FALLOW WOOD

CROWBOROUGH

ELIVIA

HOMES

WELCOME TO
FALLOW WOOD

This exclusive collection of just four detached homes, stand proud within their surroundings and offer a variety of thoughtfully crafted layouts to cater to a modern lifestyle.

Fallow Wood, a stunning development by Elivia Homes, offers 4 exceptional new homes located in Steel Cross on the outskirts of Crowborough.

Nestled in a serene tree-lined setting, these homes provide a sense of seclusion while being conveniently located just a mile away from Crowborough's bustling high street. Combining timeless architecture with contemporary interiors, Fallow Wood perfectly blends classic and modern elements.

The homes are thoughtfully designed to harmonize with the charm of the High Weald, featuring a traditional palette of materials such as brick, clay roof tiles, and tile cladding.

Elivia's exceptional craftsmanship and meticulous attention to detail are evident in every finished project. The interiors are designed to be spacious and inviting, with well-thought-out layouts that maximize the use of natural light and space.

With a wealth of expertise and a strong presence in the local market, Elivia Homes has successfully developed several small-scale projects in the Crowborough area in the last ten years. This development offers easy access to amenities, transportation links, and schools, making it an ideal choice for families, commuters, or those looking to downsize.

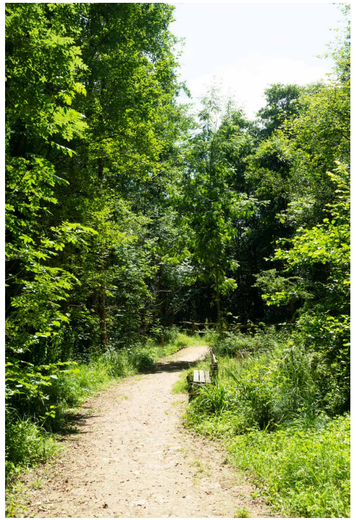
LOCAL LIFESTYLE

Crowborough, a town with a village ambiance and a close-knit community, is conveniently situated halfway between London and the south coast. Renowned for its welcoming atmosphere, it is an ideal place for families. Crowborough offers a range of shopping options and boasts several prestigious schools, making it an excellent choice for residents. With its traditional village-style center and excellent transportation connections, Crowborough provides the perfect blend of convenience and charm.

Fallow Wood is conveniently located within walking distance from the bustling high street. This vibrant area boasts a diverse selection of local amenities, such as charming independent boutiques, cozy cafés, inviting pubs, and delightful restaurants. Residents can easily access a Waitrose supermarket and enjoy a cup of coffee at Costa Coffee.

Crowborough not only caters to everyday shopping needs but also provides a comprehensive range of local primary and secondary schools, ensuring excellent educational opportunities for families.

Royal Tunbridge Wells, a larger spa town, is conveniently situated just nine miles away. This prime location offers a broader range of shopping opportunities, including The historic Pantiles and Royal Victoria Place. Additionally, it boasts trendy bars and restaurants, along with an abundance of leisure and entertainment facilities.



SERENE SETTINGS

Nestled on the outskirts of Crowborough, the residences at Fallow Wood are encompassed by mature woodland, creating a peaceful and picturesque setting. Fallow Wood is located on the outskirts of the Ashdown Forest, within the captivating High Weald Area of Outstanding Natural Beauty. From this idyllic location, the stunning South Coast can be easily reached by a brief car journey, while nature enthusiasts will find themselves in a haven for walkers.

The renowned Ashdown Forest, known as the residence of the beloved bear 'Winnie the Pooh' created by A. A. Milne, is currently the largest freely accessible area in the South East. This stunning terrain comprises of undulating hills, scattered farmhouses, woodlands, fields, and heathland. In addition to offering exceptional walking and horse riding opportunities, it also provides breathtaking panoramic vistas of the hills and expansive countryside leading towards the South Downs.

There are several outstanding sports facilities in close proximity, such as the Beacon and Boars Head Golf Courses, the Isenhurst Health Club, the Crowborough Leisure Centre for recreational activities, the Crowborough Tennis & Squash Club and the Bowles, Eridge Rocks and Harrison's Rocks for rock climbing enthusiasts.

WELL CONNECTED

Travelling to and from Fallow Wood is a breeze.

Crowborough Station is conveniently located within a short drive from the development, offering a direct and frequent service to London Bridge that takes just over an hour.

For those traveling by car, the A22 and A26 are in close proximity, providing easy access to Lewes, Tunbridge Wells, Eastbourne, and Brighton. Additionally, London can be reached via the M25. Crowborough, Brighton, and Tunbridge Wells are well-served by regular bus services, ensuring convenient transportation options. Furthermore, Gatwick Airport is approximately a 35-minute drive away, allowing for quick and efficient travel connections.

Computer Generated Image

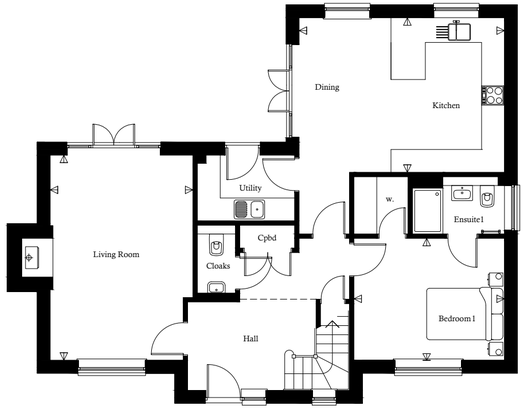
Home 1 | Fiara House
Home 4 | Roebuck House

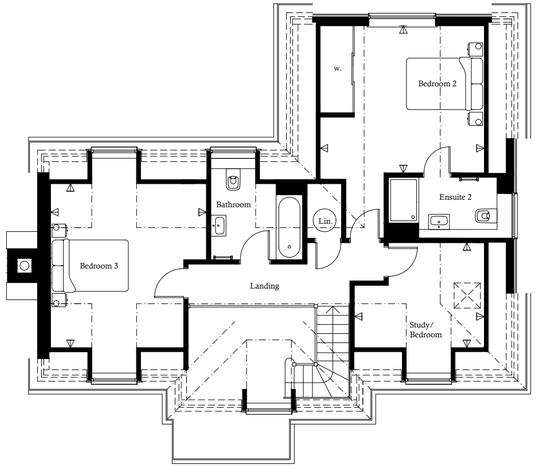
Ground Floor

Kitchen/Dining	5.39m x 4.06m | 17'-8" x 13'-4"
Living Room	3.75m x 5.39m |12'-4" x 17'-8"
Bedroom 1	3.95m x 3.20m | 13'-0" x 10'-6"

First Floor

Bedroom 2	4.31m x 3.86m | 14'-2" x 12'-8"
Bedroom 3	4.09m x 4.31m |13'-5" x 14'-2"
Study/Bedroom	3.41m x 2.76m | 11'-2" x 9'-1"





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
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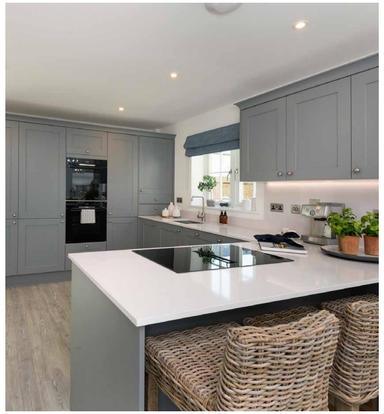
SPECIFICATION - HOMES 1 & 4



KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with Stone worktops, up stand and splash back.
- Fully integrated appliances to include an induction hob, extractor, 2 x single ovens with grill, full height fridge and full height freezer, wine cooler and dishwasher.
- Utility is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and condenser dryer.

BATHROOM, EN SUITE AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, en suite 1 and bathroom.
- Heated white towel rail provided to the bathroom and en suites.
- Mirror provided to the cloakroom, bathroom and en suites.
- Shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to cloakroom, bathroom and en suites.

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double sockets with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room, study/bedroom 4 and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- Car charging station provided to double garage.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via Air source heat pump with thermostat control. Radiators to first floor with wireless thermostat. Hot water controlled via Hot Water Cylinder.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with full glazed doors to the Kitchen/ dining room and living room.
- French doors provided to the living room and kitchen/dining room.
- Brick fireplace with bressumer beam and wood burning stove provided to the living room.
- White painted softwood staircase with oak handrail.
- Walk in wardrobe area to bedroom 1.
- Sliding wardrobe doors with shelf and hanging space in bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the kitchen/dining room, utility, hallway, cloakroom, living room, bedroom 1, bathroom and en suites.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket to the rear of the property.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, power and light.

AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity, gas and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

GUARANTEES

- All the homes come with a Q Assure ten-year warranty.

TENURE

- Freehold.
- PEA = C

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Computer Generated Image of Home 2

Home 2 | Herne House
Home 3 | Fallow House (handed)

Ground Floor

Kitchen/Breakfast Room	7.88m(max) x 4.76m(max) | 25'-10"(max) x 15'-7(max)
Garden Room	4.55m x 2.02m | 14'-11" x 6'-8"
Living Room	4.58m x 6.28m | 15'-0" x 20'-7"
Dining Room	4.58m x 3.58m | 15'-0" x 11'-9"
Family Room	4.58m x 3.18m | 15'-0" x 10'-5"

First Floor

Bedroom 1	4.58m x 4.58m | 15'-0" x 15'-0"
Bedroom 2	4.58m x 4.55m | 15'-0" x 14'-11"
Bedroom 3	4.58m x 4.18m | 15'-0" x 13'-9"
Bedroom 4	4.58m x 3.25m | 15'-0" x 10'-8"

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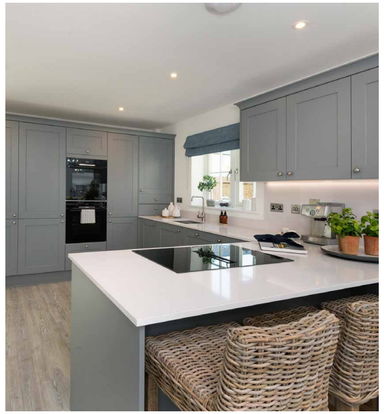
SPECIFICATION - HOMES 2 & 3



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PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with full glazed doors to the kitchen/ breakfast/garden room, family room, dining room and living room.
- French doors provided to the living room and breakfast area.
- Aluminium bi-fold doors provided to the garden room.
- Brick fireplace with bressumer beam and wood burning stove provided to the living room.
- White painted softwood staircase with oak handrail.
- Walk in wardrobe area to bedroom 1.
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Home 1 - Fiara House
3-Bedroom, Detached

Home 2 - Herne House
4-Bedroom, Detached

Home 3 - Fallow House
4-Bedroom, Detached

Home 4 - Roebuck House
3-Bedroom, Detached

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www.consumercode.co.uk

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Protection for new-build home buyers

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.

ELIVIA
HOMES

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Times are approximate and are taken from googlemaps.co.uk and nationalrail.co.uk.

ELIVIA

HOMES

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