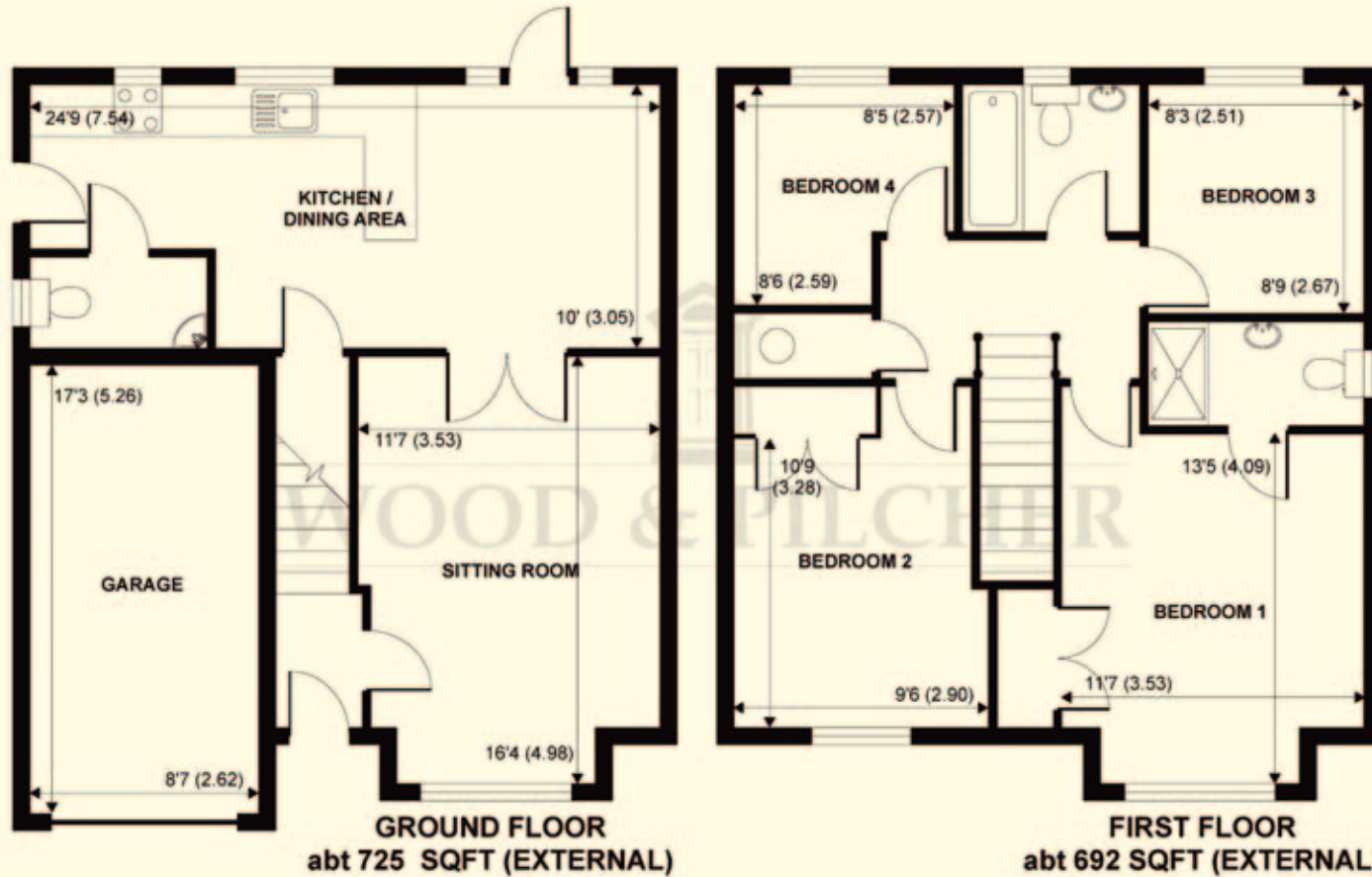


NOT TO SCALE



Plot 1, Oak Tree Villas, The Farthings, Crowborough



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Wood & Pilcher and no guarantee as to their operating ability or their efficiency can be given.



Plot 1 Oak Tree Villas
The Farthings
Price: 349,950 Freehold
Carpets included



Crowborough

PLOT 1 OAK TREE VILLAS, THE FARTHINGS,
CROWBOROUGH, EAST SUSSEX TN6 2TW

A new four bedroom executive home situated in a convenient and sought after residential location being built to a high specification with all main services and 10 year NHBC warranty.



WOOD & PILCHER

**The Cross, Crowborough,
East Sussex TN6 1AL**

Tel: 01892 665666 – Fax: 01892 668960

BRANCHES AT TUNBRIDGE WELLS, HEATHFIELD, SOUTHBOROUGH
& ASSOCIATED LONDON OFFICE



VIEWING: By appointment with owner's agents Wood & Pilcher

DIRECTIONS: From our offices proceed across the traffic lights at The Cross and down the Eridge Road. Having passed the Eridge Gardens turning on the right hand side, take the next turning on the right hand into The Farthings. Proceed around the right and the development will be seen on the right hand side.

SITUATION: The property is situated in a convenient location within easy reach of the town centre. The town provides good shopping facilities, a wide range of schooling and there is main line rail service at nearby Jarvis Brook with trains to London in approximately one hour. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club, and the Crowborough Leisure Centre with indoor swimming pool. The property also gives very easy access to the famous Ashdown Forest with its superb walks and riding facilities. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

DESCRIPTION: A brand new four bedroom executive home being built to a high specification by Clarus Solutions. The property is situated in a convenient and sought after location and benefits from all main services and 10 year NHBC Warranty.

SPECIFICATION

Kitchen

- Bespoke Designer Fitted Kitchen
- Integrated Double Oven stainless steel finish
- Integrated Washing Machine
- Integrated Fridge/Freezer
- Granite Worktops with 100mm upstand
- Pelmet Lighting
- 1 ½ bowl sink unit in stainless steel
- Ceramic tiled flooring*
- Isolater grid switch to all kitchen electrical equipment engraved with relevant appliance

Electrical

- Dimmer switch light control to lounge, dining room and bedroom 1
- Inset low voltage lighting to kitchen and bathrooms
- Ample power points throughout
- Ventilation extractor to kitchen, bathroom and en-suite
- Shaver point to bathroom and en-suite
- External double socket to rear elevation
- Loft light fitted and power provided

Media and Communications

- Telephone point to lounge, study (x2), kitchen and bedroom 1
- Satellite/TV/FM point to lounge and bedroom 1
- TV point to all other rooms (except bathroom and en-suite)
- Cabling for terrestrial and satellite tv



Finishes

- Smooth ceilings and ornate cornicing to all rooms (other than kitchen, bathroom and en-suite)
- Dulux supermatt to walls, vinyl supermatt to bathroom and en-suite.
- Dulux white eggshell finish to painted woodwork
- PVCu double glazed windows white finish incorporating chrome lockable furniture
- PVCu soffit and fascia boards white finish
- High security steel faced front door incorporating five lever dead lock, painted finish*
- Smooth 6 panel internal doors white painted finish
- Smooth clear glazed doors white painted finish to lounge and dining room
- Chrome door furniture
- Built in wardrobes as indicated on working drawings including shelf and hanging rail.
- Loft ladder installed

Heating and Insulation

- Energy efficient gas fired central heating via radiators to all rooms (other than bathroom and en-suite)
- Heated towel warmers to bathroom and en-suite
- 24/7 Central heating programmer
- Thermal insulation to floors, walls and roof void

Security

- Burglar alarm system installed (NACOSS approved)
- High security steel front door incorporating five lever dead lock, painted finish*
- Windows incorporate lockable furniture except where fire escape/access
- Mains supplied smoke detector with battery back up to each floor
- Illuminated door bell to each home
- Cardale Heritage hardwood garage door

Bathrooms, En-suite and Cloakroom

- White sanitaryware throughout
- Bath complete with shower handset
- Bathroom and en-suite half tiled throughout with full height tiling over baths and to shower enclosures
- Heated towel warmers to bathroom and en-suite
- Chrome taps and fittings
- Luxury shower doors in chrome finish

Exterior

- Tarmac to private drives
- Riven slabbed patios
- External cold water tap fitted to rear of property
- Hot and cold water tap fitted within garage
- Front and rear landscaped gardens, laid to lawn with shrubs
- External light fitting adjacent front and rear doors including French doors
- External double socket to rear elevation
- 1.80m high overlap panel fencing dividing the rear garden of each property

General

- NHBC 10 Year buildmark warranty

The above is the intended Specification (subject to availability); however Clarus Solutions Limited reserve the right to make alterations if necessary using the same standard of product).

Important Notice: Wood & Pilcher, their clients and any joint agents give Notice that they have no authority to make or give any representations or warranties in relation to the Property. Any statements on which a Purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or dimensions are approximate and must be independently verified. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has necessary Planning, Building Regulation or other Consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated Title, or the existence of any Covenants or other legal matters which may affect the property.