



THE HOUSES



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.

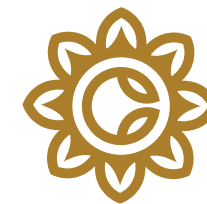
One of Kingston's biggest draws is its location. A leisurely walk or short drive takes you to Lewes, the county town, known for its independent shops, vibrant arts scene, and famous Bonfire celebrations. The town offers excellent amenities — from weekly farmers' markets to stylish cafés — making it a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

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Perfectly nestled at the foot
of the South Downs



Photo by Tim Buss
[flickr.com/photos/timbuss](https://www.flickr.com/photos/timbuss)

Castelmer Farm is a beautiful development of just ten homes across a stunning landscaped site. The development comprises of four apartments, five houses and one generous sized unique 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 well in their rural location. The specification within the homes is exceptional and make these beautiful homes perfect for modern living.

All houses have their own gardens, both front and rear. The rear gardens benefit from unobstructed south facing views across the countryside beyond. All front gardens are beautifully landscaped and provide the perfect welcome home. All homes at Castelmer Farm come with their own allocated parking and EV chargers. House number 9 has a bespoke double bay car port.

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.





H O M E S 5 & 6



Plot 5 rear view. Computer generated images are indicative only

HOMES 5 & 6

Three bedroom semi-detached

Lower Ground Floor

Ground Floor

Plot 5

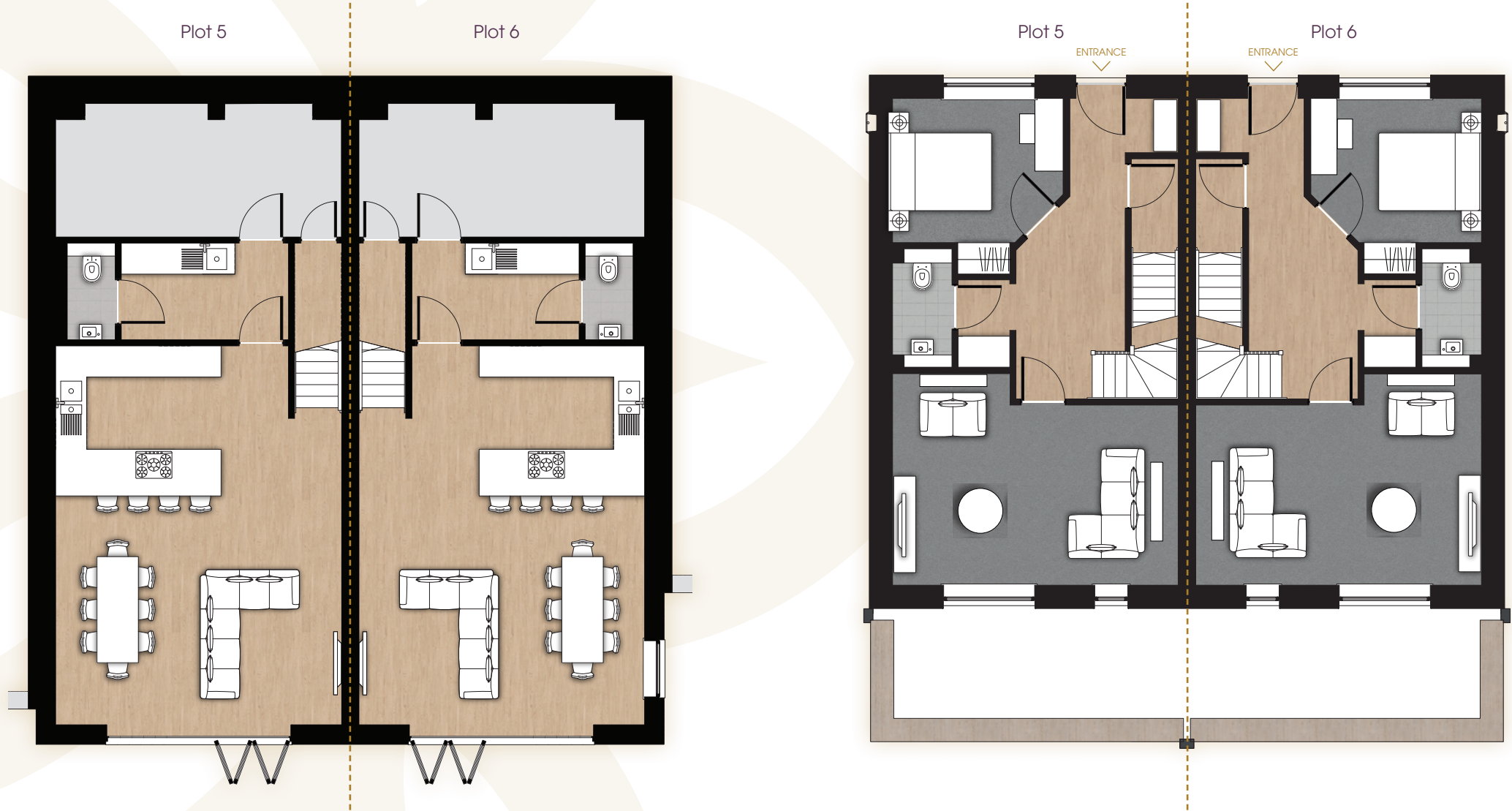
Plot 6

Plot 5

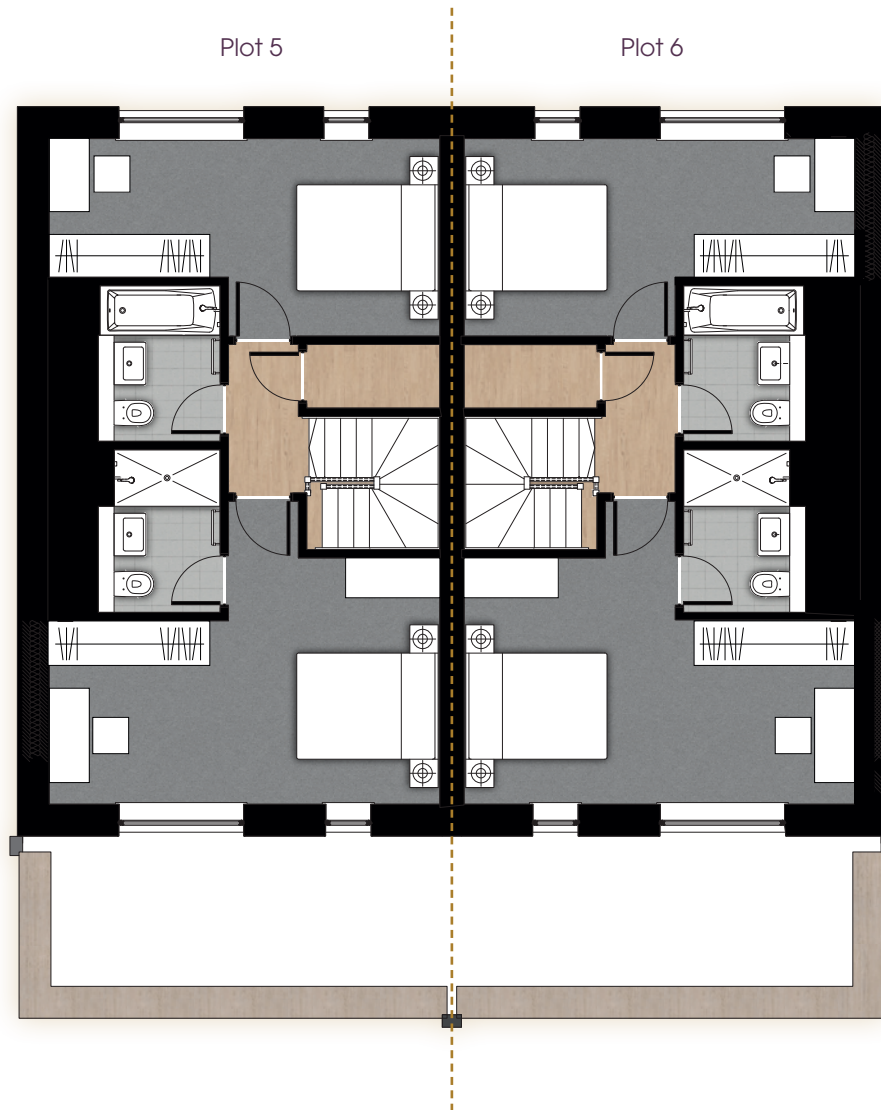
Plot 6

ENTRANCE

ENTRANCE



First Floor



Lower Ground Floor

Kitchen/Dining/Family	5.59m x 7.72m
Utility	3.26m x 1.90m
WC	1.19m x 1.90m

Ground Floor

Living Room	5.59m x 4.12m
Home Office	3.34m x 2.87m
WC	1.19m x 2.32m

First Floor

Bedroom 1	5.59m x 3.53m
Bedroom 1 En-suite	2.46m x 2.23m
Bedroom 2	5.59m x 2.83m
Bathroom	2.46m x 2.23m

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



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H O M E S 7 & 8



Plot 7 rear view | Computer generated images are indicative only

HOMES 7 & 8

Three bedroom semi-detached

Lower Ground Floor

Ground Floor

Plot 7

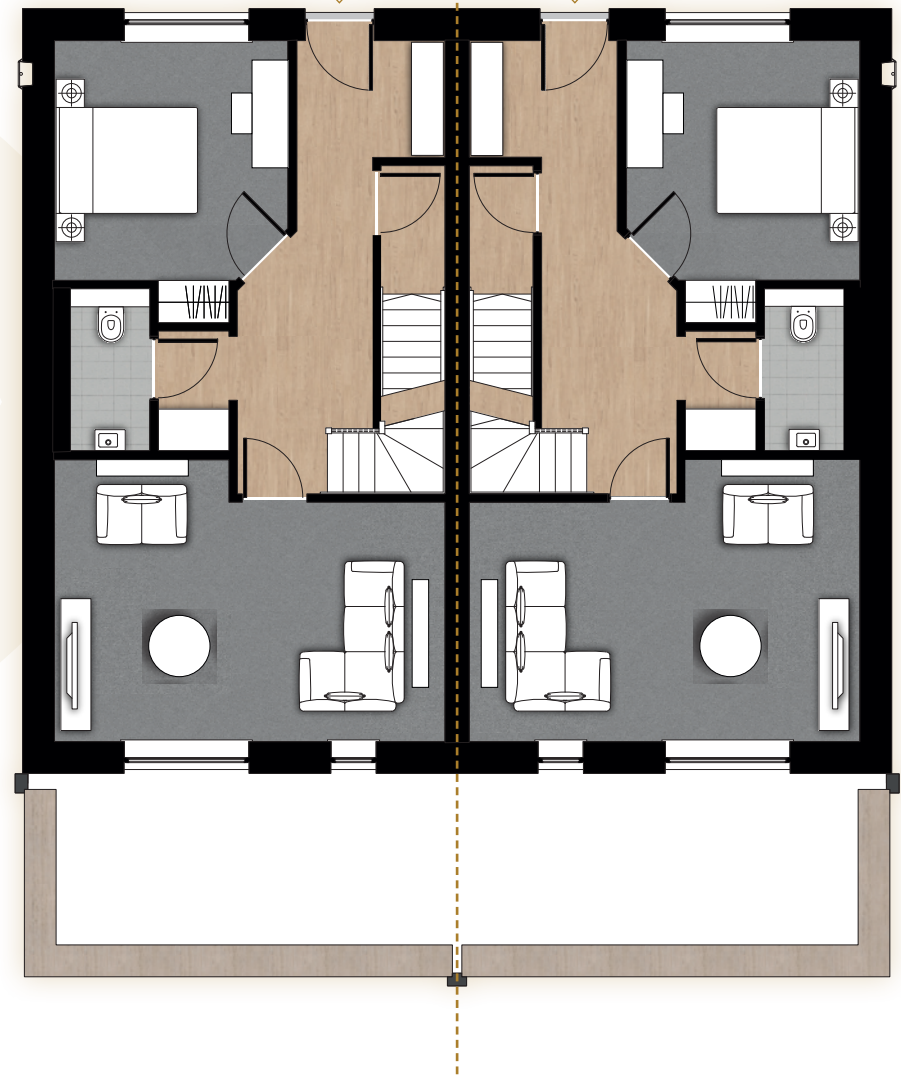
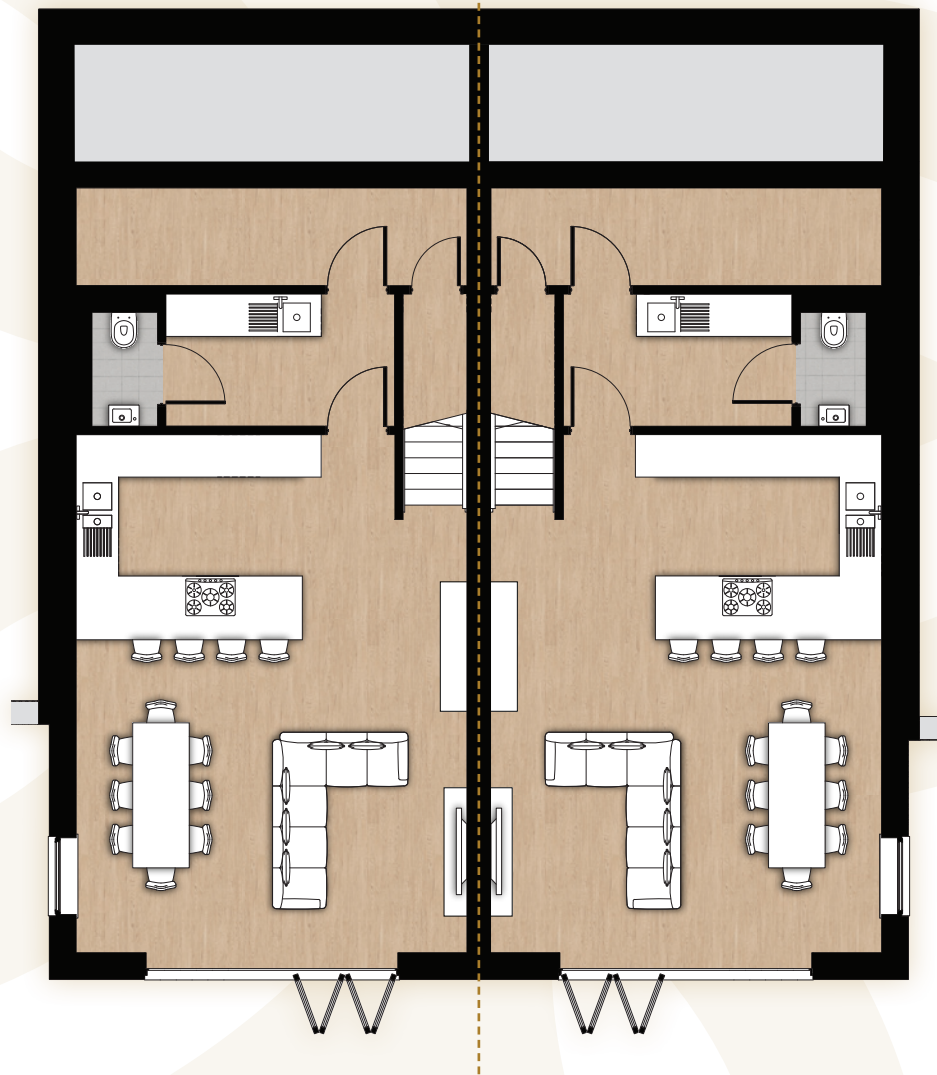
Plot 8

Plot 7

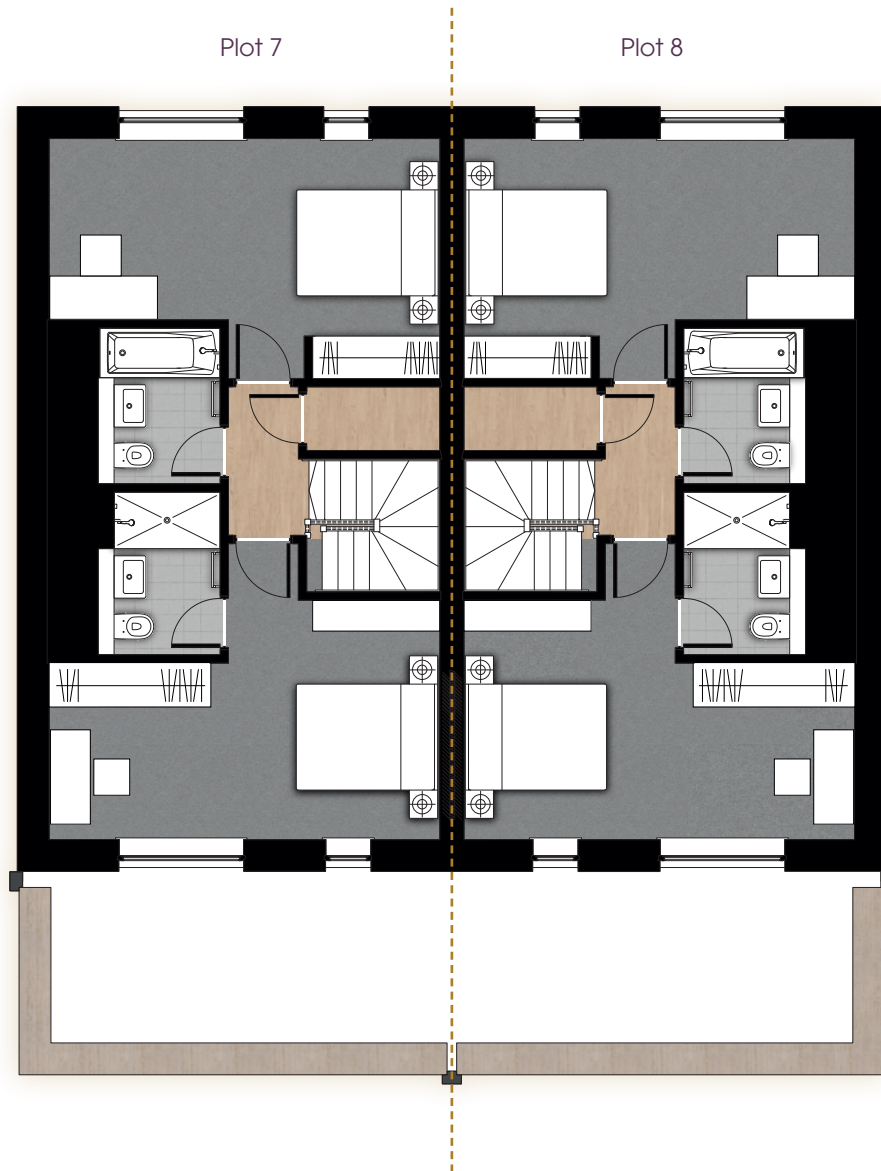
Plot 8

ENTRANCE

ENTRANCE



First Floor



Lower Ground Floor

Kitchen/Dining/Family	5.59m x 7.72m
Utility	3.24m x 1.90m
WC	1.19m x 1.90m

Ground Floor

Living Room	5.59m x 4.03m
Bedroom 3	3.34m x 3.48m
WC	1.39m x 2.32m

First Floor

Bedroom 1	5.59m x 3.43m
Bedroom 1 En-suite	1.76m x 2.33m
Bedroom 2	5.59m x 2.83m
Bathroom	1.76m x 2.23m

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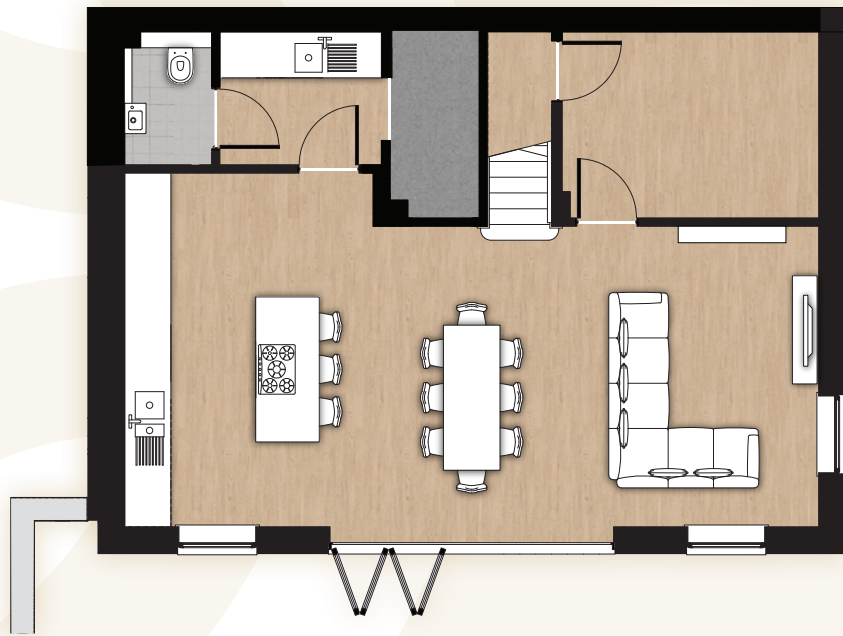
H O M E 9



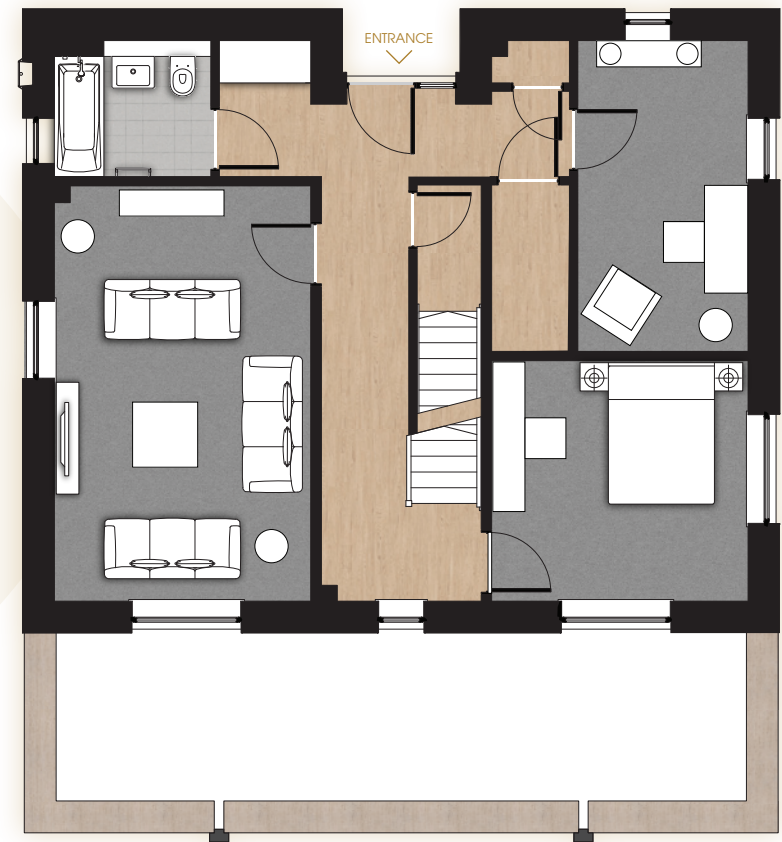
Plot 9 rear view | Computer generated images are indicative only

HOME 9
Four bedroom detached

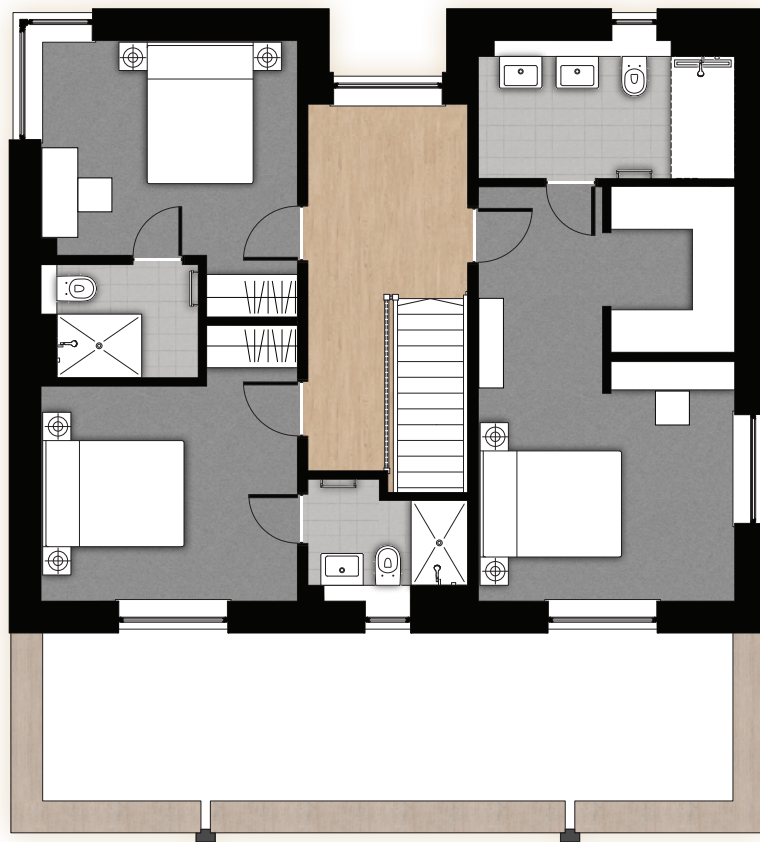
Lower Ground Floor



Ground Floor



First Floor



Lower Ground Floor

Kitchen/Dining/Family	9.87m x 5.39m
Utility	2.34m x 1.92m
Store	3.56m x 2.34m
WC	1.25m x 1.83m

Ground Floor

Living Room	3.68m x 5.91m
Bedroom 4	3.68m x 3.44m
Home Office/Bedroom 5	2.45m x 4.44m
Bathroom	2.26m x 1.97m

First Floor

Bedroom 1	3.99m x 5.80m
Bedroom 1 En-suite	2.27m x 1.63m
Bedroom 1 Dressing Area	1.79m x 2.37m
Bedroom 2	3.68m x 3.08m
Bedroom 2 En-suite	2.31m x 1.77m
Bedroom 3	3.68m x 3.08m
Bedroom 3 En-suite	2.27m x 1.63m

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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, feature lighting and bring the heart of the home to life.
- Integrated into each design are Siemens integrated ovens, combination microwaves and dishwashers.
- Stone worksurfaces with ceramic undermounted 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 and complemented with Cloudg underlay.*
- Oak glazed stairs are finished with runners to match the selected carpets.
- Cloakrooms are fitted with feature wall and floor tiles as part of individual designs.

**Colour choices available depending on build progression.*

Bathrooms, En-suites & WCs

- Wall hung cabinetry is fitted to en-suite bathrooms with basins finished using wall mounted complementing taps and fittings. The Master en-suite in Plot 9 enjoys oversized cabinetry with twin basins.
- Wall hung mirrors are fitted above each basin, providing secondary lighting with lit vanity mirrors (provided to plots 5-8).
- Waterfall showers with oversized heads and concealed valves complete thoughtfully designed master en-suites.
- Family bathrooms have their own individual designs with fitted cabinetry and complementing fittings.
- Villeroy & Boch sanitaryware is provided to family bathrooms and ensuites.
- Heated towel warmers are provided to both the family bathroom and each en-suite with programmable daily controls.
- Downstairs cloakrooms feature wall hung furniture creating a classic feel.

Central Heating, Hot Water & Renewable Energy

- Heating and hot water is provided using Valiant Aro Therm Plus Air Source Heat Pumps.
- Central heating is provided throughout the property with underfloor heating to the lower ground floor and heating to the upper floors delivered by tall column radiators.
- Underfloor heating can be controlled day to day with WiFi enabled touchscreen facilities allowing for app based control away from the home.
- First floor heating and hot water also benefits from Heatmiser WiFi enabled controls.
- Each home has an array of in roof 440w Photovoltaic panels. Plots 5-8 generating 1.76 kW/h renewable energy to the home, and Plot 9 generating 3.52 kW/h renewable energy to the home. This is capable of exporting to the grid.
- A hybrid inverter is supplied which makes the system battery ready.

nolte[®]
KÜCHEN

SIEMENS


Villeroy & Boch
1748

sky

Doors & Woodwork

- Bespoke Black entrance complete with secure deadlock mechanism, provide distinctive entrances to the home.
- Internally, LPD 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.
- Carefully considered staircases are presented with Oak newel posts and handrails with glazed panelling finishing a combination of Oak and painted softwood.
- Home number 9 has individually designed full height oak balausters.

Finishing Touches

- All internal walls and ceilings are decorated in Dulux emulsion.*
- Internal softwood joinery is finished in Brilliant White Satin with Oak staircases 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.



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 distribution to the Living Room TV position complete with Sky dish installation.
- Discreetly located charging points (inclusive of USB facilities) are incorporated in Bathrooms and En-suite.
- 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 the front and rear of the homes
- Ceiling mounted smoke detectors, heat detectors and CO2 detectors are all installed as required 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

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 giving the ability to communicate with visitors if away from the home.
- Texecom NACOSS approved hard wires full PIR detection system fitted with pet friendly sensors

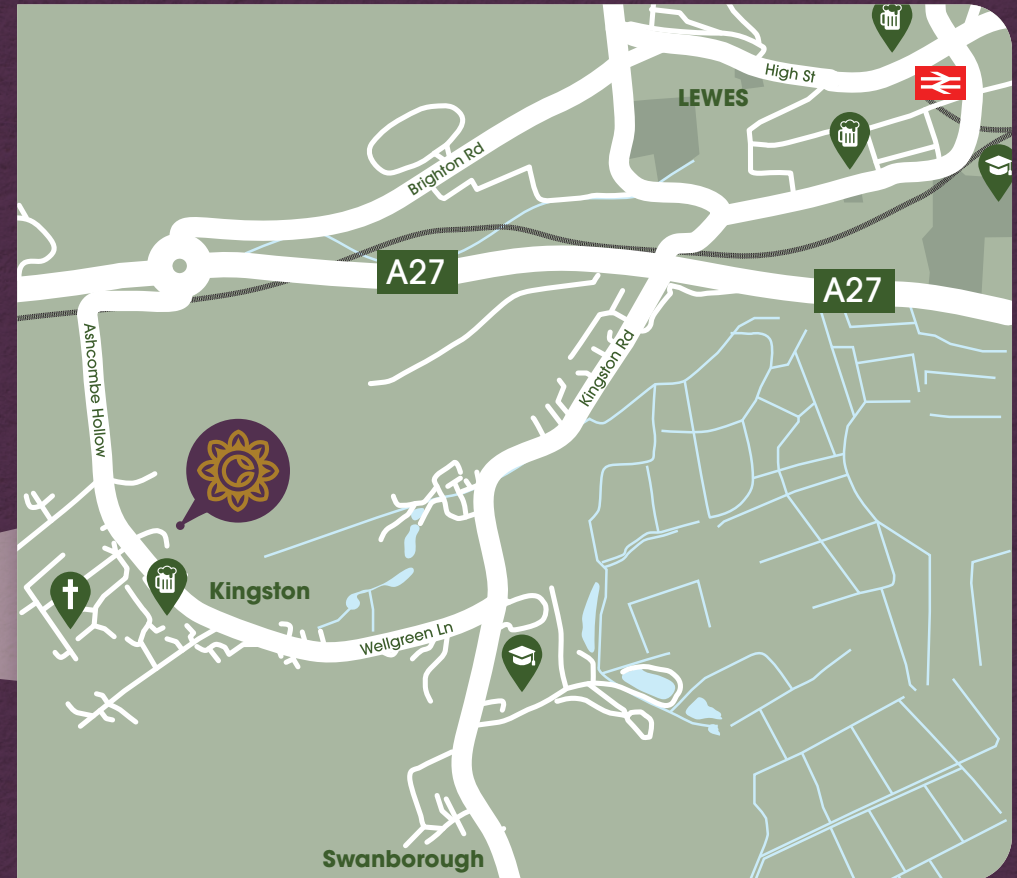
External Features

- Large format paving forms both pathways around the homes and generously sized patios leading directly off the lower ground floor spaces for useable, easy outside entertaining.
- Front gardens are landscaped and planted to provide welcoming entrances to each home with rear gardens being laid to turf.
- Each home has it's own low maintenance rain garden, linked to a sustainable drainage system which supports and promotes wildlife
- South facing gardens offer uninterrupted views across the South Downs National Park and are turfed with fenced boundaries.
- Green roofs to each home form part of a development wide eco system
- Gravel driveways provide parking for two cars alongside the homes.
- External taps are provided to each home for convenient maintenance.
- High performance timber windows and doors with A rated glass and polished chrome fittings.

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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