

CROWBOROUGH



THE
HOLLOWS



Ashdown Forest

Every Story Starts Somewhere



At The Hollows, your story begins with three one-of-a-kind homes, thoughtfully crafted for modern living.

This is a setting with a story of its own: just beyond the town lies the landscape that inspired A.A. Milne's Hundred Acre Wood, where Winnie-the-Pooh's adventures were born. It is a place that invites both adventure and quiet stillness, the kind of setting that always feels like home.

Each home is unique in layout and character, from expansive kitchens made for gathering to peaceful lounges and studies designed for quiet retreat. Generous bedrooms, multiple ensembles and landscaped gardens offer space to breathe, while garages or carports and clever storage make everyday living effortless.

Every detail reflects Wedgewood's commitment to craft and quality, creating homes that are practical, elegant and built to stand the test of time, the perfect setting for the next chapter of your story.



A Place to Write your Story

A private drive leads you into The Hollows, where three distinctive homes sit around a landscaped courtyard, each with its own view, garden and character.

Carefully considered gables, warm red brick and timeless detailing make the architecture feel instantly at home in this setting, while landscaped frontages and private gardens enhance the sense of seclusion.

This is a location that offers the best of both worlds: peaceful and tucked away, yet just minutes from Crowborough High Street, cafés, restaurants and local schools. Step a little further and you can explore the trails of Ashdown Forest and Crowborough Country Park, perfect for weekend walks and fresh air.





CGI is indicative only

Your Next Chapter

The story begins the moment you turn into the private drive.

A landscaped entrance frames the approach to The Hollows, with soft planting, natural paving and subtle lighting creating a sense of welcome by day and by night. Each home has its own frontage, offering individuality while feeling part of a small, connected community.

Practicality is built in, with external power points and provision for electric vehicle charging. Natural sandstone patios and carefully chosen planting create an outdoor environment that becomes more characterful with every season.

THE HOLLOW

THE SITE

3

1

2

1

Underwood

2

Aldridge

3

Milverton

06

07

CGI is indicative only



CGI is indicative only



Underwood

4 Bed Detached House

203 m² | 2,179 ft²

Underwood features a traditional layout with generously sized, versatile rooms. The spacious kitchen and dining area is perfect for entertaining, while the separate lounge offers a peaceful retreat. French and bifold doors frame the expansive garden, creating seamless indoor-outdoor living. Upstairs, the master suite enjoys its own ensuite, complemented by a second bedroom also with its own ensuite and two further double bedrooms. With a dedicated utility room, family bathroom, and thoughtful storage throughout, Underwood balances practicality with elegance. A home designed for family life in every sense.



Ground Floor



Living Room	6.06 x 3.50 m 19'11" x 11'6" ft
Family/Kitchen	6.93 x 5.61 m 22'9" x 18'5" ft
Dining	4.88 x 4.24 m 16'0" x 13'11" ft
Utility	2.99 x 1.80 m 9'10" x 5'11" ft
Garage	6.14 x 3.21 m 20'2" x 10'6" ft



First Floor



Master Bedroom	6.93 x 4.20 m 22'9" x 13'9" ft
Bedroom 2	4.18 x 3.42 m 13'9" x 11'2" ft
Bedroom 3	3.50 x 2.92 m 11'6" x 9'7" ft
Bedroom 4	3.50 x 3.03 m 11'6" x 9'11" ft



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



CGI is indicative only



Aldridge

5 Bed Detached House

230 m² | 2,471 ft²

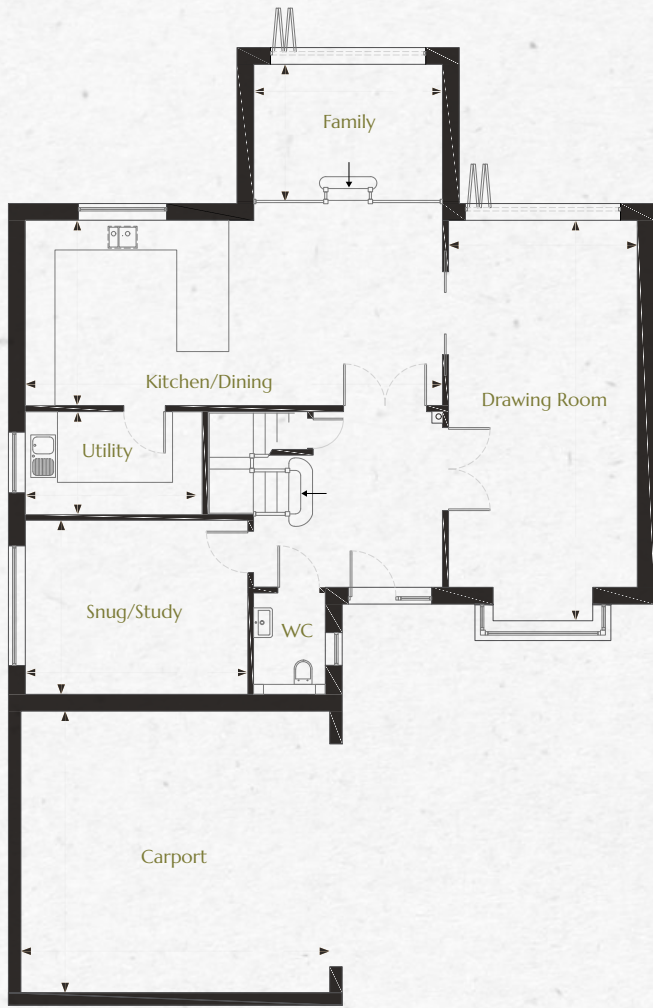


Aldridge offers practical solutions for modern family living, featuring an open-plan kitchen and dining area that flows seamlessly into an adjoining living space. A sunken family room opens out onto the garden, filling the home with natural light. For quieter moments, the snug provides an intimate retreat or flexible study. Upstairs, five generous bedrooms offer space for all, two complete with ensembles. A double carport and landscaped gardens frame the home with both beauty and function. Aldridge is where generous proportions meet considered detail, designed for families who value both connection and personal space.





Ground Floor



Drawing Room	8.09 x 3.81 m
.....	26'6" x 12'6" ft
Kitchen/Dining	8.43 x 3.74 m
.....	27'8" x 12'3" ft
Family	3.81 x 2.77 m
.....	12'6" x 9'1" ft
Snug/Study	3.52 x 4.50 m
.....	11'6" x 14'9" ft
Utility	3.46 x 2.08 m
.....	11'4" x 6'10" ft
Carport	6.24 x 5.69 m
.....	20'6" x 18'8" ft



First Floor



Master Bedroom	4.49 x 3.88 m
.....	14'9" x 12'9" ft
Bedroom 2	4.91 x 4.44 m
.....	16'1" x 14'7" ft
Bedroom 3	4.91 x 2.86 m
.....	16'1" x 9'5" ft
Bedroom 4	3.57 x 3.72 m
.....	11'8" x 12'2" ft
Bedroom 5	4.46 x 2.72 m
.....	14'8" x 8'11" ft

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CGI is indicative only



Milverton

5 Bed Detached House

216 m² | 2,320 ft²

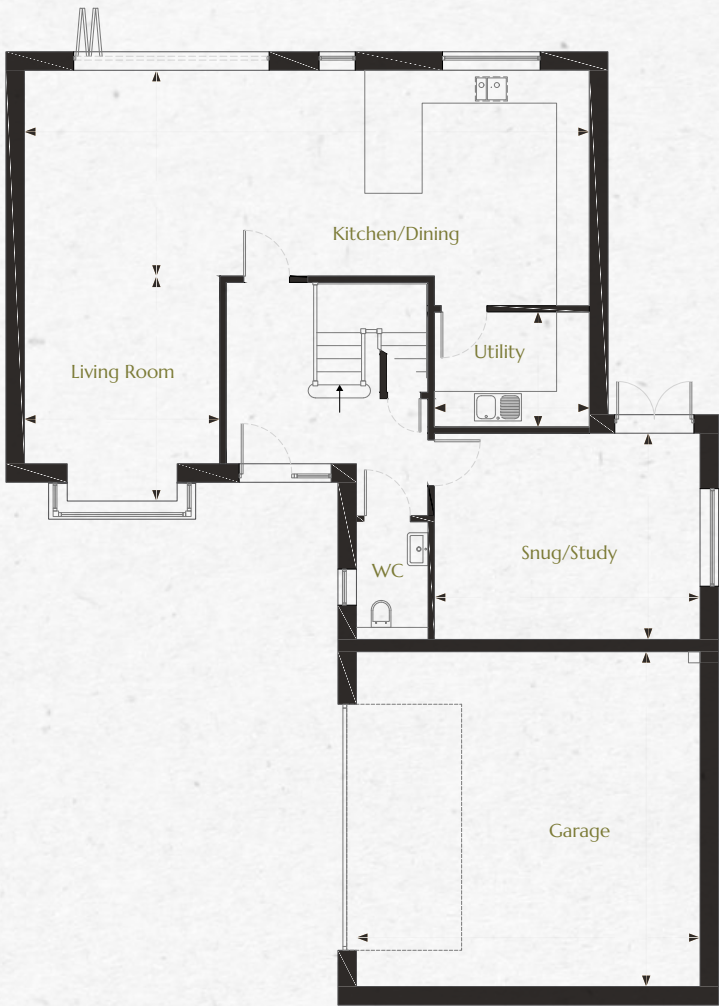


Milverton enjoys a rear aspect of mature trees and newly landscaped gardens, beautifully framed by expansive bifold doors in the open-plan kitchen, living, and dining area. At the front, a versatile space creates the perfect study or cosy snug. Upstairs, the master suite with ensuite is joined by four additional bedrooms, including another ensuite and a spacious family bathroom. Every space has been designed with flexibility in mind, from generous proportions to ample storage. With a double garage, landscaped gardens, and its secluded setting, Milverton is as practical as it is graceful, offering both luxury and longevity.





Ground Floor



Kitchen/Dining	10.34 x 3.77 m
.....	33'11" x 12'4" ft
Living Room	4.11 x 3.58m
.....	13'6" x 11'9" ft
Snug/Study	4.86 x 3.77 m
.....	15'11" x 12'4" ft
Utility	2.84 x 2.11 m
.....	9'4" x 6'11" ft
Garage	6.29 x 6.13 m
.....	20'7" x 20'1" ft



First Floor



Master Bedroom	7.24 x 5.18 m
.....	23'9" x 17'0" ft
Bedroom 2	3.88 x 3.77 m
.....	12'9" x 12'4" ft
Bedroom 3	3.64 x 3.58 m
.....	11'11" x 11'9" ft
Bedroom 4	4.23 x 3.55 m
.....	13'11" x 11'8" ft
Bedroom 5	3.77 x 2.65 m
.....	12'4" x 8'8" ft

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The Details



Kitchen

- Fully fitted kitchen with Quartz worktops and soft close doors and drawers
- Stainless steel under mounted sink with mixer tap in nickel finish
- Built-in oven ²
- Built-in microwave / Combi Oven ²
- Induction hob with downdraft extractor ²
- Cooker extractor ²
- Integrated fridge & freezer ²
- Integrated dishwasher
- Under wall cabinet LED lighting and power to islands

Bathroom & Ensuite

- White sanitaryware with chrome taps
- Wall mounted basin & vanity cabinets
- WC with concealed cistern
- Bath filler and deck mounted shower
- Showers with thermostatic shower controls
- Overhead Raindance shower to all ensembles
- Heated towel rail
- Feature LED lighting
- Shaver socket
- Porcelain tiled walls and floors

Security

- High security front entrance doors with multipoint locking
- Internal intruder alarm with flush control keypad to entrance hall
- Alarm enabled for App Control and monitoring ¹

Heating, Electrical & Lighting

- Heating and hot water provided by Air Source Heat Pump
- Underfloor heating to ground floor
- Smart heating and hot water controls with connected APP ¹
- Radiator heating to first floor
- Heated towel rail to bathroom and ensembles
- TV/Media points to living room and all bedrooms
- Cat 5 network cabling to all media points
- BT points to entrance, study ², living room and master bedroom
- Upgraded Ultrafast Fibre Optic connection for Telephone and Internet
- LED Lighting throughout

Interior Finishes

- Fitted wardrobes to master and second bedrooms
- Elegant skirting and architraves with white finish
- Matt paint finished to all rooms
- Internal oak doors with nickel furniture
- Staircase with oak handrails & newel posts
- Real Wood Engineered oak flooring to entrance hall, living room and kitchen areas ²
- Alternative Porcelain floor tiling to entrance hall, kitchen and family rooms ²
- Neutral tone carpets to bedrooms
- Porcelain floor tiling to bathrooms and ensembles

External Finishes

- LED Lighting to front and rear of property
- Landscaped front and rear gardens with feature planting and lawns areas laid to turf
- Natural sandstone paving to paths and rear terrace areas
- External tap to side/rear of property
- External double power point to rear of property
- Electric Vehicle Charging point to car port/garage

¹ Will require setup by alarm maintenance company. Internet and maintenance subscriptions not included

² Plot specific

Stories of Crowborough

Crowborough, is the largest inland town in East Sussex. Historically a market town, it still hosts a monthly farmers' market with local artisanal products as the focus. Which one of the local restaurants to enjoy is a tricky decision to make with Chinese and Indian amongst many others on offer. Perhaps you'd rather pick up fresh fish and chips enjoying it straight from the paper. Walking out of The Hollows away from the High Street for less than half a mile will find you at The White Hart on the Green. This pub is known for its warm welcome, premium food and drink offering, as well as live music.



A walk will be needed after all that delicious food, with trails and footpaths zig-zagging all over the local area, you are spoilt for choice. Ashdown Forest neighbours Crowborough and offers a short, easy stroll from Pooh Car Park and the highly-rated Southern Slopes or Airmans Grave Circular for a more challenging hike with great views.

Crowborough Beacon Golf Club and the Crowborough Leisure Centre offer everything the fitness enthusiast could desire. If that's not enough you could have a training session at the Vision Martial Arts & Fitness Centre.

The Community Centre has regular theatre events and creative workshop opportunities as well as daily classes for all ages including Tai Chi, baby sensory and a bridge club.





LOCAL AMENITIES



Map & travel distances are approximate and should be used as a guide only



Every Path Leads Somewhere

Living at The Hollows gives you the opportunity to jump on the train and adventure further afield. Just fifteen minutes cycle away is the Southern Railway station, or five minutes in the car. The line leads directly to London Bridge, and a change at Tunbridge Wells gives you access to Gatwick airport.

If the shopping on Crowborough High Street is not enough to satisfy, within twenty minutes by car you can be enjoying the Royal Victoria Place Shopping Centre in Royal Tunbridge Wells. The neighbouring town is also home to The Spa Hotel, a one-stop shop for all your pampering and wellbeing needs.



By train

Uckfield	12 mins
Oxted	35 mins
London Bridge	1 hr
Clapham Junction	1 hr 7 mins
Gatwick Airport	1 hr 13 mins
London Victoria	1 hr 15 mins

Travel times are approximate and should be used as a guide only



About Wedgewood

At Wedgewood Homes we have established an excellent reputation for developing quality new homes. All aspects of our developments are controlled in house by our teams of designers, architects and project managers.

"The experience and abilities of our teams ensure that high quality and attention to detail flow through every inch of our new homes."

Mathew Carpenter, Managing Director.



Inspiring Designs

Our designers stay abreast of all the latest technology initiatives and interior finishes, so you will not find the same end result in any two of our developments. We are renowned for build quality, high specifications and luxury fittings.



A Dedicated Team

Our Directors and senior personnel are closely involved in all stages of our developments and can often be seen working on site. This hands-on approach ensures the highest standards of craftsmanship by our construction personnel and our meticulous high standards, attention to construction quality and standard of finish are reflected throughout all stages and elements of our developments.

Wedgewood Homes are Build-Zone registered developers and all of our new homes come complete with a 10 year warranty. Our customer service team is second to none and is on hand to ensure that any queries our homeowners have are dealt with speedily and efficiently.



Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



In The Hollows, you will find a setting that
is informed by yesterday and meets the
needs of today; a place that will leave a
legacy for tomorrow.

WEDGEWOOD
HOMES