

Meadow View

Crowborough



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Meadow View Crowborough

Meadow View is an impressive new development on the outskirts of the pretty East Sussex town of Crowborough

This historic town bustles with local shops and services, pubs and restaurants, as well as schools, medical facilities, a leisure centre, sports clubs and recreation parks.

You're just a mile from Crowborough Country Park a 16-acre nature reserve with wildlife, woodland and water, while the beautiful, 6,500-acre Ashdown Forest, (the fictional home of Winnie-the-Pooh), is less than 10 miles away.

The A26 through Crowborough leads to Royal Tunbridge Wells, 8 miles away and from there the A21, links to junction 5 of the M25 and the M26. Go south on the A26 for Uckfield, 9 miles and on to Brighton, 26 miles and the south coast. Trains run from Crowborough Railway Station, less than 1 mile away, direct to London Bridge, taking around 1 hour. Buses also run regularly from Crowborough to Brighton and Tunbridge Wells.

Meadow View

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Meadow View Crowborough

Development layout



4 bedroom homes

- The Mylne
- The Leverton
- The Pembroke

3 bedroom homes

- The Becket
- The Elmslie
- The Elmslie W

2 bedroom home

- The Cartwright

Pre-sold homes

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home

- Bovis Homes development

v visitor space ss substation

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.



Around the local neighbourhood

- | | | |
|---|--|---|
| 1 Jarvis Brook Primary School
TN6 3RG | 5 Crowborough Tennis and Squash Club Ltd
TN6 1BN | 9 Crowborough Railway Station
TN6 2JR |
| 2 Waishes Park
TN6 3FQ | 6 Ashdown Primary School
TN6 2NT | 10 Tesco Superstore
TN6 3DZ |
| 3 Crowborough War Memorial Hospital
TN6 1HB | 7 Crowborough Country Park
TN6 2HN | 11 Ashdown Forest
RH18 5PJ |
| 4 Wolfe Recreation Ground
TN6 2NA | 8 Crowborough Athletic Football Club
TN6 3FY | 12 The Bull Track Bike Park
TN6 3HF |



The Cartwright

2 bedroom home

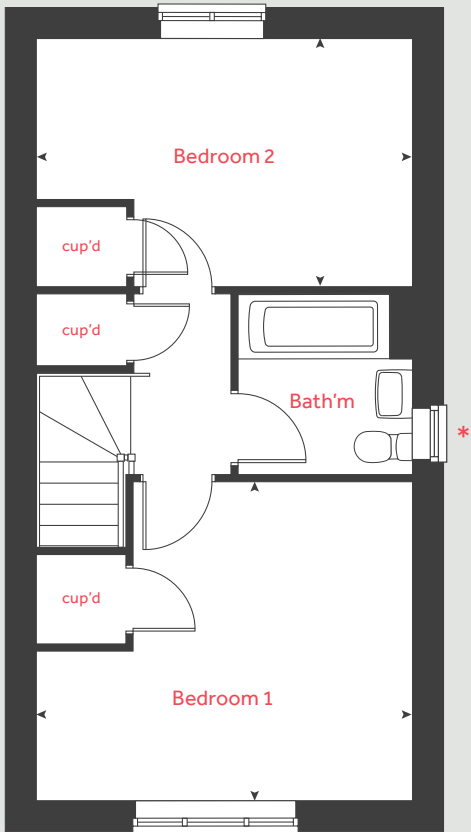
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First floor



The Cartwright

2 bedroom home

Homes 14, 15, 130, 133, 135, 136, 138, 139, 140 & 141

Ground floor

Kitchen / dining area
4.84m x 2.12m 15' 11" x 7' 0"

Living room
4.20m x 3.58m 13' 9" x 11' 9"

First floor

Bedroom 1
4.20m x 3.58m 13' 9" x 11' 9"

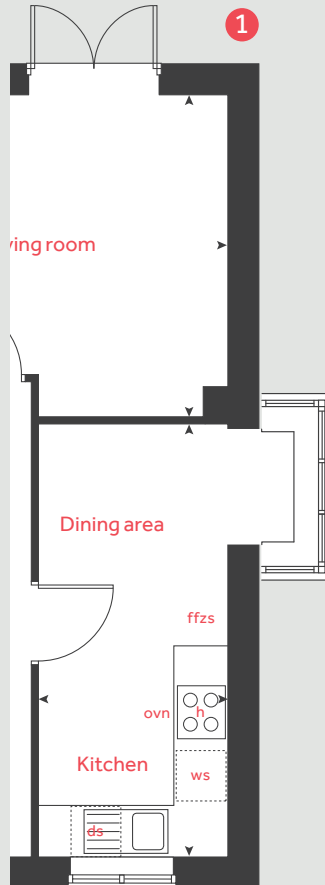
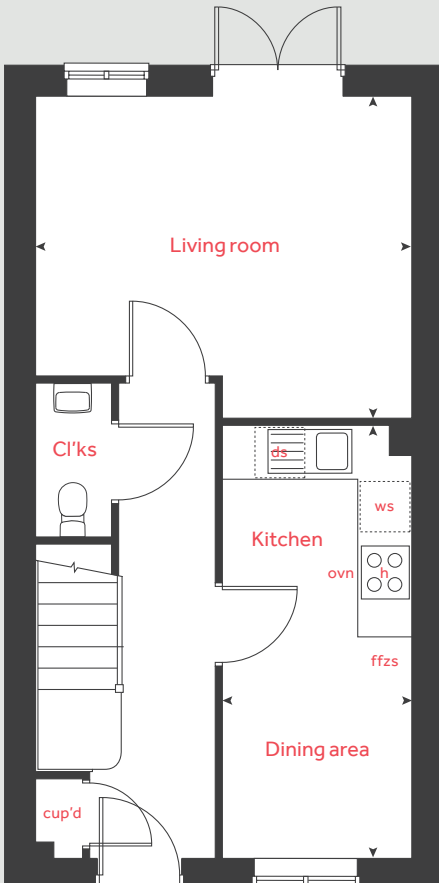
Bedroom 2
4.20m x 2.76m 13' 9" x 9' 1"

h	hob	cup'd	cupboard
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

* Windows applies to selected plots only. Please see sales consultant for further details.

1 Alternative layout applies to plot 15 only. Please see sales consultant for further details.

Ground floor



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The Elmslie

3 bedroom home

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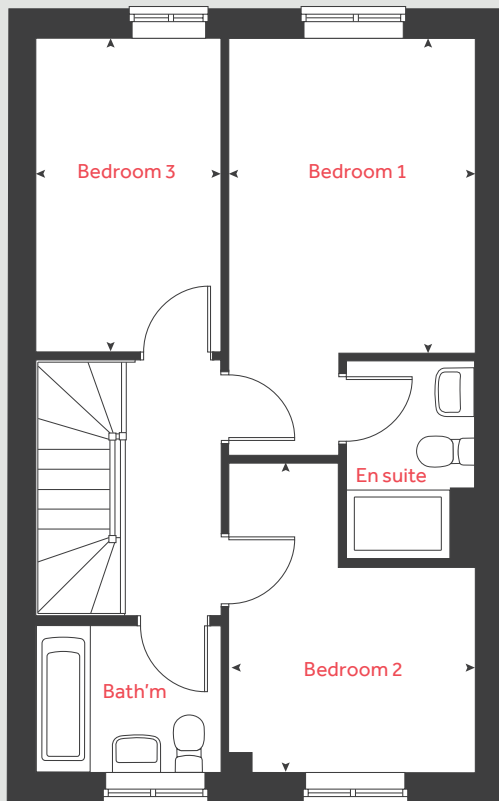
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The Elmslie

3 bedroom home

Homes 29, 30, 31, 32, 132 & 133

First floor



Ground floor

Kitchen / dining area

4.78m x 2.91m 15' 8" x 9' 6"

Living room

5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2

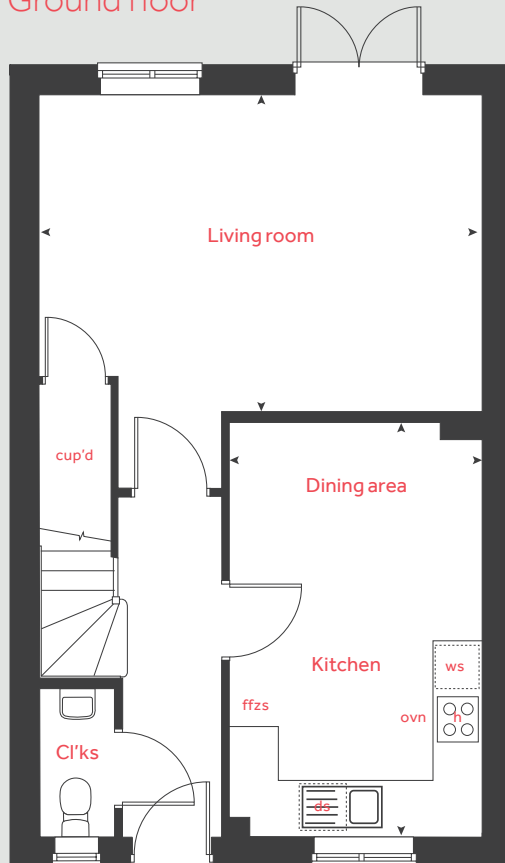
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.65m x 2.15m 12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Elmslie W

3 bedroom home

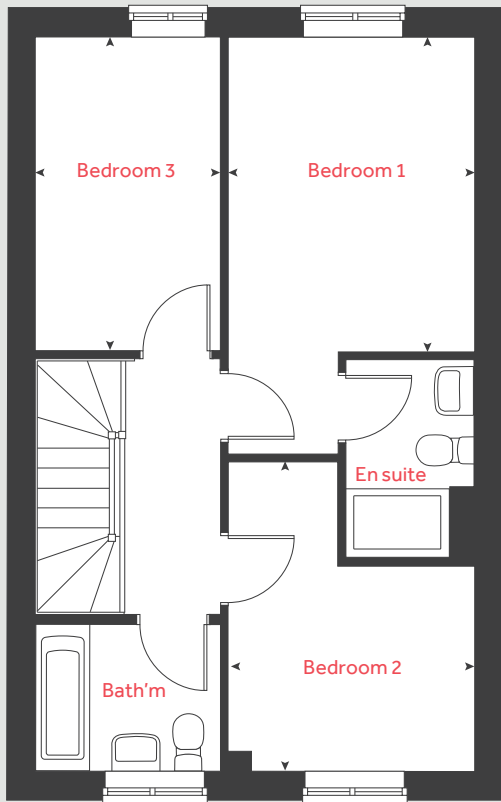
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First floor



The Elmslie W

3 bedroom home

Homes 2, 3, 143 & 144

Ground floor

Kitchen / dining area

4.78m x 2.91m 15' 8" x 9' 6"

Living room

5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2

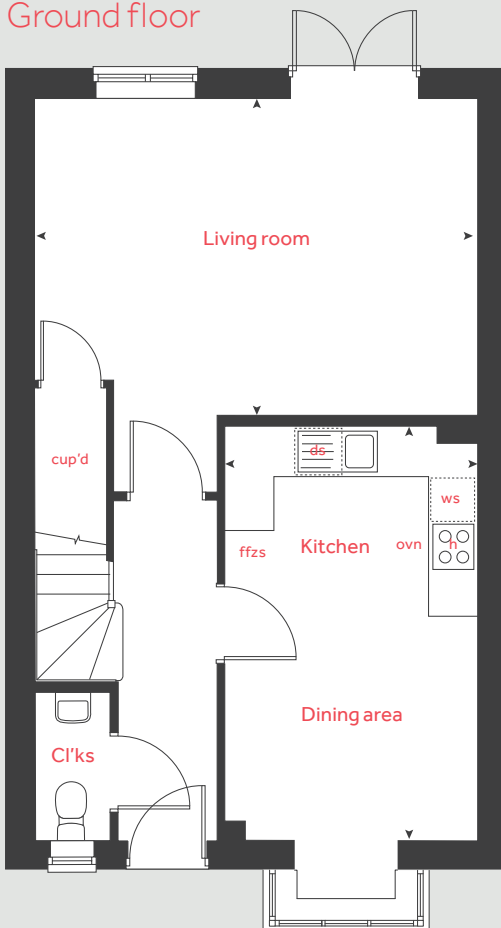
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.65m x 2.15m 12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Becket

3 bedroom home

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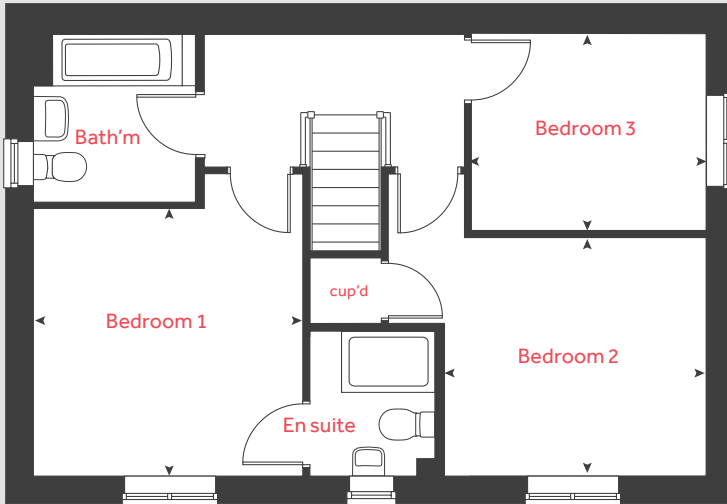
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The Becket

3 bedroom home

Homes 4, 5, 10, 124,
134 & 422

First floor



Ground floor

Kitchen / dining area
5.59m x 2.90m 18' 4" x 9' 6"

Living room
5.59m x 3.33m 18' 4" x 10' 11"

First floor

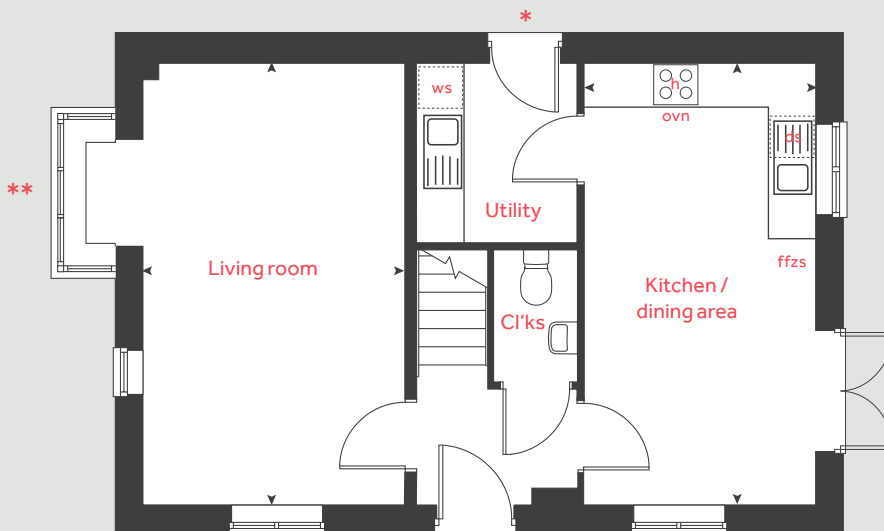
Bedroom 1
3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

Ground floor



* Utility door omitted to plot 4 only. Please see sales consultant for further details.

** Bay window omitted to plot 10 only. Please see sales consultant for further details.

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The Leverton

4 bedroom home

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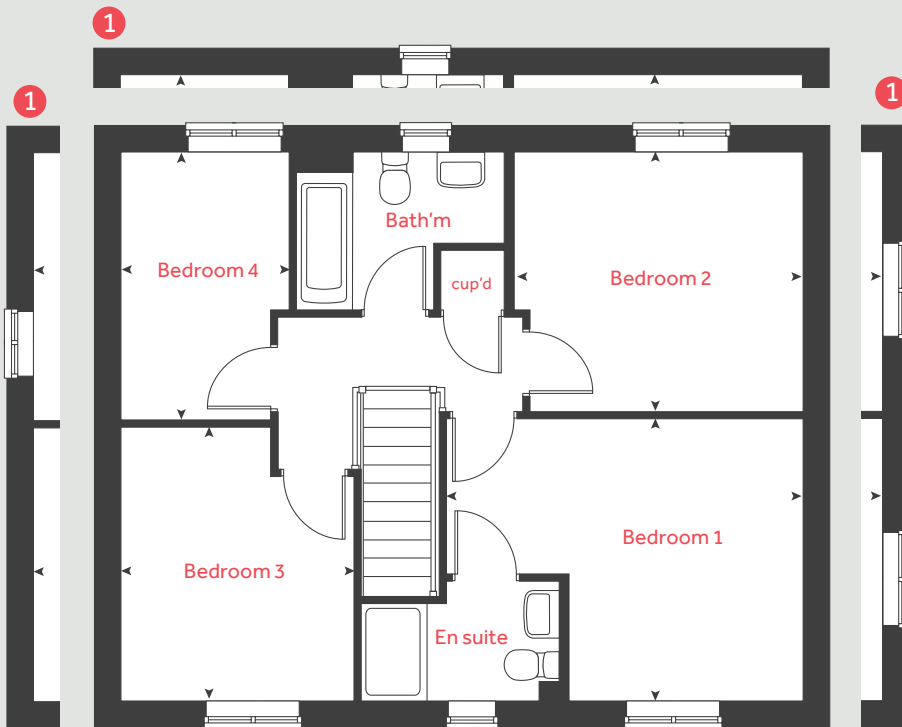
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The Leverton

4 bedroom home

Homes 7, 8, 128 & 129

First floor



Ground floor

Kitchen	2.99m x 2.80m	9' 9" x 8' 11"
Dining area	3.93m x 2.80m	13' 2" x 9' 3"
Living room	4.81m x 3.39m	15' 10" x 11' 2"
Study	3.39m x 1.82m	11' 2" x 6' 0"

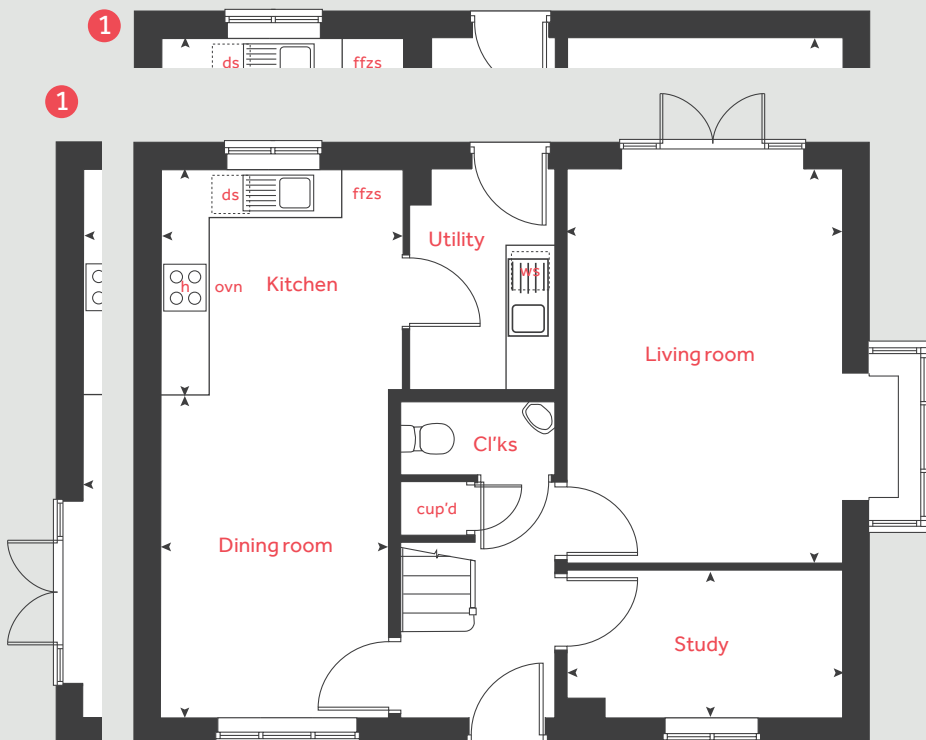
First floor

Bedroom 1	4.39m x 3.47m	14' 4" x 9' 6"
Bedroom 2	3.35m x 3.15m	11' 8" x 10' 3"
Bedroom 3	3.37m x 2.87m	11' 1" x 9' 5"
Bedroom 4	3.30m x 2.07m	10' 10" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

1 Alternative layouts apply to selected plots only. Please see sales consultant for further details.

Ground floor



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The Mylne

4 bedroom home

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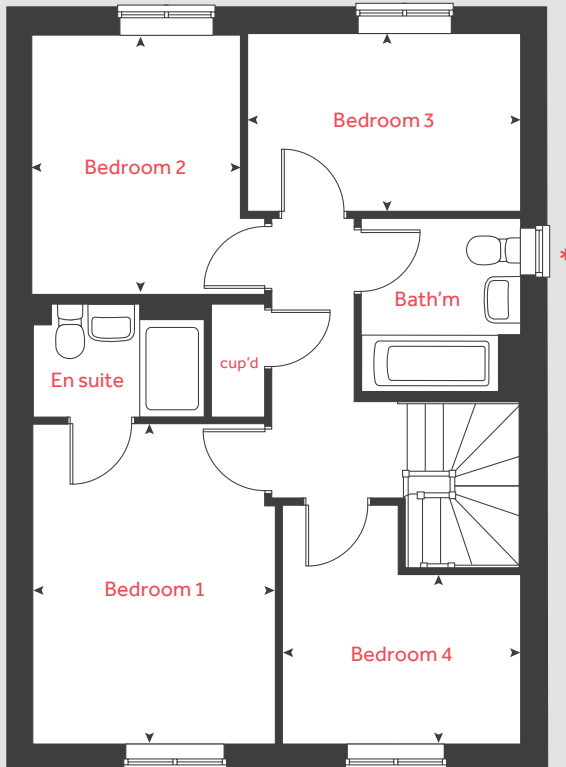
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The Mylne

4 bedroom home

Homes 35, 125, 126 & 127

First floor



Ground floor

Kitchen / dining / family area

6.04m x 3.76m 19' 10" x 12' 4"

Living room

4.83m x 3.39m 15' 10" x 11' 2"

First floor

Bedroom 1

3.93m x 2.95m 12' 11" x 9' 8"

Bedroom 2

3.20m x 2.56m 10' 6" x 8' 2"

Bedroom 3

3.43m x 2.18m 11' 3" x 7' 2"

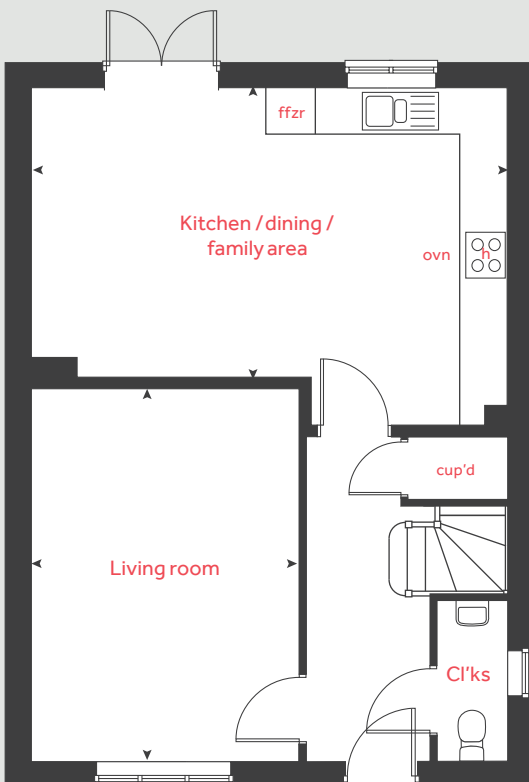
Bedroom 4

3.00m x 2.08m 9' 10" x 6' 10"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzr	fridge freezer		

* Window applies to selected plots only. Please see sales consultant for further details.

Ground floor



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The Pembroke

4 bedroom home

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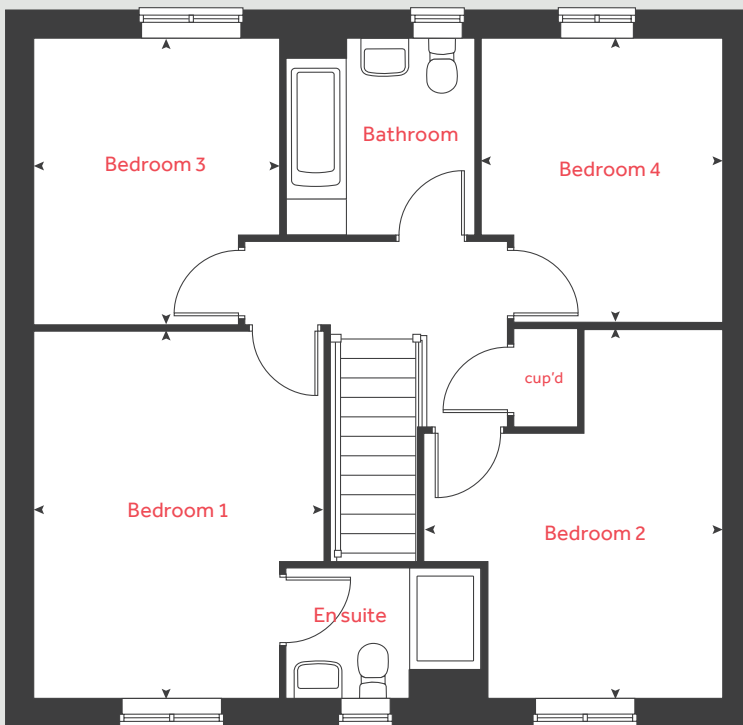
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The Pembroke

4 bedroom home

Homes 6, 9, 33, 34, 36, 137 & 142

First floor



Ground floor

Kitchen / family / dining area

8.07m x 3.34m 26' 6" x 10' 9"

Living room

4.83m x 3.48m 15' 10" x 11' 5"

Study

2.40m x 2.35m 7' 11" x 7' 9"

First floor

Bedroom 1

4.29m x 3.38m 14' 1" x 11' 1"

Bedroom 2

4.31m x 2.73m 14' 2" x 9' 0"

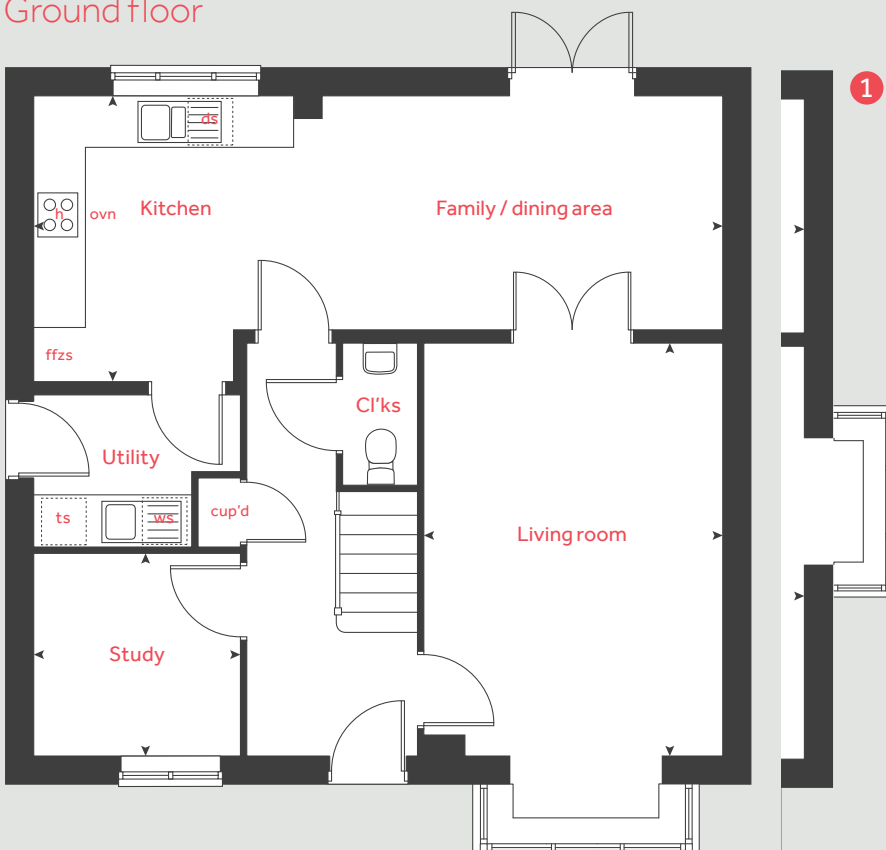
Bedroom 3

3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4

3.32m x 2.81m 10' 11" x 9' 3"

Ground floor



h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

1 Alternative layouts apply to selected plots only. Please see sales consultant for further details.

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Specification

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Meadow View

Crowborough

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.



Kitchen

	2 bedroom The Cartwright	3 bedroom The Elmslie The Elmslie W The Becket	4 bedroom The Mlyne The Leverton The Pembroke
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 (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■ ■	
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)

	2 bedroom The Cartwright	3 bedroom The Elmslie The Elmslie W The Becket	4 bedroom The Mlyne The Leverton The Pembroke
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		■ ■ ■	■ ■ ■
Shower over the bath	■		
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■ ■ ■	■ ■ ■

Doors and Windows

	2 bedroom The Cartwright	3 bedroom The Elmslie The Elmslie W The Becket	4 bedroom The Mlyne The Leverton The Pembroke
Front door with multi-point security locking system and security chain	■	■ ■ ■	■ ■ ■
PVCu double glazing to windows	■	■ ■ ■	■ ■ ■
Double glazed PVCu French doors	■	■ ■ ■	■ ■ ■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■ ■ ■	■ ■ ■
Paving outside French door/s and path to garage personnel door (where applicable)	■	■ ■ ■	■ ■ ■

General

	2 bedroom The Cartwright	3 bedroom The Elmslie The Elmslie W The Becket	4 bedroom The Mlyne The Leverton The Pembroke
White painted walls and smooth white ceilings	■	■ ■ ■	■ ■ ■
TV point to living room	■	■ ■ ■	■ ■ ■
Master telephone socket to living room	■	■ ■ ■	■ ■ ■
Ideal combi-boiler 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	■	■ ■ ■	■ ■ ■

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

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Vistry South East region
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