# OVERALL SITE PLAN



TAPESTRY  
BLACKRIARS

THE WEAVER  
PLOTS 182-183



TAPESTRY  
BLACKFRIARS

THE SENLAG  
PLOTS 191-192



TAPESTRY  
BLACKFRIARS

THE SENLAG  
PLOTS 175-178



TAPESTRY  
BLACKFRIARS

THE HAVEN  
PLOTS 195-199







TAPESTRY  
BLACKFRIARS

## 3 BED SPECIFICATION

### KITCHEN

Beko appliances  
Handleless units or shaker units with brushed nickel handles  
Undermounted, stainless-steel, 1.5 bowl sink  
Single-lever chrome tap with black hose  
Quartz stone worktop

### BATHROOM

*Modern family bathroom including:*

White Roca Victoria vanity unit with Roca Victoria mixer tap  
White Roca Bilbao bath with shower and glass screen (bath only for homes with en suite)  
White Roca Gap rimless wall-hung toilet  
Full-height Porcelanosa Bottega Caliza tiling to bath and shower enclosures  
Half-height Porcelanosa Bottega Caliza tiling behind vanity unit and WC  
Anthracite, ladder-style towel rail  
Recessed downlighters  
Karndean Portland Stone LVT flooring

*En suite (selected plots only):\**

White Roca Victoria vanity unit with Roca Victoria mixer tap  
White Roca Gap rimless wall-hung toilet  
Semi-framed shower enclosure  
Roca Splash thermostatic splash shower

### GENERAL

Energy-efficient air source heat pump  
Underfloor heating  
Ground-floor WC  
Fitted wardrobe with mirrored doors to master bedroom  
Amtico English Oak LVT flooring to ground floor  
Appollo Elite carpet by Cormar in Soft Alabaster to stairs and first floor  
White matt walls and ceiling and white satin woodwork  
Private driveway with electric vehicle charging point  
Private turfed rear garden with garden shed

CONSUMER  
CODE FOR  
HOME BUILDERS  
www.consumercode.co.uk  
Protection for new-build home buyers

ctsi  
APPROVED CODE  
TradingStandards.uk

warranty  
LABC

10 YEAR  
WARRANTY  
PROVIDER

Please note: Kitchen specifications vary between homes.

Please speak to our sales team for more details \*Shower over bath and bath screen to selected plots only.



# 4 BED SPECIFICATION

## KITCHEN

- Bosch appliances
- Handleless base and tall units in taupe or cashmere
- Handleless wall units in natural vintage oak or truffle brown oak
- Undermounted, composite, single-bowl sink
- Single-lever black tap
- Silestone worktop

## BATHROOM

*Modern family bathroom including:*

- White Roca Victoria vanity unit with Roca Victoria mixer tap
- White Roca Bilbao bath with shower and glass screen (bath only for homes with en suite)
- White Roca Gap rimless wall-hung toilet
- Full-height Porcelanosa Bottega Caliza tiling to bath and shower enclosures
- Half-height Porcelanosa Bottega Caliza tiling behind vanity unit and WC
- Anthracite, ladder-style towel rail
- Recessed downlighters
- Karndean Portland Stone LVT flooring

*En suite (selected plots only):\**

- White Roca Victoria vanity unit with Roca Victoria mixer tap
- White Roca Gap rimless wall-hung toilet
- Semi-framed shower enclosure
- Roca Splash thermostatic splash shower

## GENERAL

- Energy-efficient air source heat pump
- Underfloor heating
- Ground-floor WC
- Fitted wardrobe with mirrored doors to master bedroom
- Amtico English Oak LVT flooring to ground floor
- Appollo Elite carpet by Cormar in Soft Alabaster to stairs and first floor
- White matt walls and ceiling and white satin woodwork
- Private driveway with electric vehicle charging point
- Private turfed rear garden with garden shed



10 YEAR  
WARRANTY  
PROVIDER

Please note: Kitchen specifications vary between homes.

Please speak to our sales team for more details \*Shower over bath and bath screen to selected plots only.



COMPUTER GENERATED IMAGE





tapestrylife.co.uk

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Post code:  
TN33 0UL

 **REGENTA**



Rother DC Housing Company is a private business, wholly owned by Rother District Council.  
Established in 2020 to provide high-quality, energy-efficient new homes.  
Homes available for market sale, shared ownership and affordable rent.

