BOUNDARY'S EDGE

A TRADITIONALLY DESIGNED DEVELOPMENT OF JUST FOUR, 3 & 4 BEDROOM HOMES IN BURWASH COMMON

WELCOME TO 1066 COUNTRY

Take a step back from the fast pace of everyday life. Take time to breathe the fresh country air and take in the view over the rolling Rother valley. This refreshing lifestyle change could be yours at Boundary's Edge in Burwash Common.

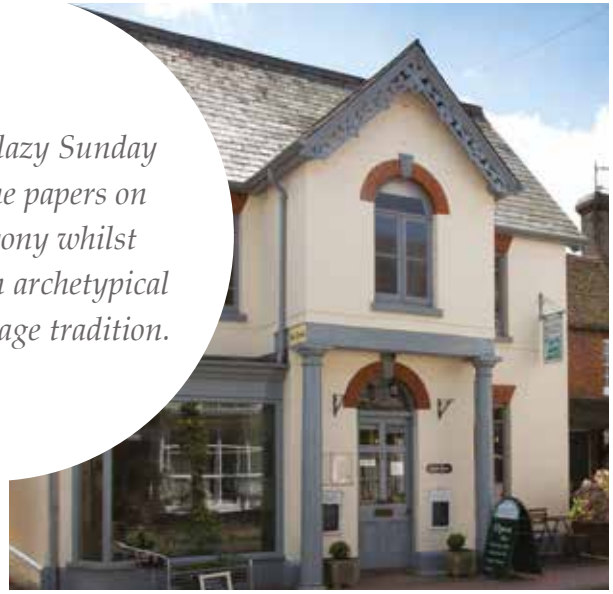
Boundary's Edge is a select scheme of just four, 3 & 4 bedroom new homes, inspired by traditional local architecture so as to integrate with the surrounding historic properties. These double fronted, impressive looking detached residences have feature gables and porches, as well as a balcony to the master bedroom of the four bedroom homes to maximise the view over the adjoining Burwash Cricket Club.

These highly specified new homes have beautifully crafted fitted kitchens with a range of appliances, whilst the crisp contemporary bathrooms and en-suite offer a perfect sanctuary in which to relax. The properties also offer the latest in energy efficiency with high levels of insulation, double glazed windows, low energy lighting and an efficient boiler that all combine to reduce your running costs.





Imagine a lazy Sunday reading the papers on your balcony whilst taking in an archetypical English village tradition.









If you are looking for country and convenience combined, take your place at the Boundary's Edge.





Once here, there is plenty to do nearby with a convenience store in the next village of Broad Oak, whilst to the east, the Wheel Inn of Burwash Weald offers good food, welcoming service, a games room and even a piano. Continuing along the A265 the larger village of Burwash has a more extensive range of amenities within a picture postcard High Street that radiates out from the original Manor House into the surrounding Conservation Area.

Burwash is located within the High Weald Area of Outstanding Natural Beauty. Here you can visit the local family butcher F.J Jarvis & Sons, buy fresh cut flowers from The Flower House or enjoy a drink or a meal at one of the two historic public houses; The Bear Inn or the Rose & Crown. Burwash also has a primary school with an Outstanding rating from Offsted, so making Boundary's Edge convenient for families. There are also further good schools in Stonegate and Heathfield, as well as Grammar Schools in Tunbridge Wells.

If you have time to explore and enjoy the great outdoors, nearby Bewl Water offers country walks, waterside cycle tracks and all manner of watersports. Bedgebury Forest is a sight to behold with 320 acres of woodland, incorporating cycling, horse riding and walking trails as well as adventure play for the family. Finally you could visit Batemans, Rudyard Kipling's former Jacobean residence, which is set within 33 acres of National Trust land within the Sussex Weald. Further afield, Royal Tunbridge Wells, Hastings, Heathfield and Ticehurst all offer further facilities with the A265 leading onto the A21.

COMFORT AND STYLE

KITCHEN

- Fully fitted kitchens with laminate worktops and upstands
- Stainless steel appliances including a single oven and gas hob
- Three speed chimney hood
- Bosch (or similar) integrated fridge/freezer
- Bosch (or similar) integrated dishwasher
- Space for a washer/dryer
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Concealed low energy lighting to underside of the wall units
- Recycling bins fitted to one kitchen cupboard
- Saloni glazed floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- Fully fitted Villeroy & Boch sanitaryware in white
- Roman shower enclosure*
- Luxury chrome taps and shower fittings
- Choice from a selected range of Saloni ceramic wall tiles including:
  - Half height tiling to walls with sanitaryware
  - Full height tiling to shower cubicle and if shower over bath*
  - Tiled splashback to basin*
- Shaver socket to main bathroom and en suite*
- Chrome towel rail to bathrooms and en suites*
- Saloni glazed floor tiles





Typical Woldingham Homes interiors

JOINERY & DOORS

- White painted, gloss finish Taurus architraves and skirting boards
- Internal oak colour doors fitted with chrome furnishings
- White PVCu windows
- White PVCu French or bi-fold doors
- Fitted wardrobes to the main bedroom

DECORATION

- Smooth finish white painted ceilings
- White painted walls to bathrooms, en suites and WCs
- All other internal walls are painted soft white

ELECTRICAL

- Low energy downlighters to the kitchen
- Energy efficient fittings*
- Extractor fans to wet rooms
- TV points and SKY+ provided to the living room and master bedroom (subject to customer subscription to SKY product)
- Telephone points provided to the hall, living room and master bedroom*
- Light to loft
- Shaver socket provided to the master bedroom en suite

CENTRAL HEATING

- Gas fired boiler system with thermostatically controlled radiators (excluding the hall)
- Class 1 fireplace with gas point fitted to the living room

SECURITY & PEACE OF MIND

- High standard of wall and loft insulation
- Multipoint locking to all windows and doors
- Mains operated interconnected smoke and carbon monoxide detector, to each floor with battery back up
- Wiring for future inclusion of an intruder alarm system
- 10 year NHBC warranty to all homes

GARDENS & EXTERNALS (REFER TO LAYOUTS)

- External tap
- Water butt
- Landscaped frontages

***Included where applicable**



THE BAIL

Four Bedroom Homes
Plots 1 & 2

THE ASHES

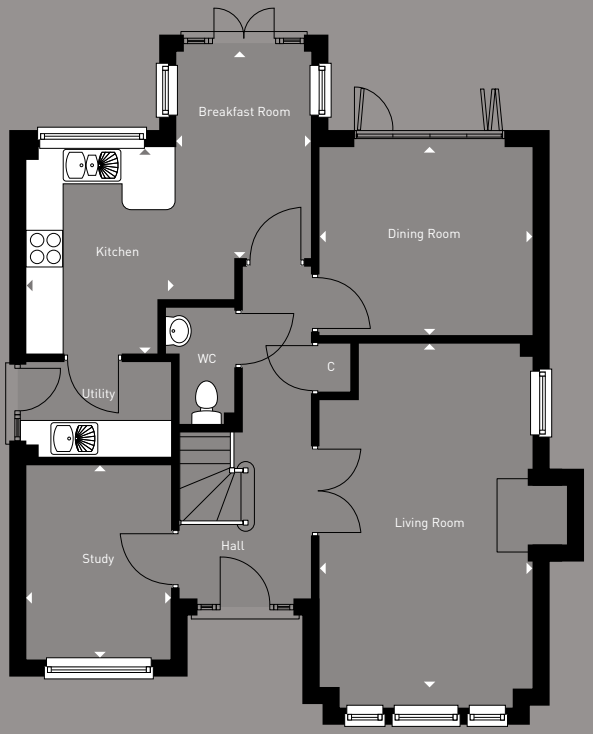
Three Bedroom Homes
Plots 3 & 4

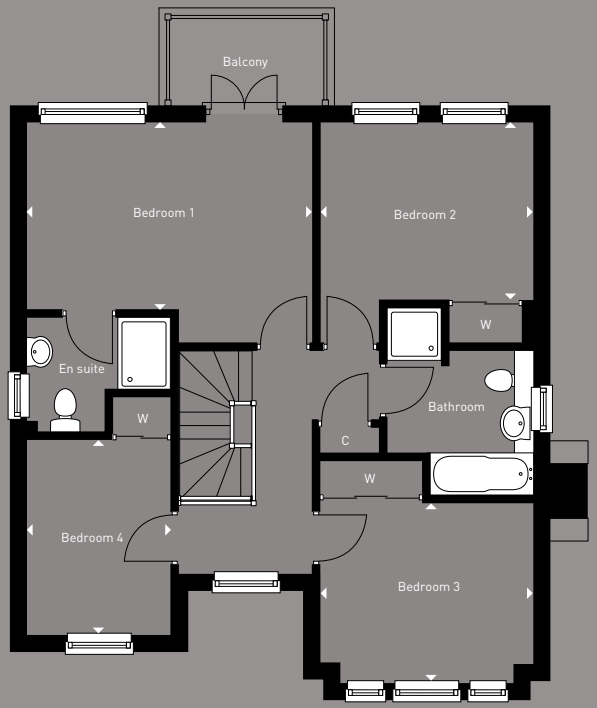
Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Woldingham Homes reserves the right to amend the layout and specification as necessary and without notice. Please ask the Sales Representative for further details.



THE BAIL

Four Bedroom Homes
Plots 1* & 2





Kitchen	**3415mm x 2475mm**	**11'2" x 8'1"**
Breakfast Room	**3414mm x 2227mm**	**11'2" x 7'3"**
Dining Room	**3515mm x 3115mm**	**11'6" x 10'2"**
Living Room	**5662mm x 3508mm**	**18'6" x 11'6"**
Study	**3212mm x 2389mm**	**10'6" x 7'9"**
Bedroom 1	**4728mm x 3094mm**	**15'6" x 10'1"**
Bedroom 2	**3508mm x 2933mm**	**11'6" x 9'7"**
Bedroom 3	**3508mm x 2966mm**	**11'6" x 9'8"**
Bedroom 4	**3223mm x 2382mm**	**10'6" x 7'9"**

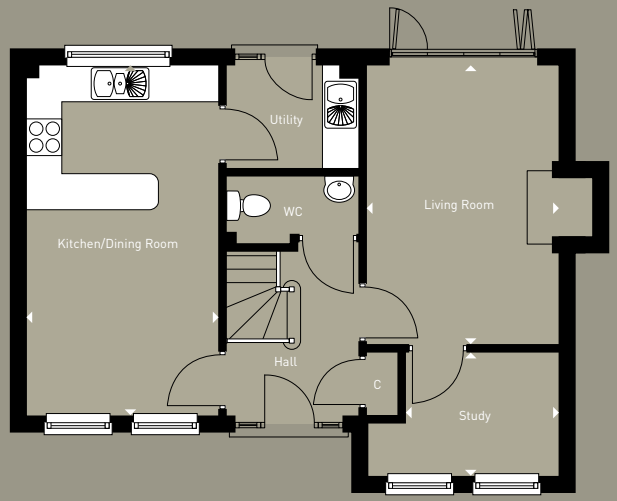
***Handed to floorplan shown C Cupboard W Wardrobe**

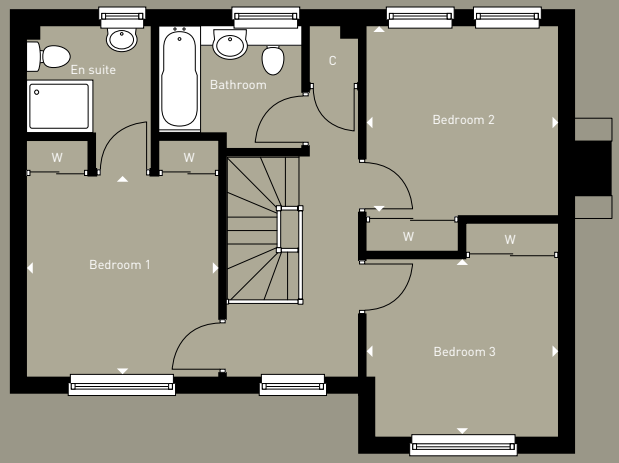
Please note, all stated dimensions are subject to tolerances of +/- 50mm. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Woldingham Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration is indicative only and door colours may vary.



THE ASHES

Three Bedroom Homes
Plots 3 & 4





Kitchen/ Dining Room	**5870mm x 3206mm**	**19'3" x 10'6"**
Living Room	**4670mm x 3204mm**	**15'3" x 10'6"**
Study	**2545mm x 2068mm**	**8'4" x 6'9"**
Bedroom 1	**3363mm x 3230mm**	**11'0" x 10'7"**
Bedroom 2	**3230mm x 3178mm**	**10'7" x 10'5"**
Bedroom 3	**3231mm x 2987mm**	**10'4" x 9'9"**

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C Cupboard W Wardrobe

OUT AND ABOUT

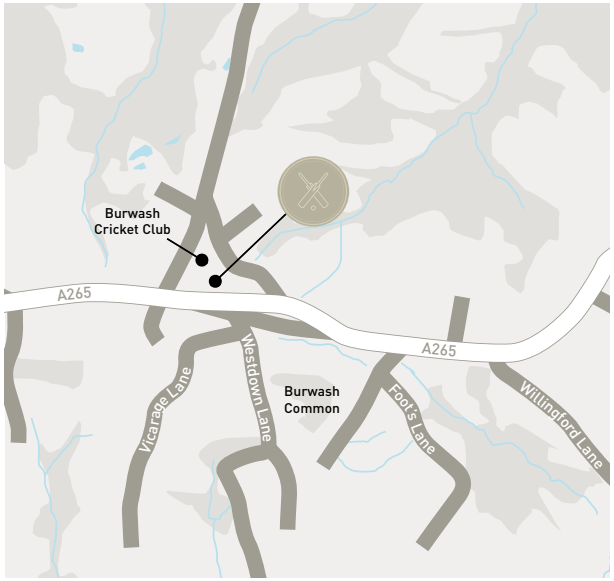
For those that need the train, nearby Etchingham rail station offers local services to Wadhurst in around 10 minutes and Tunbridge Wells in less than 20 minutes, whilst Stonegate station has direct links to London Charing Cross in just over an hour. Train times taken from National Rail Enquiries.

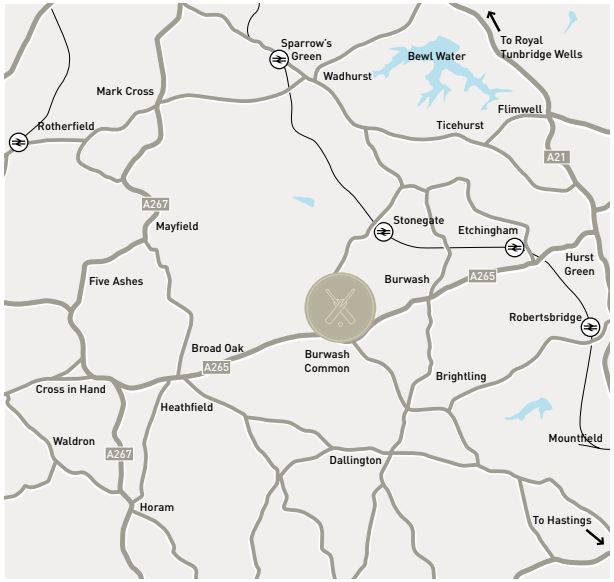
HOW TO FIND US

From the A21 take the A265 at Hurst Green west towards Heathfield. Continue past Etchinham station on your right and through Burwash village and Witherhurst and just after you pass the Wheel Inn public house on your right, you will shortly be in Burwash Common. As you enter the village you will find Boundary's Edge on your right hand side.

Boundary's Edge
Heathfield Road
Burwash Common
East Sussex TN19 7LT

For further details contact our selling agent Batcheller Monkhouse Land & New Homes on **01424 775577** or visit **woldinghamhomes.com**





*Ask about the Government scheme Help to Buy where you could buy at Boundary's Edge with 5% deposit paid now**

Batcheller Monkhouse

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* Help to Buy is available on the purchase of your primary residence up to the value of £600,000. You must fund a minimum of 80% of the purchase price. The equity loan will need to be repaid when the property is sold or after 25 years i.e. up to 20% of the property's total sale price. You will also need to ensure you have sufficient funds to pay other fees on completion e.g. legal fees. To be eligible, you must meet the criteria set down by this Government scheme, details of which are available from our selling agent. The amount of deposit required may vary depending on the scheme rules and the lender for the mortgage finance. If you are in any doubt about this scheme please seek independent advice. Woldingham Homes does not provide mortgages and cannot give any financial advice.