



FERN PLACE

CROWBOROUGH



For country & commute

Crowborough is a rural market town and civil parish in East Sussex. Located just 7 miles south-west of Royal Tunbridge Wells and 33 miles south of London, Crowborough is the largest inland town in East Sussex and the second highest point after Ditchling Beacon.

The arrival of the railway in 1868 led to significant growth of the town which has evolved from a series of previously separated villages and hamlets. The railway station is located in Jarvis Brook at the bottom of Crowborough Hill, with trains running on the Oxted line providing a direct link to London Bridge, East Croydon, Edenbridge Town and Uckfield.

Crowborough is a busy and vibrant town, well located for transport links whilst being enveloped by gorgeous countryside. In the late 19th century Crowborough was promoted as a health resort based on its high elevation, rolling hills and surrounding

forest. Estate agents called it "Scotland in Sussex"

Immediately on its doorstep is the Ashdown Forest. Situated at the heart of the High Weald National Landscape the forest provides a unique habitat for a wide range of rare plants, birds and wildlife. Once the hunting ground for King Henry VIII, deer roam freely across the area. Now the largest free public access space in the South East and known for its world famous resident Winnie The Pooh, the area is a walkers paradise.

Crowborough Common is an ancient common covering over 220 acres and is owned by Crowborough Beacon Golf Club. Much of the common is heathland and the club have embarked on a long term restoration programme with the assistance of Natural England and the Ashdown Rangers to improve the health and biodiversity of the heathland, including the heather and fauna.



The golf club was founded in 1895 and is ranked in the top 100 UK clubs. Crowborough's most famous resident, Sir Arthur Conan Doyle, creator of Sherlock Holmes was captain of the golf club in 1910. A statue in his honour, designed and cast in bronze by the international sculptor David Cornell, stands proudly in the town centre.

Crowborough offers excellent recreational facilities, including the Crowborough Leisure Centre with indoor pool, gym and sports hall. The leisure centre is located adjacent to Goldsmiths Recreation Ground where you can enjoy the outdoor fitness equipment, athletics track, boating lake, miniature railway, skate park and pétanque piste. Football pitches and netball and basketball courts can also be hired.

Within 30 minutes' drive of the town there are a number of attractions from steam railways at Spa Valley and The Bluebell Railway, to the oldest only working open-trestle post mill in the

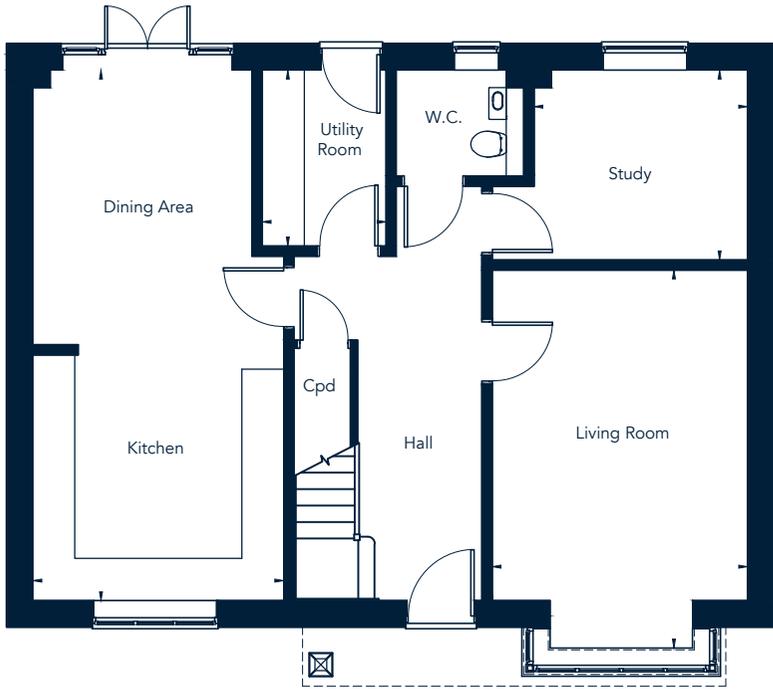
country situated at Nutley. The largest reservoir in the South East, Bewl Water, can be found at Lamberhurst and covers 800 acres of parkland with miles of scenic pathways, whilst also offering horse riding, water sports, fishing and hundreds of protected wildlife species to enjoy.

Crowborough enjoys plentiful free parking and has excellent supermarket provision including Waitrose, Tesco and Morrisons. There are numerous small, independent retailers, restaurants and cafes and a farmers market on the fourth Saturday of each month. Alternatively, for a greater selection visit the cosmopolitan spa town of Royal Tunbridge Wells, with a diverse array of shops, restaurants and bars. By contrast, the Pantiles are a charming historic part of the town dating back to the Georgian era when the Chalybeate Spring was discovered.

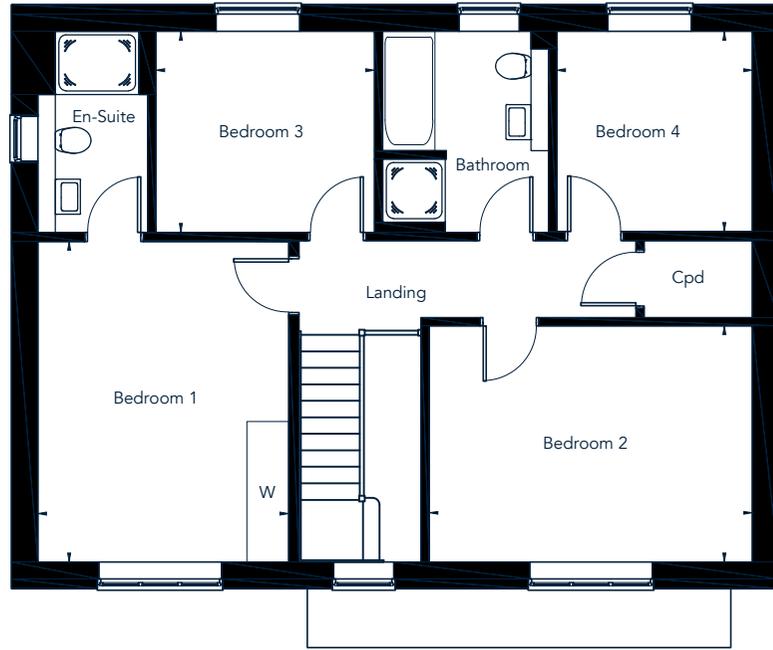
PLOT ONE



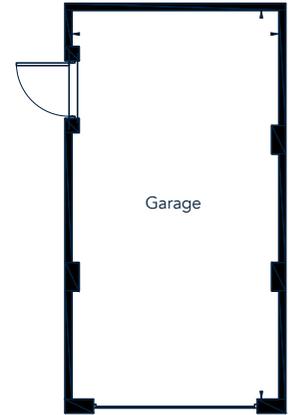
PLOT ONE



Ground Floor Plan



First Floor Plan



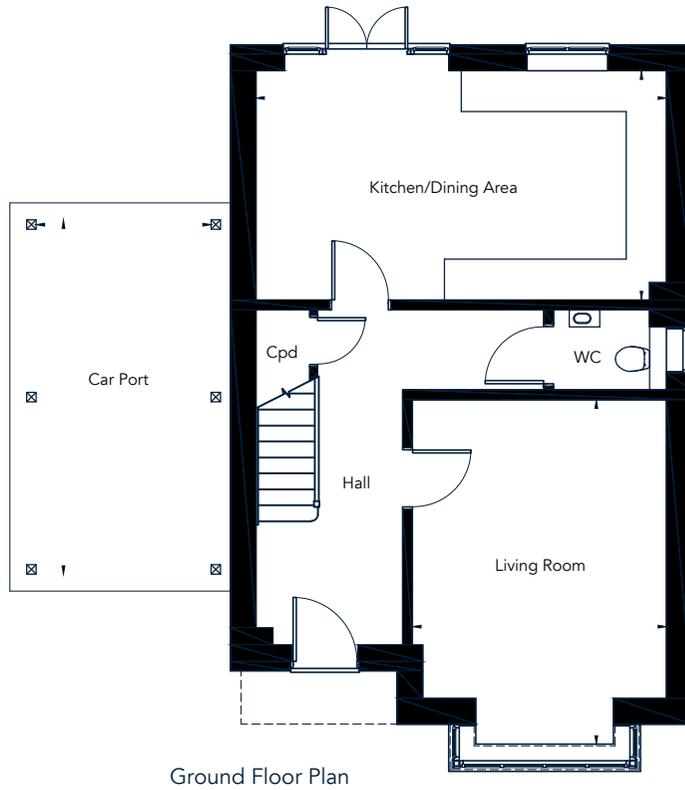
Garage position not necessarily the location on the plot

	Metric		Imperial			Metric		Imperial					
Living Room	5.38	x	3.66	17'8	x	12'0	Bedroom 1	4.56	x	3.60	15'0	x	11'10
Study	3.06	x	2.70	10'0	x	8'10	Bedroom 2	4.64	x	3.36	15'3	x	11'0
Kitchen / Dining Area	7.56	x	3.60	24'10	x	11'10	Bedroom 3	3.13	x	2.86	10'3	x	9'5
Utility	2.50	x	1.77	8'2	x	5'10	Bedroom 4	2.85	x	2.80	9'4	x	9'2
Garage	6.08	x	3.26	19'11	x	10'8	Total Gross Internal Floor Area 158.3 sq m 1703 sq ft (excluding garage)						

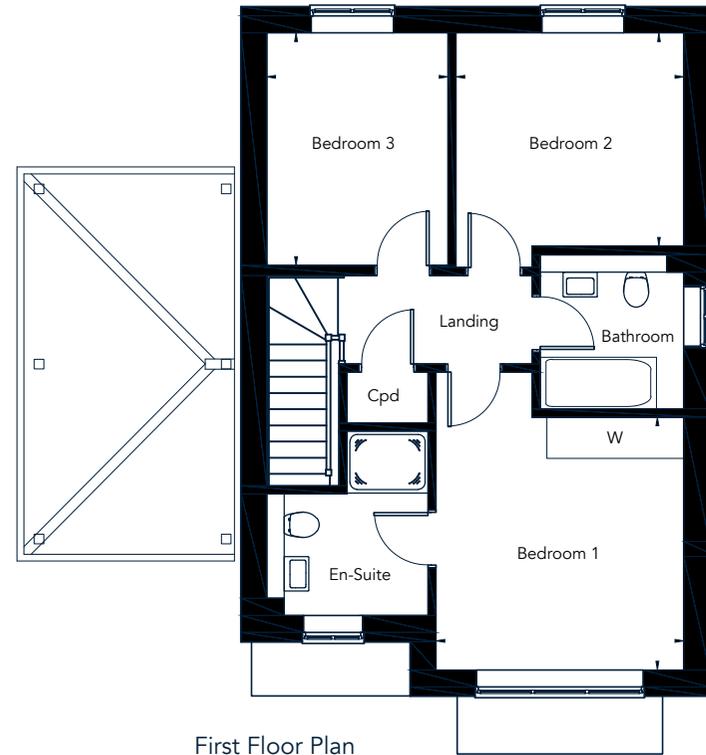
PLOT TWO



PLOT TWO



Ground Floor Plan



First Floor Plan

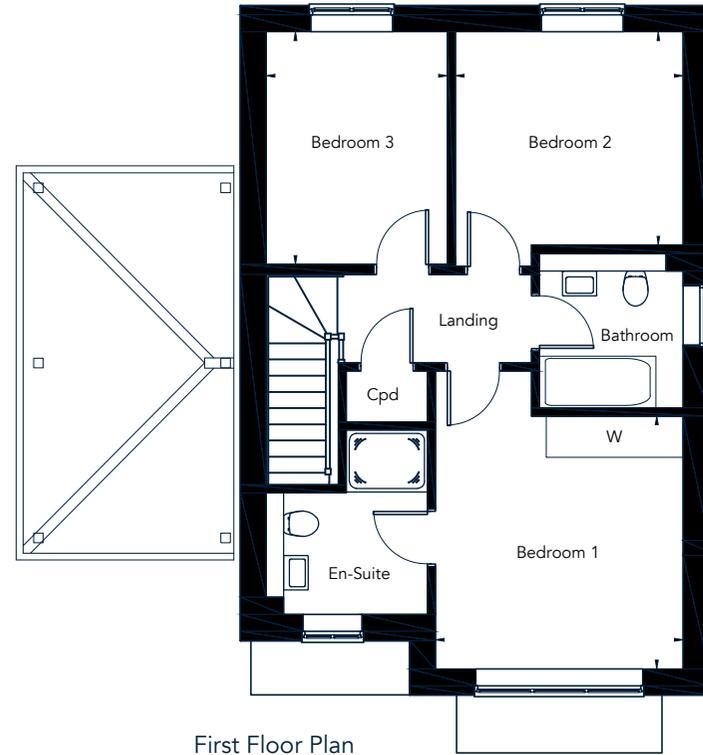
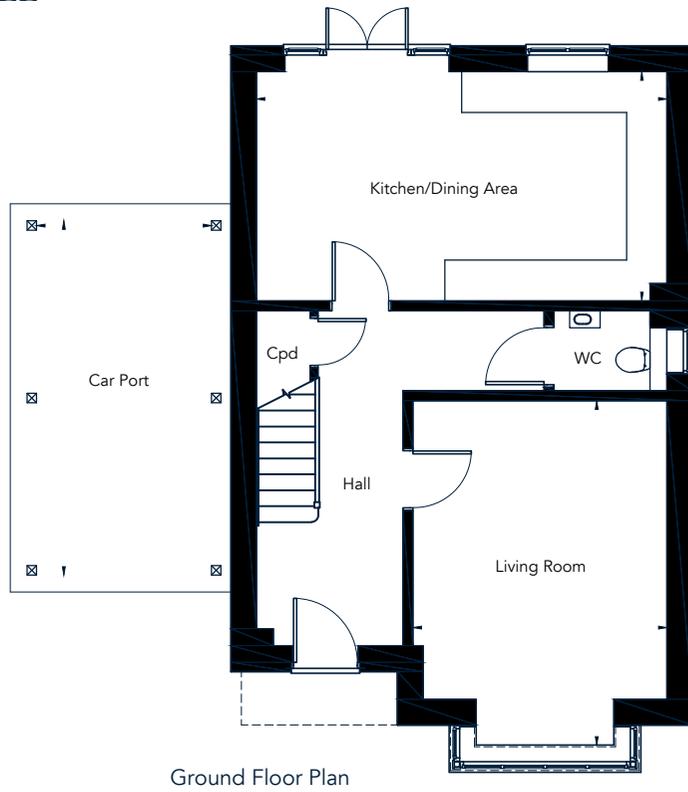
	Metric		Imperial			Metric		Imperial			
Living Room	5.07	x	3.77	16'8	x	12'4					
Kitchen / Dining Area	6.09	x	3.37	20'0	x	11'1					
Carport	5.22	x	2.60	17'2	x	8'6					
					Bedroom 1	3.66	x	3.62	12'0	x	11'11
					Bedroom 2	3.33	x	3.09	10'11	x	10'2
					Bedroom 3	3.37	x	2.64	11'1	x	8'8

Total Gross Internal Floor Area 111.8 sq m 1203 sq ft (excluding carport)

PLOT THREE



PLOT THREE



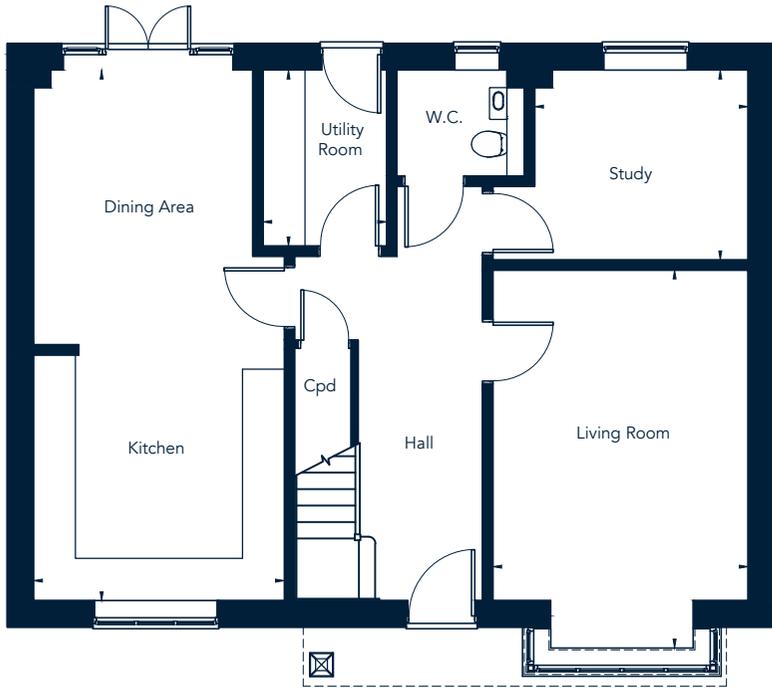
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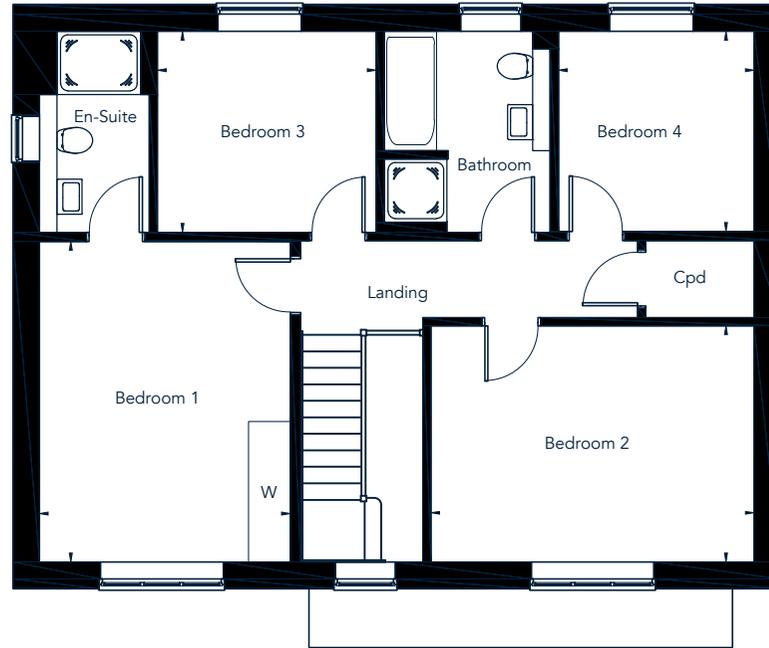
PLOT FOUR



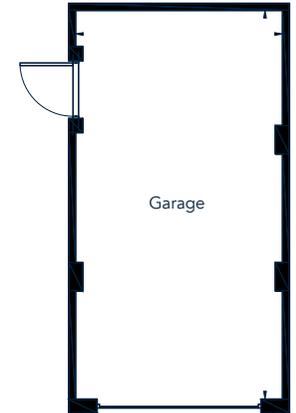
PLOT FOUR



Ground Floor Plan



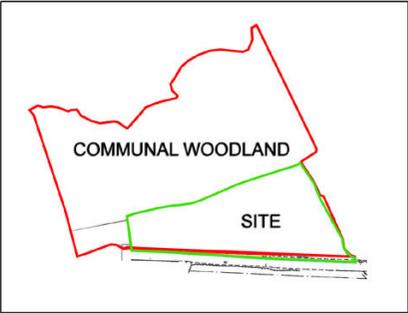
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Development Plan



COMPUTER GENERATED IMAGE

THIS DEVELOPMENT PLAN IS FOR PLOT IDENTIFICATION PURPOSES ONLY

Superior Specification

KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff Double oven
- Neff Compact Combi Microwave oven
- Neff Gas 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 by Minoli
- Brushed Chrome sockets
- Under pelmet lighting
- Low energy ceiling downlighters

CLOAKROOM, BATHROOM AND EN SUITES

- Roca contemporary white sanitary ware
- Polished chrome taps and fittings
- Aqualisa Mian single outlet shower for bathroom Plots 1 and 4
- Aqualisa Mian bath/ shower mixer for bathroom Plots 2 and 3
- Aqualisa bath/hair wash mixer (where separate shower cubicle in bathroom)
- Aqualisa Mian single outlet shower for En Suite
- 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 by Minoli

PLEASE NOTE

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

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

- Gas central heating to radiators
- Mains pressure sealed water system
- TV aerial fitted
- Connection for TV and future provision of satellite reception in the Living Room, Study, Dining Area and Bedrooms Plots 1 and 4.
- Connection for TV and future provision of satellite reception in the Living Room, Dining area and Bedrooms Plots 2 and 3.
- (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
- Lighting and power in the roof space

SECURITY FEATURES

- Fitted alarm system to cover home with panic button in the Hallway and Master Bedroom
- Mains operated smoke alarms fitted to the Hall and Landings with battery back-up
- Windows and doors feature multi-point security locking systems

EXTERNALLY

- Main house brick Plots 1 and 3 Bijou Seaford Red by Wienerberger
- Main house brick Plots 2 and 4 FLB Freshfield Lane by Michelmersh Brick Holdings PLC
- Roof tile Plots 1- 4 Sandtoft Sandown by Wienerberger
- Single garage and parking Plots 1 and 4
- Single car barn and parking Plots 2 and 3
- Light and power to garages and car barns
- Landscaped front garden
- Turfed/seeded rear garden
- Paved patio to rear
- Enclosed rear garden
- External tap
- External power socket
- Electric vehicle charger

ENERGY EFFICIENCY AND GUARANTEE

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

MAINTENANCE

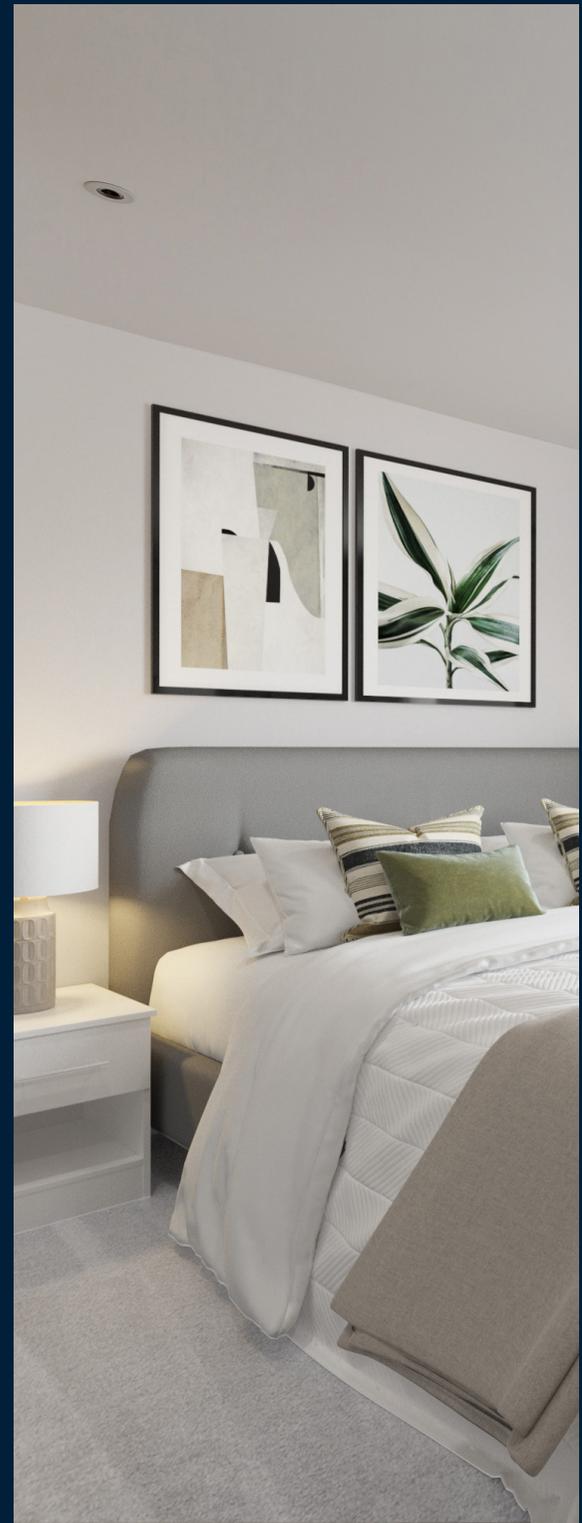
- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Executive who will be able to provide full details and annual service charges
- Once the development is completed ownership of the Management Company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

TENURE

- Freehold



Photography is of a previous Asprey Homes development



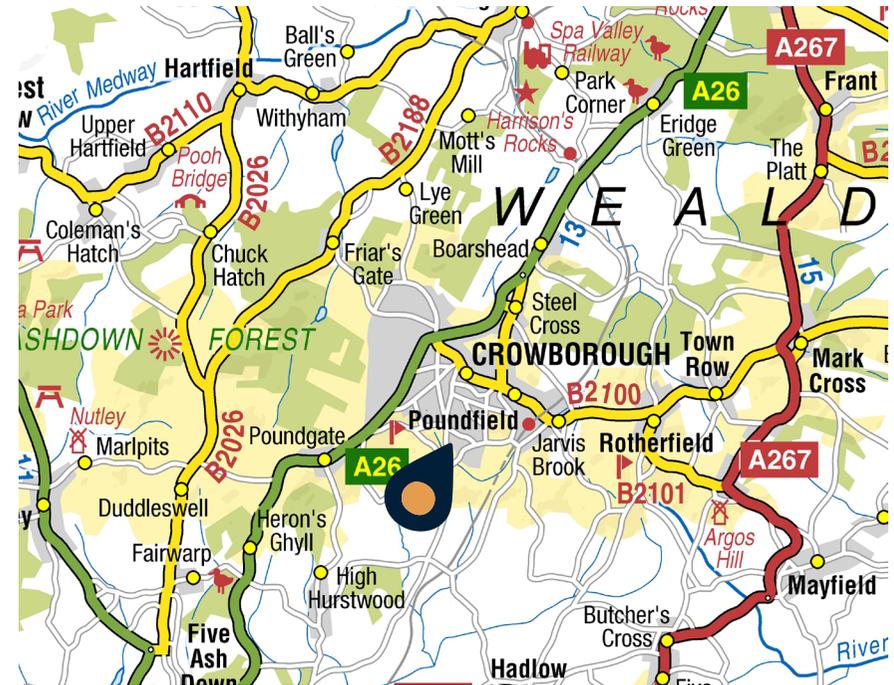
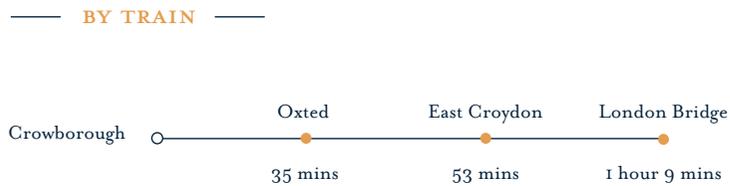
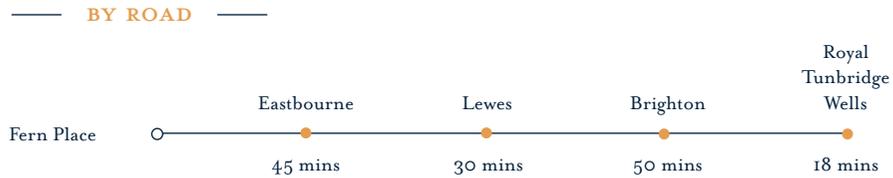
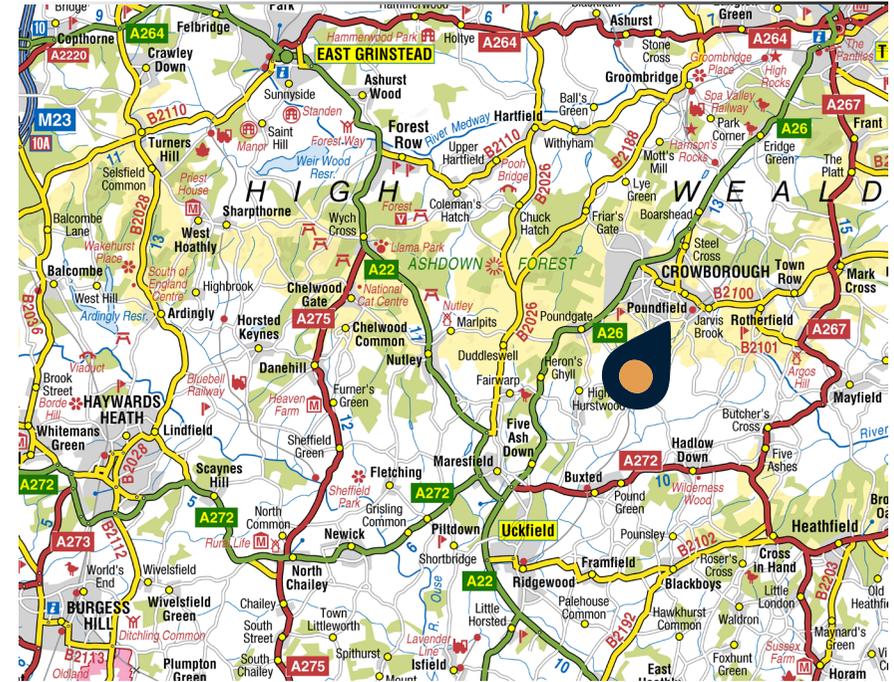
Perfectly Positioned

The M25 at Sevenoaks is approximately 40 minutes via the A26 and A21. The M23 is 19 miles and leads to Gatwick Airport in approximately 45 minutes. Both Brighton and Eastbourne can be reached in under an hour by road.

Direct railway services run from Crowborough Railway Station (1.6 miles) to London Bridge in just over an hour

Address:

TN6 3SQ





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