

Ashdown Gardens

Crowborough



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Ashdown Gardens Crowborough

A beautiful range of 3 and 4 bedroom homes.

Ashdown Gardens is a fabulous new development of stylish homes, conveniently situated off Eridge Road in Crowborough, East Sussex. Adjacent to open countryside, this thriving community enjoys a host of facilities including an excellent range of supermarkets, small independent shops, pubs, restaurants and cafés.

In addition, there are plentiful sports facilities, including a leisure centre with swimming pool, plus a community centre, parish church and good local schools. Ashdown Gardens is just over 6 miles from the Georgian town of Royal Tunbridge Wells, where you'll find a further range of superb shops, entertainment and leisure facilities.

Set within the High Weald Area of Outstanding Natural Beauty and bordering Ashdown Forest, the gorgeous countryside around Crowborough affords countless opportunities for leisure. With a host of quaint villages, fine heritage sites and exciting visitor attractions nearby, you'll be spoilt for choice for great family days out. Situated on the A26, halfway between London and the south coast, Crowborough enjoys excellent road links. Bus services operate to Brighton, Tunbridge Wells and other nearby towns, while Crowborough train station is less than 2 miles from Ashdown Gardens, from where there are regular rail services to London Bridge (69 mins).

Ashdown Gardens

Crowborough TN6 2TN | 01892 346 233

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Ashdown Gardens Crowborough



4 bedroom homes

- The Cottingham
- The Pembroke
- The Mylne

3 bedroom homes

- The Elmslie
- The Becket
- The Becket W
- The Eveleigh

Pre-sold homes

- 1 and 2 bedroom apartments
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- | | | | |
|-----------|---------------|-----------|-----------------|
| v | visitor space | bs | bin store |
| cs | cycle store | ps | pumping station |

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

Scan me
for directions



Ashdown Gardens

Crowborough TN6 2TN

From Royal Tunbridge Wells

- Head west along Crescent Road / Church Road (A264) towards London Road
- Turn left onto London Road / A26
- At the roundabout, take the 2nd exit and stay on London Road / A26
- Continue to follow A26
- At the roundabout, take the 2nd exit onto Eridge Road / A26
- Continue straight and Ashdown Gardens will be on the right hand side.

Vistry South East region

Linden House, Guards Avenue, Caterham, Surrey CR3 5XL. T: 01883 334400

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The Mylne 4 bedroom home

Ashdown Gardens

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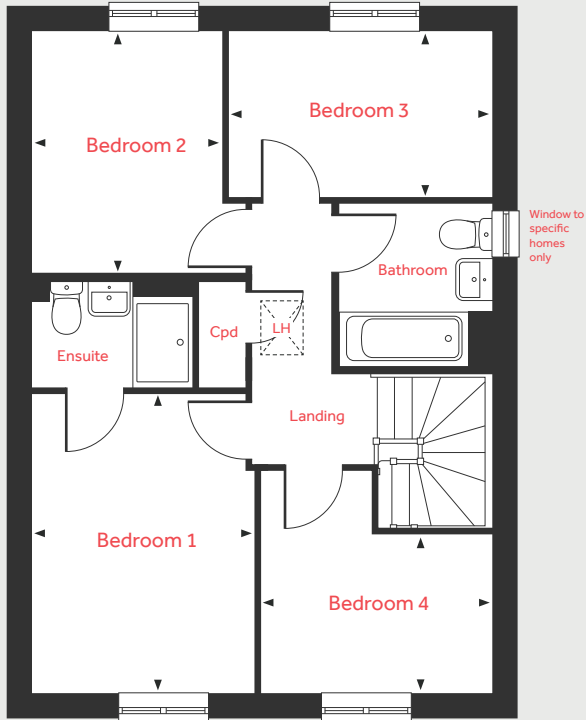
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The Mylne

4 bedroom home

First Floor



Ground Floor

Living Room
4.84m x 3.40m 15'10" x 11'2"

Kitchen/Dining Area
6.04m x 4.38m 19'10" x 14'4"

First Floor

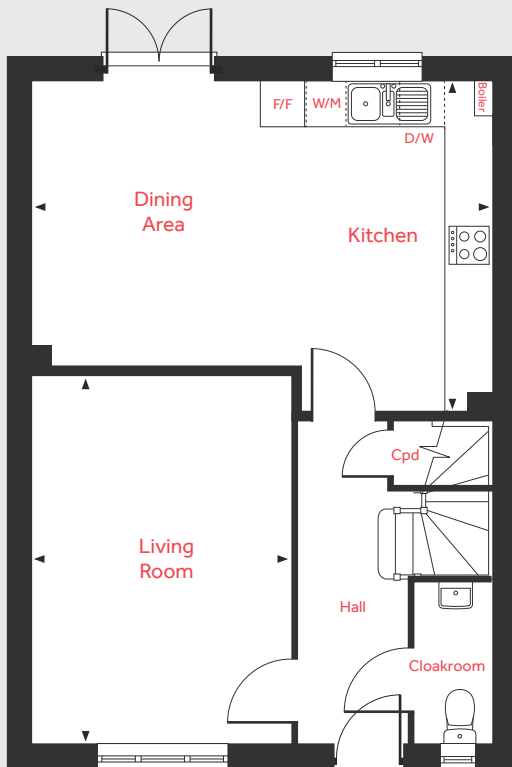
Bedroom 1
3.94m x 2.95m 12'11" x 9'8"

Bedroom 2
3.21m x 2.52m 10'6" x 8'3"

Bedroom 3
3.43m x 2.19m 11'3" x 7'2"

Bedroom 4
3.00m x 2.09m 9'10" x 6'10"

Ground Floor



F/F	Integrated fridge freezer	Cpd	Cupboard
W/M	Space for washing machine	LH	Loft hatch
D/W	Space for dishwasher	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. March 2023.



The Pembroke 4 bedroom home

Ashdown Gardens

East Sussex TN6 2TN | 01892 346179

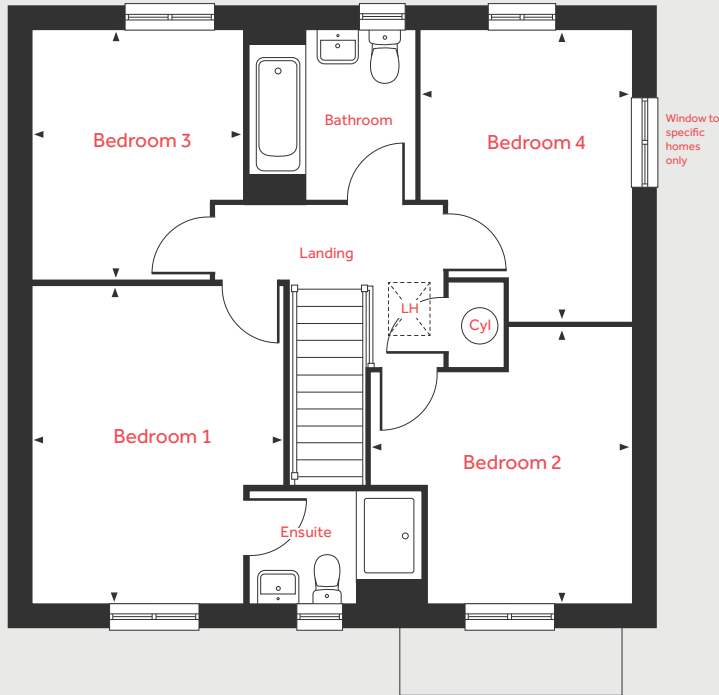
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The Pembroke

4 bedroom home

First Floor



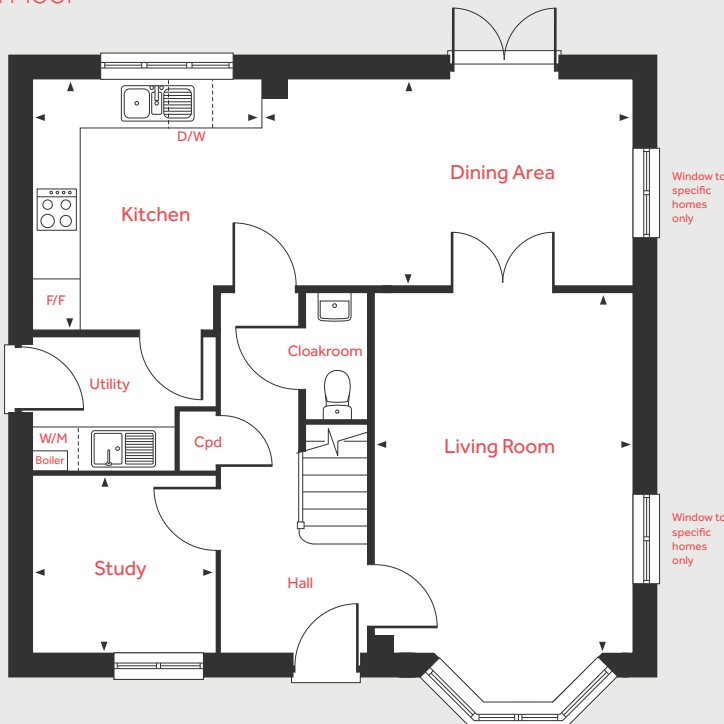
Ground Floor

Living Room	4.83m x 3.49m	15'10" x 11'5"
Kitchen	3.35m x 3.05m	11'0" x 10'0"
Dining/Family Area	5.02m x 2.75m	16'6" x 9'0"
Study	2.40m x 2.36m	7'11" x 7'9"

First Floor

Bedroom 1	4.28m x 2.86m	14'1" x 9'5"
Bedroom 2	3.70m x 2.74m	12'2" x 9'0"
Bedroom 3	3.36m x 2.87m	11'0" x 9'5"
Bedroom 4	3.94m x 2.81m	12'11" x 9'3"

Ground Floor



F/F	Integrated fridge freezer	Cyl	Hot water cylinder
W/M	Space for washing machine	LH	Loft hatch
D/W	Space for dishwasher	◀ ▶	Measuring points
Cpd	Cupboard		

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The Cottingham

4 bedroom home

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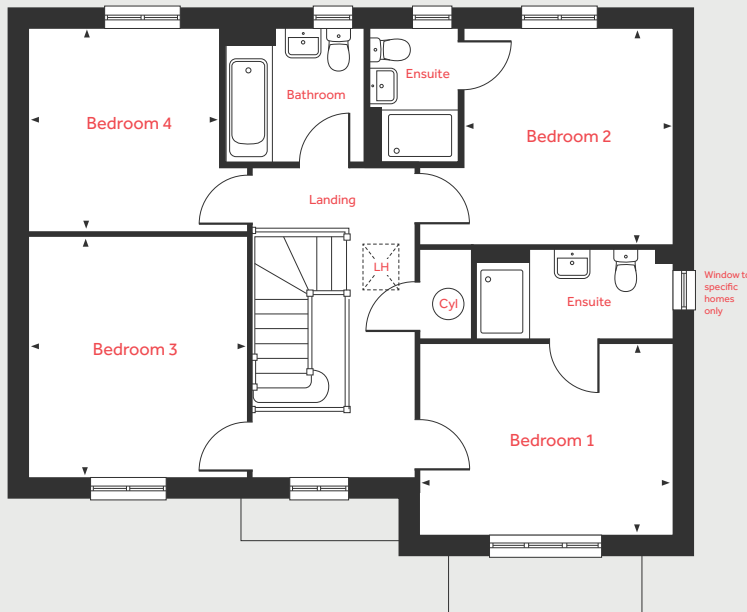
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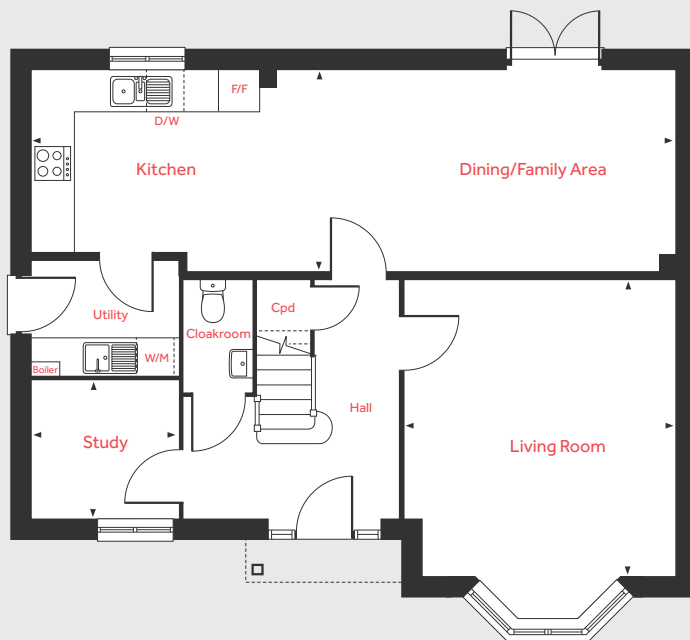
The Cottingham

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room

4.60m x 4.20m 15'1" x 13'9"

Kitchen/Dining/Family Area

9.98m x 2.78m 32'10" x 9'1"

Study

2.24m x 1.85m 7'4" x 6'1"

First Floor

Bedroom 1

3.90m x 2.95m 12'10" x 9'8"

Bedroom 2

3.32m x 3.22m 10'11" x 10'7"

Bedroom 3

3.38m x 3.04m 11'1" x 9'11"

Bedroom 4

3.13m x 2.93m 10'3" x 9'7"

F/F	Integrated fridge freezer	Cyl	Hot water cylinder
W/M	Space for washing machine	LH	Loft hatch
D/W	Space for dishwasher	◀ ▶	Measuring points
Cpd	Cupboard		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. March 2023.



Specification

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Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



4 bedroom
The Mlyne
The Pembroke
The Cottingham

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood	■	■	■
White pendant light holder	■	■	■
Fridge / freezer space	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		
Space for washing machine with plumbing and electrics in utility		■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■
Handheld hair wash attachment in bathroom	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

4 bedroom
The Mlyne
The Pembroke
The Cottingham

Double glazed PVCu French doors	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■

General

White painted walls and white ceilings	■	■	■
TV point to lounge and family room (where applicable)	■	■	■
Master telephone socket to lounge	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)			■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Vistry South East region

11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. T: 01732 280400

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