



Aston Meadows

CRAWLEY DOWN

ENTER



ELIVIA
— HOMES —



Impressive countryside, spacious homes, idyllic lifestyle *Discover somewhere exceptional*

Aston Meadows is a beautiful collection of exceptional two, three, four and five bedroom homes in Crawley Down. Nestled in the West Sussex countryside, this charming village has a primary school, pub and everything you need close at hand.

An idyllic lifestyle awaits with the High Weald Area of Outstanding Natural Beauty on your doorstep and bustling market towns nearby. London Victoria is around 45 minutes away from nearby Crawley Station and Gatwick Airport is a 10-minute drive.



[CLICK HERE TO DISCOVER YOUR NEW HOME](#)

COMPUTER GENERATED IMAGE INDICATIVE ONLY.



Traditional village life at its finest

Find your perfect pace of life in the thriving village of Crawley Down with its excellent amenities including a convenience store, GPs' surgery and play field. Crawley Down Church of England Primary School is within walking distance and was rated Good by Ofsted in 2018. The Haven Centre is a thriving community hall which is home to a host of groups. The village has tennis and football clubs and Copthorne Golf Club, one of several local venues. Neighbouring East Grinstead and Crawley have leisure centres with swimming pools and gyms. For your weekly shop, there are several supermarkets within a 15-minute drive.



When you want to enjoy a drink or a meal out with friends, there is a good selection. Take a short stroll to The Duke's Head gastropub bar and restaurant. Local eateries include the family-run Dal Nonno Italian restaurant and pizzeria.



Endless acres of glorious countryside and woodland to explore

Close to the edge of the breathtakingly beautiful High Weald Area of Outstanding Natural Beauty (AONB) and within easy reach of the Surrey Hills AONB, there are endless opportunities to enjoy the countryside from Aston Meadows. Whether you explore the thousands of acres of the ancient Ashdown Forest or take to the water at Ardingly or Weir Wood reservoirs, you will have plenty of places to exercise and relax. Less than five miles away is Wakehurst, part of Kew Gardens.



COPTHORNE
2 MILES



EAST GRINSTEAD
4 MILES



ROYAL TUNBRIDGE WELLS
18 MILES



Crawley

An exciting town with plenty of leisure options

Crawley is less than 6 miles away, so it's easy to experience everything this exciting town has to offer. Its stunning parks, woods and heathlands, cinema and vibrant shopping areas mean you will want to be a frequent visitor. For a day out, try water sports or the Go Ape high ropes challenge at Tilgate Park, a jewel in Crawley's crown.



RETAIL



EAT & DRINK



LEISURE



All the right connections

Aston Meadows has great road and rail links, making it easy to travel for work or leisure. Crawley Station is a 13-minute drive and from here you can catch a direct train to London Victoria. Cosmopolitan Brighton and the delights of the south coast are a little over half an hour by car or train. The M23 is easy to reach, and Gatwick Airport is a 10-minute drive, opening up a world of travel possibilities.



By train



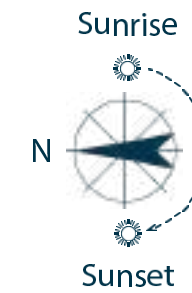
By car

Redhill	20 mins
East Croydon	24 mins
Brighton	38 mins
London Victoria	41 mins
London Blackfiars	49 mins
London Kings Cross	67 mins
London Paddington	72 mins

*Train times are fastest route from Crawley station; source trainline.co.uk

Feel at home naturally

The luxurious and spacious homes at Aston Meadows have been carefully designed to match their picturesque countryside setting. Clustered in extensive lush green landscaping, these are homes to be proud of.



-  Plots 26, 27 & 28
2 BEDROOM HOME
-  Plots 23, 24 & 25
3 BEDROOM HOME
-  Plots 43 & 44
3 BEDROOM HOME
-  Plots 29, 30, 31, 41 & 42
4 BEDROOM HOME
-  Plots 32 & 40
5 BEDROOM HOME

Click on a plot number to view the floorplans

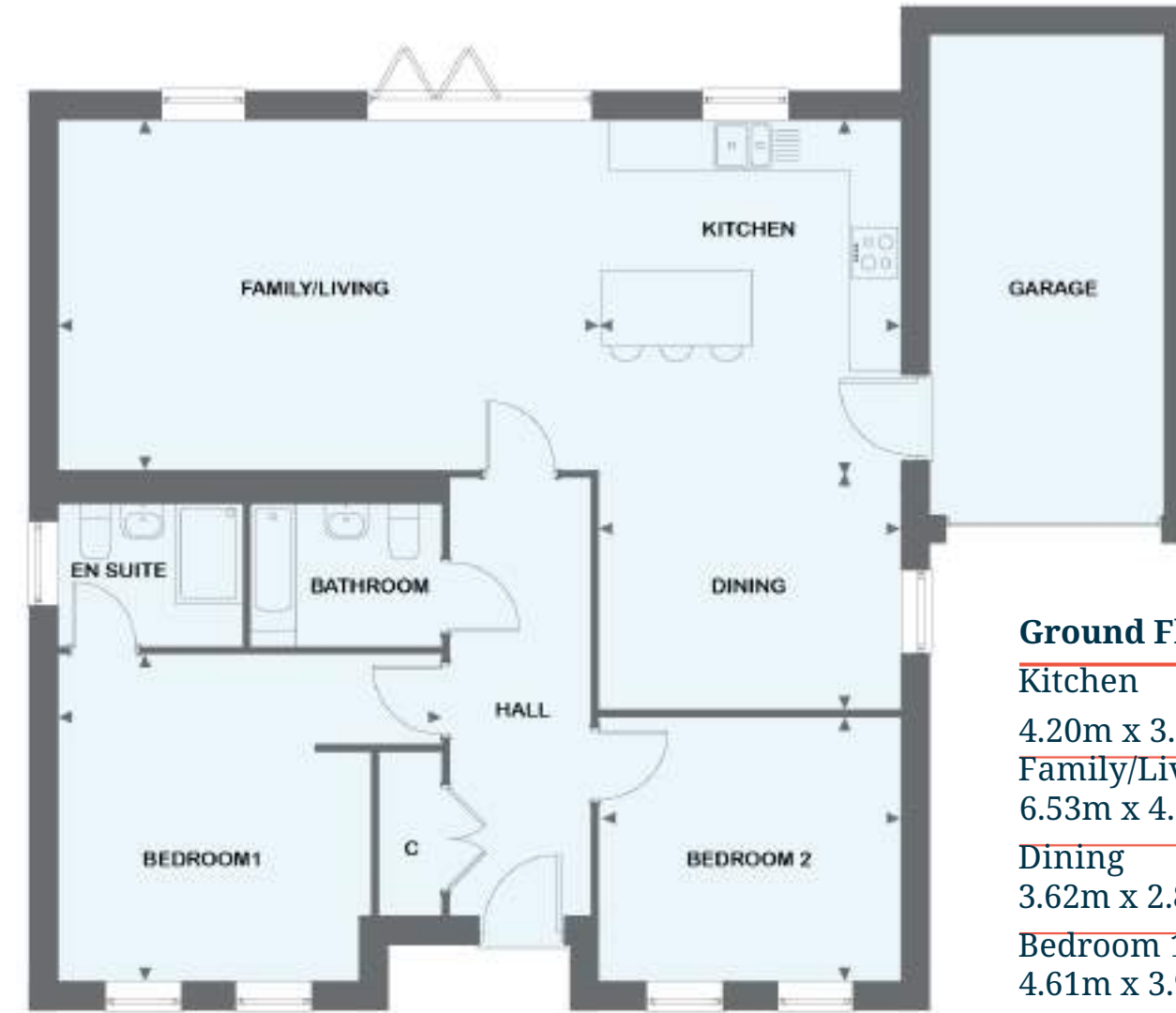
SITE PLAN IS NOT TO SCALE. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.



Plots 26, 27 & 28

2 Bedroom home

[Return to Siteplan](#)



Ground Floor

Kitchen

4.20m x 3.62m 13'9" x 11'11"

Family/Living

6.53m x 4.20m 21'5" x 13'9"

Dining

3.62m x 2.89m 11'11" x 9'6"

Bedroom 1

4.61m x 3.92m 15'2" x 12'10"

Bedroom 2

3.62m x 3.16m 11'11" x 10'4"

Total Area

102.7m²

1105.4ft²

This beautiful two-bedroom bungalow complete with garage boasts an expansive family living area, with the kitchen and dining area serving an open plan space perfect for any modern family. At the back of the room, bi-fold doors open into the garden providing natural light throughout the whole space. The master bedroom hosts a contemporary styled en-suite with the second bedroom having access to the main bathroom just across the hall.

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE. DIMENSIONS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS. MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.



Plots 23, 24 & 25

3 Bedroom home



Ideally situated, this three-bedroom home welcomes you with a charming hallway which leads into the open plan kitchen and dining space. With bi-folding doors opening out into the garden area, this is a great accessible space for young families looking to create memories. Just off the hallway, settle down in the spacious living room which completes the ground floor. Three double bedrooms and a family bathroom populate the upstairs area with the master bedroom including an en-suite and built-in wardrobe.

[View Ground Floor](#)[View First Floor](#)[Return to Siteplan](#)

Ground Floor

Kitchen/Dining

5.82m x 3.84m 19'1" x 12'7"

Living Room

5.41m x 3.40m 17'9" x 11'2"



Total Area

98.7m²

1062.4ft²

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE. DIMENSIONS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS. MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.



Plots 43 & 44

3 Bedroom home

[View Ground Floor](#)[View First Floor](#)[Return to Siteplan](#)

Ground Floor

Litchen/Dining

6.95m x 3.70m 22'10" x 12'2"

Living Room

6.10m x 4.52m 20'0" x 14'10"



Total Area

127.4m²

1371.3ft²

Perfect for the growing family, this stunning three-bedroom home provides ample space. As you walk in, just off the hallway is the generous living room, ideal for entertaining or simply relaxing. Heading towards the back of the property you'll find an open plan kitchen and dining area which leads into the garden. Integrated appliances give a clean modern feel to the kitchen with bi-folding doors offering natural light throughout the space. Moving upstairs, three spacious bedrooms and a modern family bathroom complete the home, boasting a modern en-suite and built-in wardrobe in the master bedroom.

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE. DIMENSIONS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS. MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.



Plots 29, 30, 31, 41 & 42

4 Bedroom home



This striking four-bedroom home is ideal for those with a larger family in mind. With modern living at the forefront, a spacious open plan kitchen and dining area opens up via bi-folding doors into the garden, perfect for those summer evenings. Complimenting this, the living room provides a perfect space for growing a family, entertaining or even just relaxing. Up on the first floor, four double bedrooms are served by a family bathroom, with the master bedroom featuring an en-suite complete with shower and a fitted wardrobe.

[View Ground Floor](#)[View First Floor](#)[Return to Siteplan](#)

Ground Floor

Kitchen/Dining

7.40m x 4.37m 24'3" x 14'4"

Living

6.10m x 4.97m 20'0" x 16'4"



Total Area

145.5m²

1566.1ft²

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE. DIMENSIONS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS. MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.



Plots 32 & 40

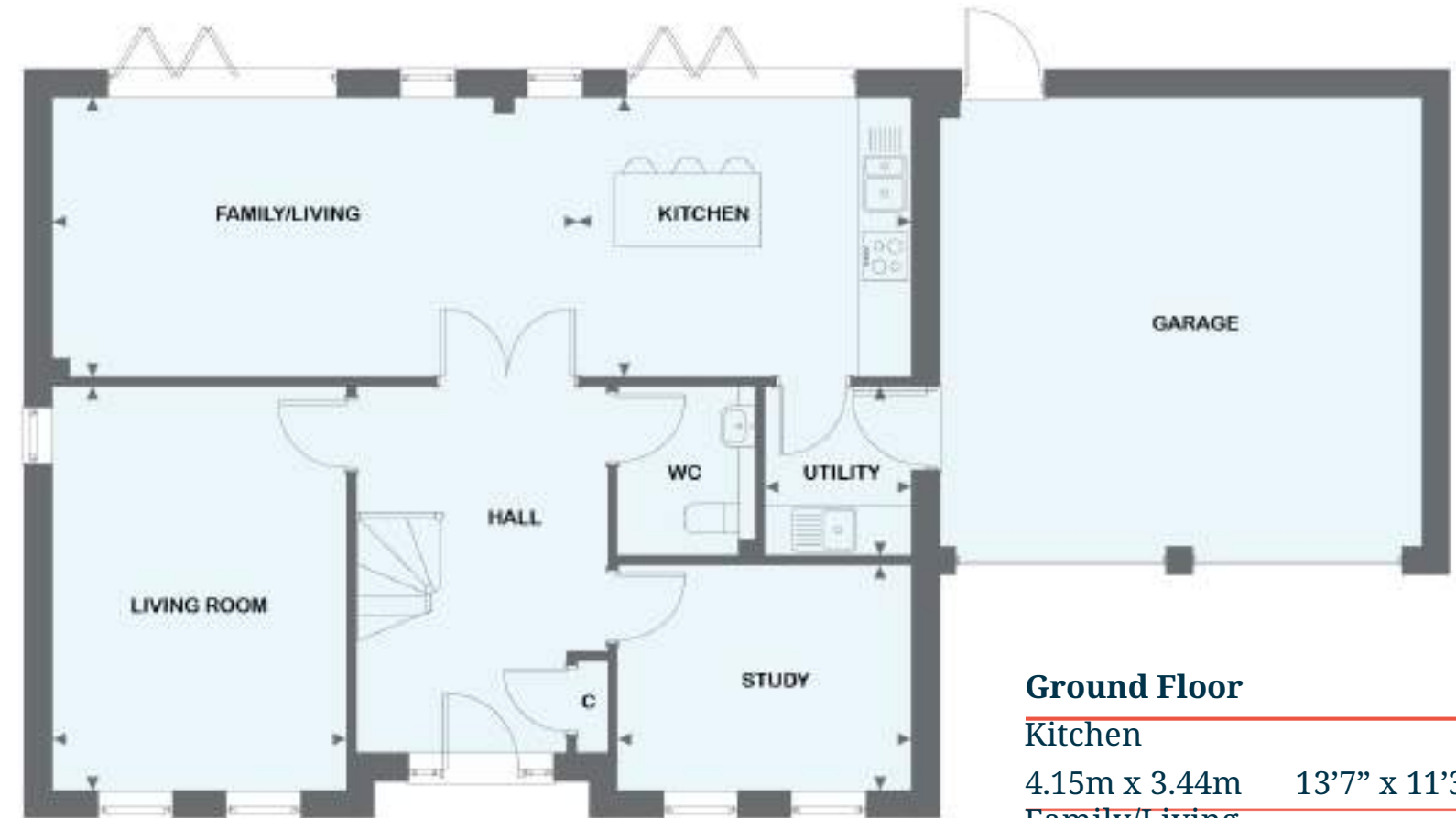
5 Bedroom home



[View Ground Floor](#)

[View First Floor](#)

[Return to Siteplan](#)



Ground Floor

Kitchen

4.15m x 3.44m 13'7" x 11'3"

Family/Living

6.44m x 3.46m 21'2" x 11'4"

Living Room

4.99m x 3.62m 16'5" x 11'11"

Study

3.62m x 2.79m 11'11" x 9'2"

Total Area

212.1m²

2283ft²

After you enter this beautifully grand home, through double doors at the end of hall lies the hub of this vast five-bedroom home. The spacious kitchen and living area provides the perfect space for entertaining and family living. Two sets of bi-fold doors open the room into the garden, making them feel at one with each another. For those quiet evenings in, the separate living room will provide a comfortable homely space. A separate study for those who work from home is across the hall with a utility room off the kitchen giving access to the garage. Five double bedrooms make up the first floor, three of which all boast en-suites with showers. The master bedroom also comes complete with its own dressing room.

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE. DIMENSIONS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS. MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.



Specification

Kitchen & Utility

Bathroom & En-suite

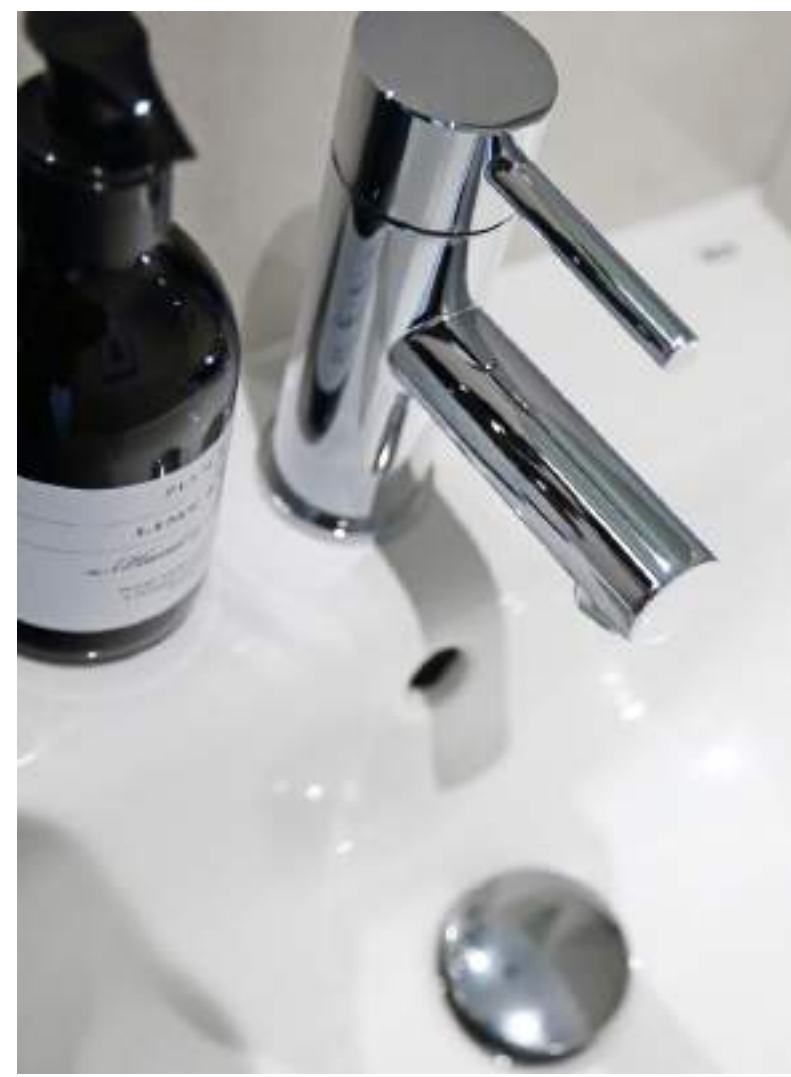
Media & Connectivity

Heating, Electrical & Lighting

Finishing Details

External & Garage

Throughout your home at Aston Meadows, you will find an exemplary, luxury specification and finish that reflects the Elivia ethos of selecting only trusted high-performing brands and using skilled specialists. It means a home that will look good and perform well now and for many years ahead.





Individually crafted award
winning homes



From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.



CALL



WEB



EMAIL



VISIT



E L I V I A
— H O M E S —

Elivia Homes, Apollo House, Mercury Park, Wooburn Green, High Wycombe HP10 0HH