



RECTORY MEADOWS
EAST SUSSEX



ELIVIA
— HOMES —





Introduction

Set in the quaint Sussex village of Plumpton Green, just a stone's throw from the rolling hills of the South Downs National Park, Rectory Meadows will comprise a luxury collection of just 20 two to five-bedroom residences. Ranging from spacious two-bedroom villas to sweeping detached five bedroom family homes, there is a house type to suit every type of buyer, whether that be first-time homeowners, expanding families or downsizers.





Community

The development is well-placed on a residential road that is book-ended by a fantastic selection of traditional country pubs and a convenient village store, including The Plough Inn – a gastro pub with grounds across five-acres, a beer garden, heated terrace and children’s play area.

There is a primary school, church, tavern, butcher, hairdresser, village general store, and local post office in Plumpton Green. There is also a top-notch village hall nearby the village green that was constructed in 1995. In addition, there is a field and pavilion, where there are two football fields in the winter and a cricket square in the summer.





Education

Families will be conveniently situated at Rectory Meadows to access a wide-range of exceptional education options. Just a seven minute walk from the development, Plumpton Primary School is rated 'Good' by Ofsted whilst Chailey School is also rated 'Good' and provides an education option for secondary students. For further education, Plumpton College offers a wide range of agricultural and land based courses for ages 16 and over.



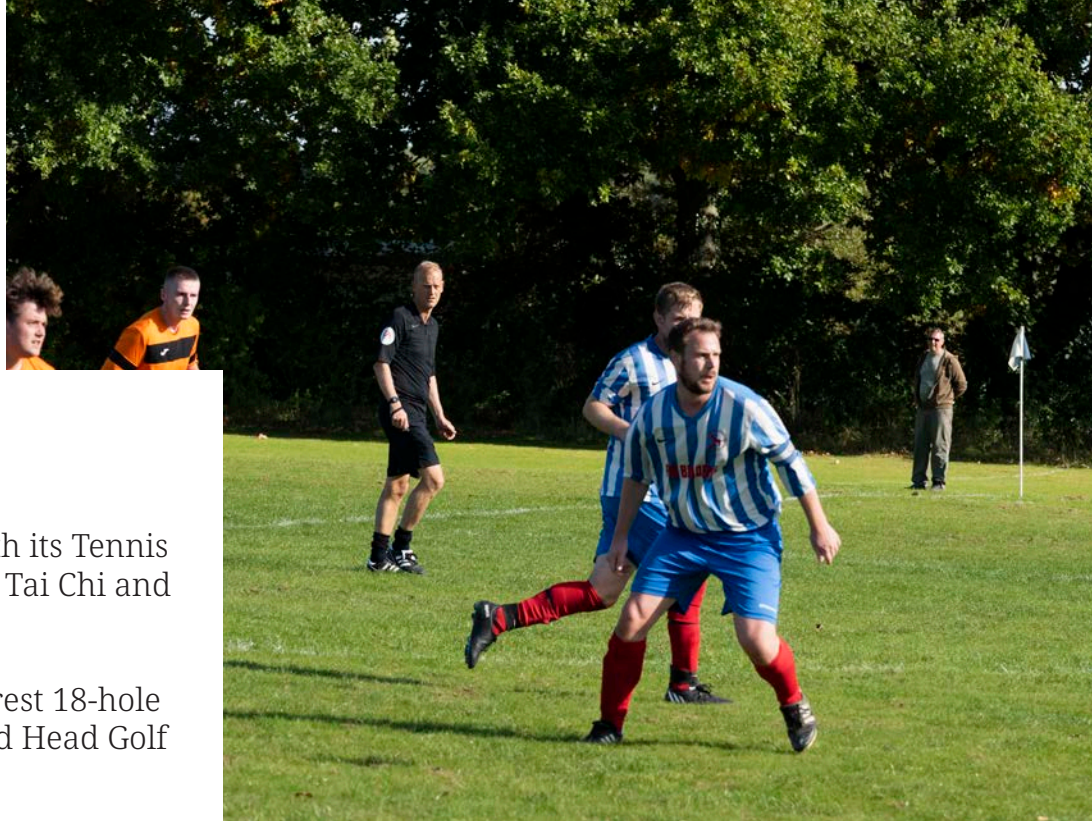
Sporting & Leisure

There's plenty to keep sports enthusiasts entertained in Plumpton, with its Tennis Club, Rugby Club, EC Cricket Club, Bowmen Archery Club and regular Tai Chi and Pilates classes all within walking distance from Rectory Meadows.

Plumpton Green has 30 golf courses within driving distance. The nearest 18-hole golf course close to Plumpton Green is Piltdown Golf Club, and Seaford Head Golf Course is also a popular option.

Perhaps the thing that makes Plumpton most well-known is the racecourse. Each time they pass the winning post, the horses appear to be so close you could nearly reach out and touch them. As a result of Plumpton's reputation as a breeding ground for future equine stars, you may also cross paths with some of the best trainers and jockeys in the UK while you're there.

Champion Horseman the most successful jockey in Plumpton's history, A P McCoy, won his historic 3000th race which took place on February 9, 2009.





Well Connected

Commuting could not be easier from Rectory Meadows. Plumpton Station is a nine minute walk away, offering direct services into London Victoria via Clapham Junction in just over an hour and to Brighton in just 40 minutes. By road, Plumpton Green is encircled by the A23, A27, A26 and A272 with the M23 also close by, providing the optimum opportunity for easy travel around the South East.

Brighton

24-minute drive / 10 miles

Gatwick Airport

40 minute drive (via A23) / 30 miles

Heathrow Airport

1 hour 19-minute drive (via M23) / 67 miles

Train to London Victoria from Plumpton Station

1 hour 7-minute train journey

Train to Brighton from Plumpton Station

40-minute train journey



Award-winning design

Our award-winning homes acknowledge the areas architectural heritage, combining traditionally designed exteriors and offering well-appointed contemporary living accommodation.

Nestled within an attractive landscape setting, the homes will be interspersed with green open space, encouraging a strong sense of community for residents.



Rectory Meadows, Plumpton Green (computer-generated images)



ELIVIA
— HOMES —

Elivia Homes represents the coming together of our regional, award-winning businesses, formerly known as Vanderbilt Homes, Millwood Designer Homes and Crayfern Homes. Vanderbilt Homes was founded in 2004 and now operates as our Central region, Crayfern Homes our Southern region and most recently, Millwood Designer Homes operates our Eastern region.

Together, Elivia Homes is committed to delivering sustainable growth and maintaining a proud reputation as one of the most trusted and admired housebuilders across the South East.

For more information, please visit www.eliviahomes.co.uk.

Station Road
Plumpton Green
Lewes
East Sussex
BN7 3BU

E: RectoryMeadows@eliviahomes.co.uk
T: 01273 803303

This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed.
The photographs shown within this brochure are indicative of the quality of an Elivia home and do not necessarily relate to the house types.
Times are approximate and are taken from googlemaps.co.uk and nationalrail.co.uk.



Protection for new-build home buyers

