



THE HEDGEROWS

PLUMPTON GREEN • EAST SUSSEX



ELIVIA
— HOMES —



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Scan to view
The Hedgerows
online.

WELCOME TO THE HEDGEROWS

Peaceful, private and perfectly placed



Welcome to a delightful collection of beautifully appointed one, two, three and four-bedroom homes, each with its own distinctive character, luxurious finishes and refreshingly spacious interiors. Nestled peacefully within a leafy, landscaped setting, in arguably one of the most charming villages in East Sussex, you will find The Hedgerows.

This is indeed a setting to covet. Plumpton Green lies on the fringes of the rolling South Downs National Park landscape, midway between Lewes and Ditchling and just ten miles from Brighton and its vibrant coastline.

This is a special place that really does have it all.



The great British countryside that surrounds Plumpton Green offers adventure, tranquillity and endless opportunities to explore.

Quintessential English village life – yours for the making

The Hedgerows sits at the heart of this charming South Downs village. A beautifully designed development where every home sits proudly with its own sense of space and peace in semi-rural seclusion, while everything you need is conveniently close at hand.

Sussex architecture with elegant artisan touches, flint, detailed brickwork and ornate features – all married with impeccable interiors and the unmistakable quality construction you’d expect from Elivia Homes.

Set within a stunning countryside landscape of neat hedgerows, mature trees and generous gardens, these are homes defined by an uncompromising attention to detail. You’ll see traditional

Welcome to a distinctly different living experience.



The South Downs National Park. 628 square miles of chalk hills, heavily wooded sandstone and clay vales. A haven for outdoor pursuits, it is an area of truly spectacular scenery.



Plumpton Green, a place to enjoy slowly

Set amid the gentle slopes of the South Downs, Plumpton Green is one of its most renowned picture-postcard villages – a place where life moves at its own delightful pace.



Plumpton College Rock Lodge Vineyard



This warm community enjoys a thriving village spirit and fabulous local amenities. It's home to a local school, the historic All Saints Church, a village shop and post office, and a superb choice of local pubs and eateries.



The nearby Plumpton Racecourse and Plumpton College are well regarded – yet this vibrant village offers so much more. From its old meadows and wooded lanes to a much-loved playing field and pavilion that host winter football and summer cricket, this is a place that captures the true spirit and charm of village life – for every age.



What's in the area?



**GREAT PLACES TO EAT
MEET AND UNWIND**

1. The Jolly Sportsman
2. Green Mango
3. The Safari Pizza Co
4. Dill
5. No. 34
6. The Plough Inn
7. The Fountain Inn
8. The Half Moon PH
9. Artelium Wine
10. The Bull PH
11. Symposium Wine Emporium
12. Harvey's Brewery



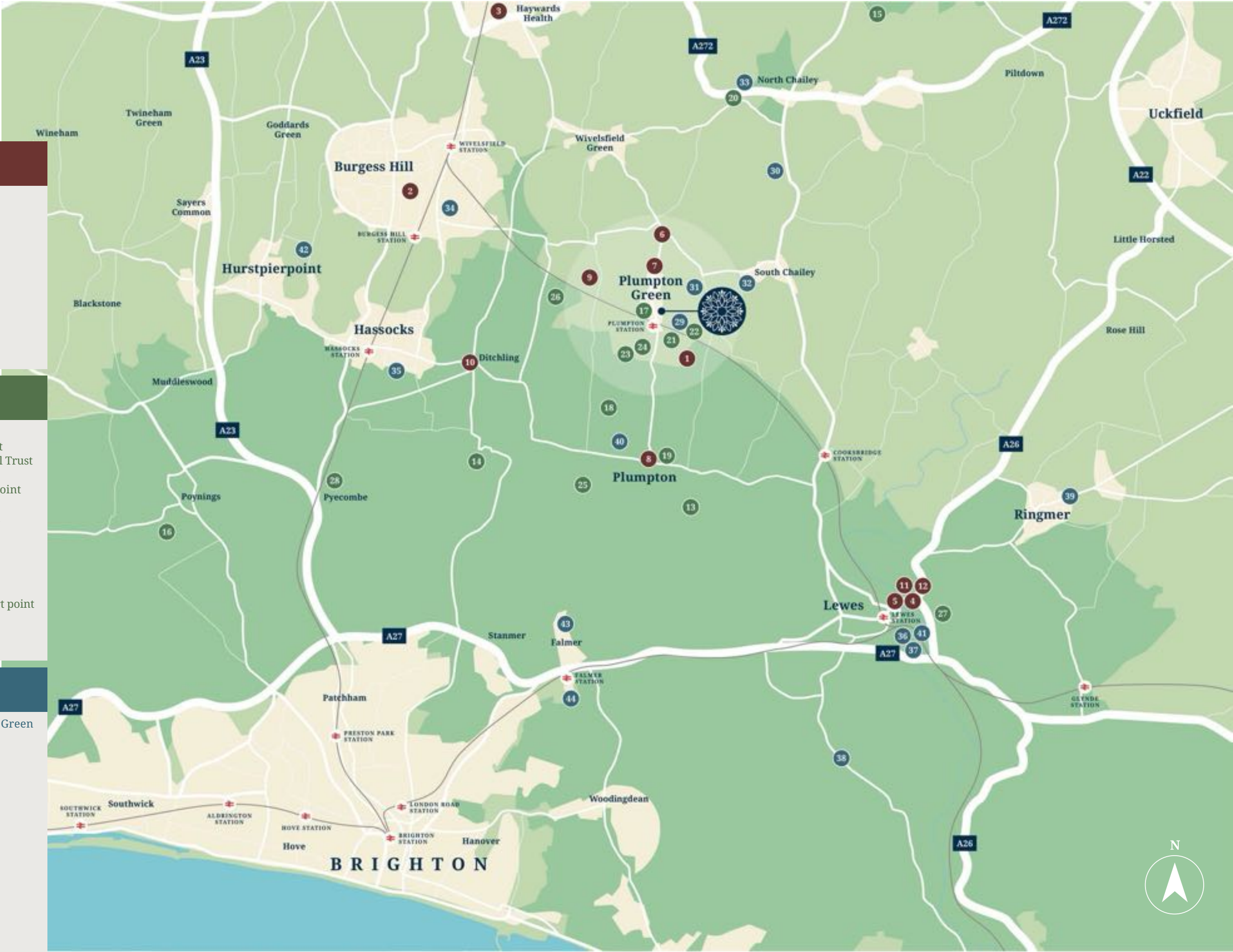
**EXPLORE THE TRULY
GREAT OUTDOORS**

13. Blackcap - National Trust
14. Ditchling Beacon - National Trust
15. Sheffield Park & Garden - National Trust
16. Devil's Dyke - National Trust
17. Plumpton Circular Walk - Start point
18. Plumpton Wood
19. Streat Circular Walk - Start point
20. Chailey Heritage Grounds
21. Plumpton Cricket Club
22. Plumpton Tennis Club
23. Plumpton Racecourse
24. Plumpton Football Club
25. South Downs Cycle Network - Start point
26. Mid Sussex Golf Club
27. Lewes Golf Club
28. The South Downs Way



**GREAT SCHOOLS
ON YOUR DOORSTEP**

29. Honeybees Preschool, Plumpton Green
30. Toddlers Inn Children's Nursery
31. Plumpton Primary School
32. Chailey School
33. Chailey Heritage School
34. Burgess Hill Girls School
35. Downlands Community School
36. Lewes Old Grammar School
37. Priory School, Lewes
38. Northease Manor School
39. Kings Academy, Ringmer
40. Plumpton College
41. East Sussex College, Lewes
42. Hurstpierpoint College
43. University of Sussex, Falmer
44. University of Brighton





Great places to eat, meet and unwind

Whatever your taste, whatever the occasion, you'll always be in great company here. Enjoy cosy pints and relaxed suppers at The Plough Inn or The Fountain Inn, both just a short walk from home, or savour superb, locally-sourced food at The Jolly Sportsman, the charming country pub and B&B in pretty East Chilmington.

In neighbouring Lewes, Symposium Wine Emporium and No. 34 are well worth a visit. For something a little different, try Green Mango in Burgess Hill for authentic Thai cuisine or The Safari Pizza Co, a

lively pizzeria and wine bar in Haywards Heath.

For extra-special moments, Dill in Lewes is the ultimate fine dining experience – it's celebrated by the Michelin Guide and just five miles from home.



RESTAURANTS & CAFÉS

- **The Jolly Sportsman**
East Chilmington – 3 miles
- **Green Mango**
Burgess Hill – 5 miles
- **The Safari Pizza Co**
Haywards Heath – 6 miles
- **Dill**
Lewes – 7 miles
- **No. 34**
Lewes – 7 miles

PUBS & BARS

- **The Plough Inn**
Plumpton Green – <1 mile
- **The Fountain Inn**
Plumpton Green – <1 mile
- **The Half Moon**
Plumpton – 2 miles
- **Artelium Wine**
Streat – 5 miles
- **The Bull**
Ditchling – 5 miles
- **Symposium Wine Emporium**
Lewes – 7 miles
- **Harvey's Brewery**
Lewes – 7 miles

*All distances are approximate by road and provided as a guide only.

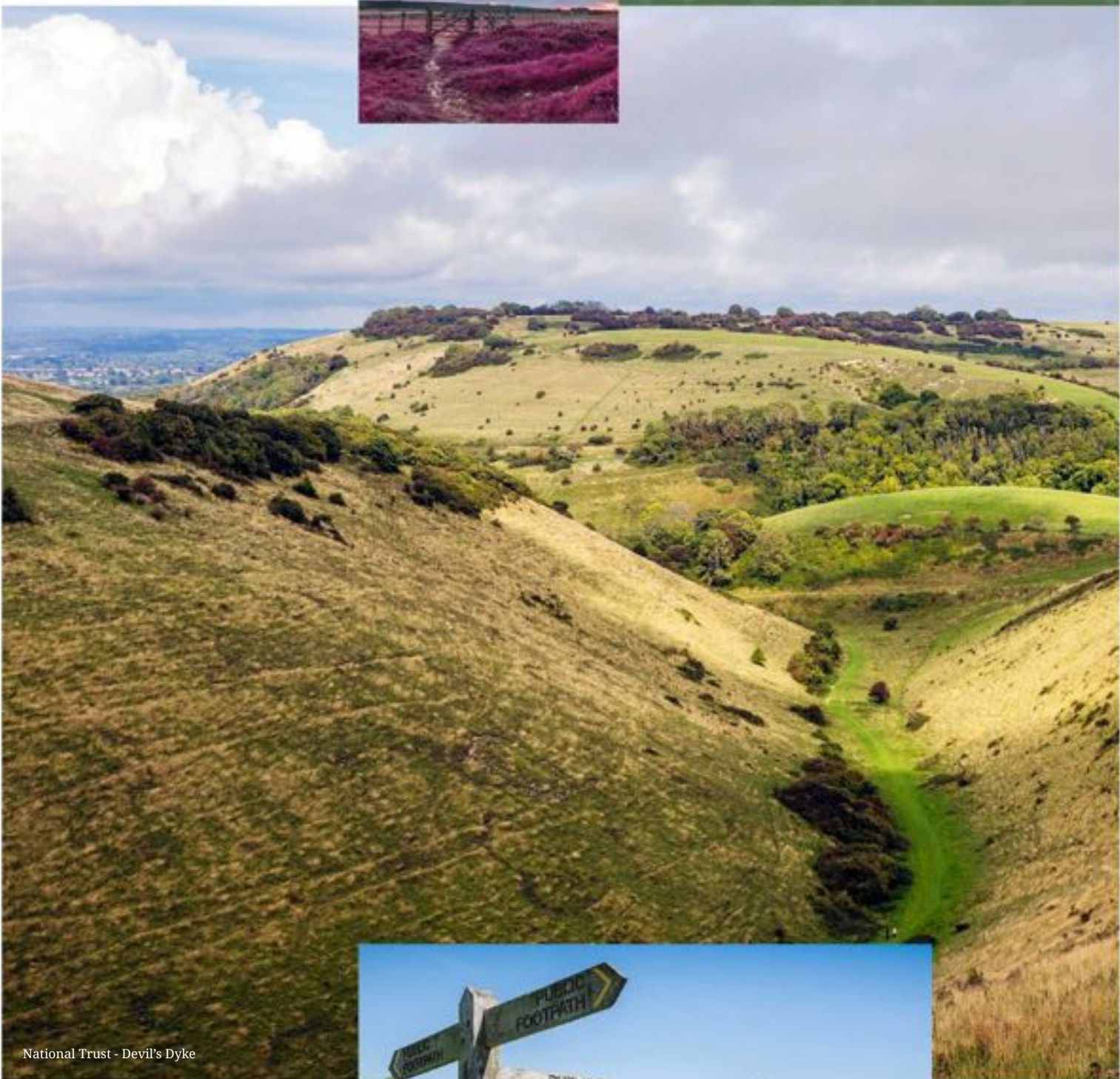


Explore the truly great outdoors

As you'd expect from an English country village that sits so gracefully along the gentle contours of the South Downs National Park, this is the epitome of a nature-lover's haven. Whether you're setting out on a peaceful woodland walk, exploring scenic cycling trails or simply taking in the views, this landscape invites you to linger, look and breathe.

From wildflower meadows and ancient woodlands to National Trust gardens and local sports clubs, the great British countryside that surrounds Plumpton Green offers adventure, tranquillity and endless opportunities to explore.

From village team football to summer cricket, this is a place that captures the true spirit and charm of village life – for every age.



National Trust - Devil's Dyke



NATIONAL TRUST

- **Blackcap**
2 miles
- **Ditchling Beacon**
6 miles
- **Sheffield Park & Garden**
7 miles
- **Devil's Dyke**
14 miles

GREEN PLACES

- **Plumpton Circular Walk**
1 mile
- **Plumpton Wood**
1 mile
- **Streath Circular Walk**
1 mile
- **Chailey Heritage Grounds**
4 miles
- **The South Downs Way**
8 miles

CLUBS & ACTIVITIES

- **Plumpton Cricket Club**
<1 mile
- **Plumpton Tennis Club**
<1 miles
- **Plumpton Racecourse**
<1 mile
- **Plumpton Football Club**
<1 mile
- **South Downs Cycle Network**
3 miles
- **Mid Sussex Golf Club**
4 miles
- **Lewes Golf Club**
7 miles

*All distances are approximate by road and provided as a guide only.



Great schools on your doorstep

Thanks to an inspiring choice of nurseries, schools and colleges in the area, families at The Hedgerows have easy access to superb educational options for children of all ages.



Honeybees Preschool, right in the village, is a short walk away and provides childcare for ages two to five, while Plumpton Primary School, for children aged four to eleven, is also on the doorstep.

Renowned independent schools, such as Lewes Old Grammar School and Burgess Hill Girls, are a short drive away – as are respected specialist schools including Northease Manor School and Chailey Heritage School.



EARLY LEARNING & INFANTS

- **Honeybees Preschool**
Plumpton Green – <1 mile
- **Toddlers Inn Children’s Nursery**
North Chailey – 4 miles

STATE, ACADEMY & INDEPENDENT

- **Plumpton Primary School**
Plumpton Green – <1 mile
- **Chailey School**
South Chailey – 2 miles
- **Chailey Heritage School**
North Chailey – 3 miles
- **Burgess Hill Girls School**
Burgess Hill – 4 miles
- **Downlands Community School**
Hassocks – 6 miles
- **Lewes Old Grammar School**
Lewes – 6 miles
- **Priory School**
Lewes – 7 miles
- **Northease Manor School**
Lewes – 9 miles
- **Kings Academy**
Ringmer – 10 miles

COLLEGE & HIGHER EDUCATION

- **Plumpton College**
Plumpton Green – 2 miles
- **East Sussex College**
Lewes – 7 miles
- **Hurstpierpoint College**
Hurstpierpoint – 8 miles
- **University of Sussex**
Falmer – 10 miles
- **University of Brighton**
Falmer Campus – 10 miles

*All distances are approximate by road and provided as a guide only.



Near, far and everything in between

As well as its close proximity to the glorious countryside and south coast, Plumpton Green is perfectly positioned for easy access to popular local hotspots, commuter hubs and tourist destinations overseas.

Plumpton's mainline railway station has frequent services to Victoria and London Bridge in the capital and, with Brighton's iconic centre about 35 minutes by train, The Hedgerows is the ideal base for town and country travel.

The A23, A26 and A27 road networks make for easy drives across the south and with Gatwick Airport about 30 minutes away and cross-channel ferries from Newhaven to Dieppe even closer, getting away from it all couldn't be easier.



BY ROAD FROM PLUMPTON

- **Lewes**
14 mins
- **Brighton**
25 mins
- **Newhaven**
25 mins
- **London Gatwick Airport**
30 mins
- **Eastbourne**
39 mins
- **Heathrow Airport**
1hr 10 mins
- **Portsmouth**
1hr 14 mins

BY RAIL FROM PLUMPTON STATION

- **Burgess Hill**
23 mins
- **Gatwick Airport**
27 mins
- **Brighton**
35 mins
- **Crawley**
42 mins
- **London Bridge**
1hr 2 mins
- **London Victoria**
1hr 3 mins
- **Chichester**
1hr 34 mins

*All timings are approximate and provided as a guide only.



Discover a charming collection of one, two, three and four-bedroom homes in Plumpton Green, East Sussex

A special place that really does have it all...



The internal images on this page are from previous Elivia Homes developments, specifications may vary to The Hedgerows.

The Hedgerows Site Plan



1 BEDROOM MAISONETTE

 **The Beech & The Cherry**
Plots 67 & 68

2 BEDROOM HOMES

 **The Blackberry**
Plots 4 / 5 / 6 / 7 / 8 / 9 / 36 / 37

 **The Buckthorn**
Plot 43

 **The Holly**
Plot 44

 **The Yew**
Plot 69

3 BEDROOM HOMES

 The Hazel Plot 1	 The Hornbeam Plot 45
 The Hawthorn Plot 2	 The Jasmine Plots 40 / 41 / 65 / 66
 The Primrose Plots 3 & 83	 The Rowan Plot 55
 The Elder Plots 10 / 29 / 30 / 46	 The Laurel Plots 60 & 61
 The Blackthorn Plot 38	 The Lavender Plots 62 & 63
 The Maple Plot 39	 The Escallonia Plot 64
 The Oleander Plot 42	 The Forsythia Plot 70

4 BEDROOM HOMES

 **The Wayfaring**
Plots 28 / 32 / 33 / 47 / 49 / 52 / 53 / 54

 **The Spindle**
Plot 31 / 34 / 35 / 48 / 50 / 51

AFFORDABLE HOUSING

 Plots 11-27, 56-59 & 71-82

Please note:
Elivia Homes provide many ecological features and enhancements when building new homes. These largely go unnoticed, whilst others might be plot-specific. If you would like to know more about the features specific to your property or the estate in general, please feel free to ask. We will be happy to provide you with this information. A management company will be set up to maintain all communal areas, roads and open spaces. A yearly charge is payable, please ask the sales agent for details.



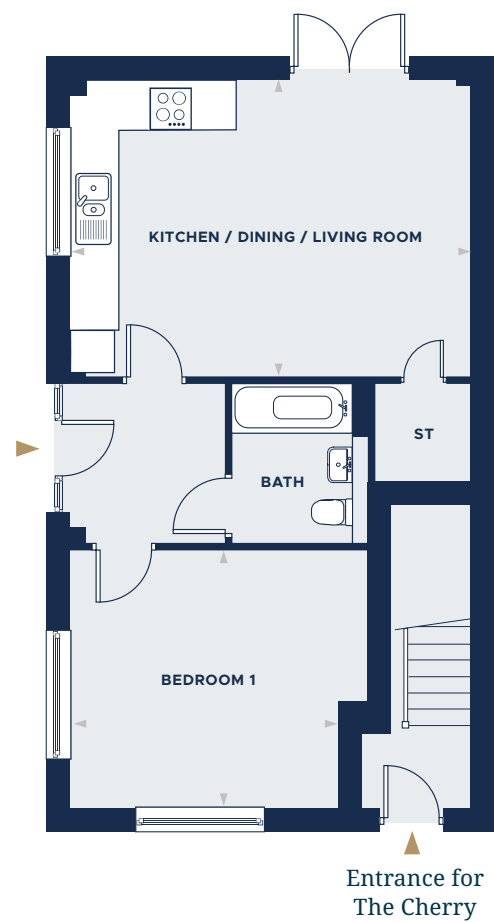
The Beech & The Cherry

Plots 67 & 68

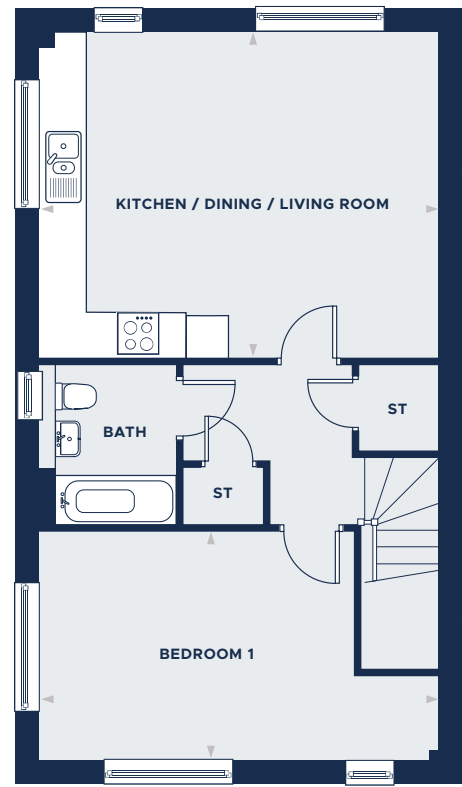
A ground or first floor
one bedroom maisonette



The Beech - Ground floor



The Cherry - First floor



THE BEECH

Total Internal Living Area
49.8m² (536sqft)

Kitchen / Living / Dining Room
5.59m x 4.15m
(18'4" x 13'8")

Bedroom One
4.15m x 3.60m
(13'8 x 11'10")

THE CHERRY

Gross internal
62m² (668sqft)

Kitchen / Living / Dining Room
5.59m x 4.56m
(18'4" x 15'0")

Bedroom One
4.41m x 3.20m
(14'6" x 10'6")

All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.



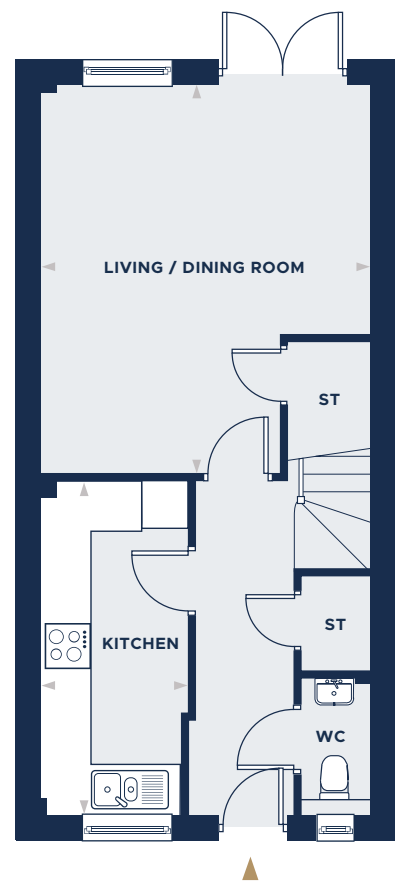
The Blackberry

Plots 4 / 5 / 6 / 7 / 8 / 9 / 36 / 37
A two bedroom semi-detached home

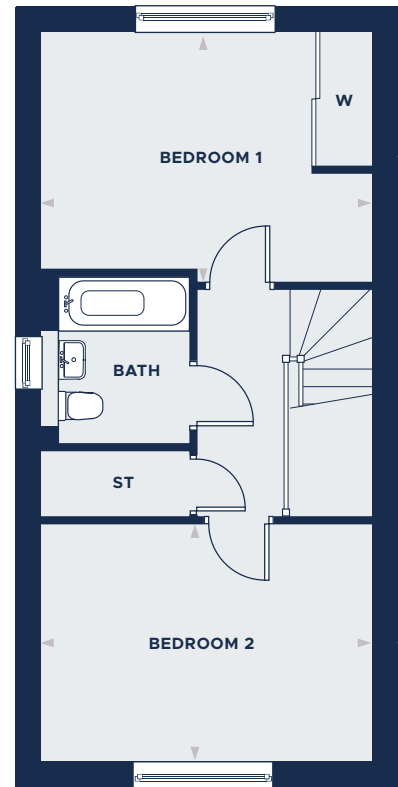


Materials may differ between house types,
please ask the sales agent for details.

Ground floor



First floor



THE BLACKBERRY
Total Internal Living Area
80m² (862sqft)

- **Living / Dining Room**
4.96m x 4.25m
(16'3" x 13'11")
- **Kitchen**
4.30m x 1.89m
(14'1" x 6'3")
- **Bedroom One**
4.25m x 3.02m
(13'11" x 9'11")
- **Bedroom Two**
4.25m x 3.07m
(13'11" x 10'11")

The floor plan shown is for plots 4 6 8 & 37
plots 5 7 9 & 36 are handed.

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The Buckthorn

Plot 43

A two bedroom semi-detached home



Ground floor



THE BUCKTHORN
Total Internal Living Area
80m² (862sqft)

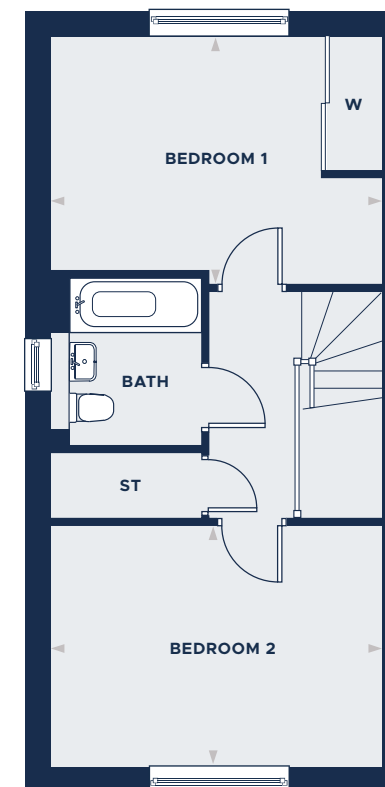
■ **Living / Dining Room**
4.96m x 4.25m
(16'3" x 13'11")

■ **Kitchen**
4.30m x 1.89m
(14'1" x 6'3")

■ **Bedroom One**
4.25m x 3.02m
(13'11" x 9'11")

■ **Bedroom Two**
4.25m x 3.07m
(13'11" x 10'11")

First floor



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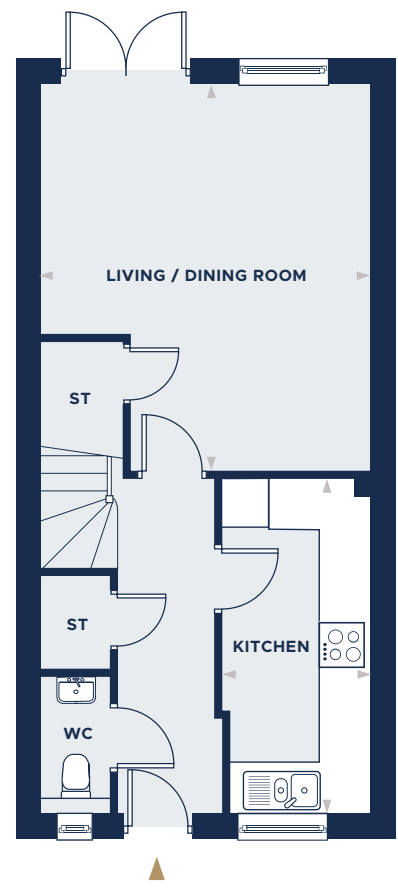
The Holly

Plot 44

A two bedroom semi-detached home



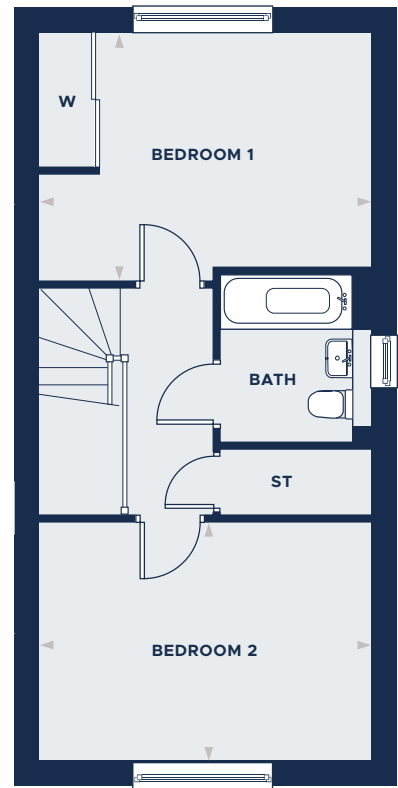
Ground floor



THE HOLLY
Total Internal Living Area
80m² (862sqft)

- Living / Dining Room**
4.96m x 4.25m
(16'3" x 13'11")
- Kitchen**
4.30m x 1.89m
(14'1" x 6'3")
- Bedroom One**
4.25m x 3.02m
(13'11" x 9'11")
- Bedroom Two**
4.25m x 3.07m
(13'11" x 10'11")

First floor



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The Yew

Plot 69

A two bedroom semi-detached home



Ground floor



THE YEW
Total Internal Living Area
80m² (862sqft)

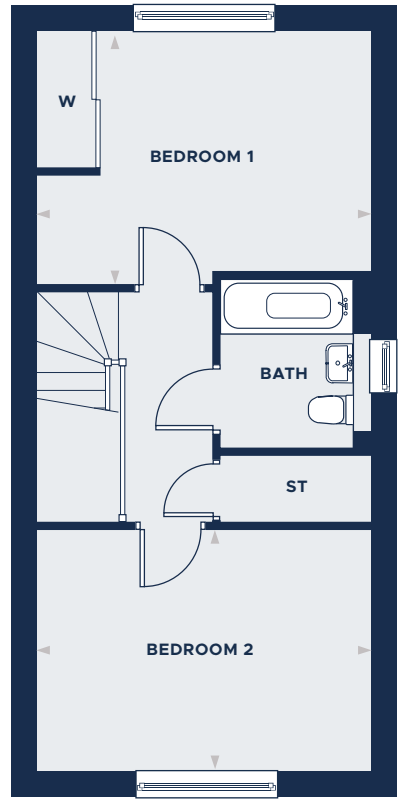
■ **Living / Dining Room**
4.96m x 4.25m
(16'3" x 13'11")

■ **Kitchen**
4.30m x 1.89m
(14'1" x 6'3")

■ **Bedroom One**
4.25m x 3.02m
(13'11" x 9'11")

■ **Bedroom Two**
4.25m x 3.07m
(13'11" x 10'11")

First floor



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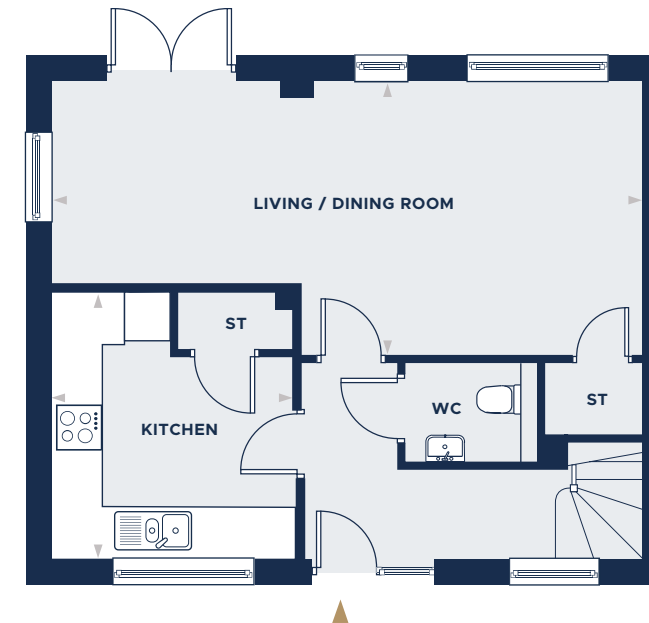
The Hazel

Plot 1

A three bedroom semi-detached home



Ground floor



THE HAZEL
Total Internal Living Area
94m² (1,012sqft)

■ **Living / Dining Room**
7.66m x 3.62m
(25'2" x 11'11")

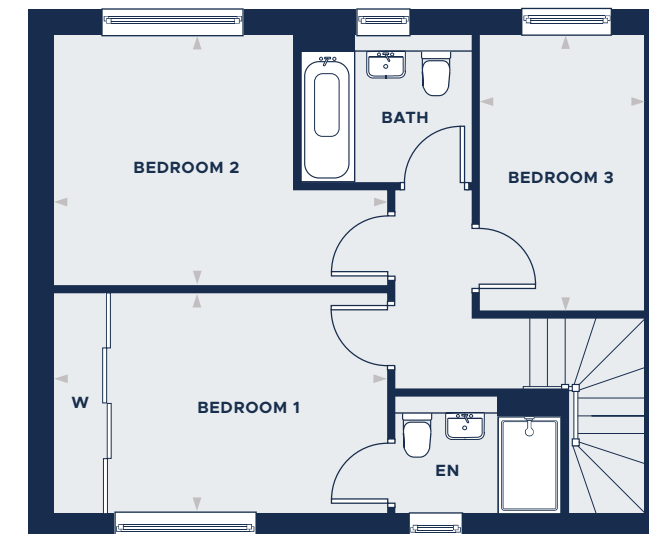
■ **Kitchen**
3.40m x 3.14m
(11'2" x 10'4")

■ **Bedroom One**
3.60m x 3.57m
(11'10" x 11'9")

■ **Bedroom Two**
3.08 x 3.22m
(10'2" x 10'7")

■ **Bedroom Three**
3.56m x 2.14m
(11'8" x 7'0")

First floor



All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.



The Hawthorn

Plot 2

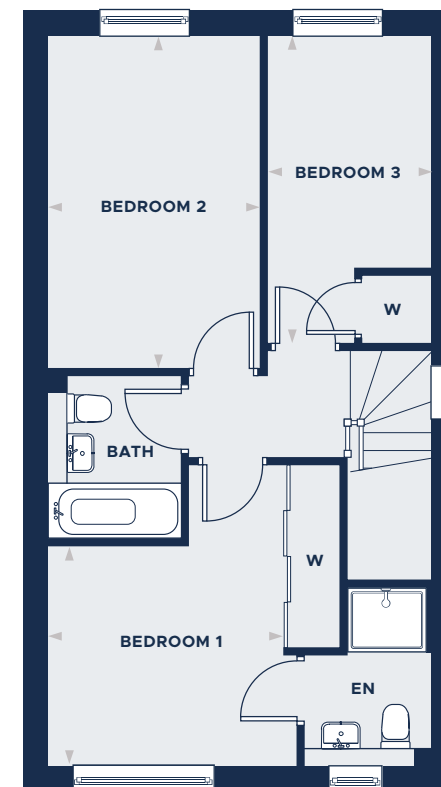
A three bedroom semi-detached home



Ground floor



First floor



THE HAWTHORN
Total Internal Living Area
92.7m² (998sqft)

- Living / Dining Room**
5.45m x 4.68m
(17'11" x 16'2")
- Kitchen**
4.39m x 2.56m
(12'6" x 8'5")
- Bedroom One**
3.19m x 2.81m
(10'6" x 9'3")
- Bedroom Two**
4.30m x 2.68m
(14'1" x 8'10")
- Bedroom Three**
3.00m x 2.14m
(9'10" x 7'1")

All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.



The Primrose

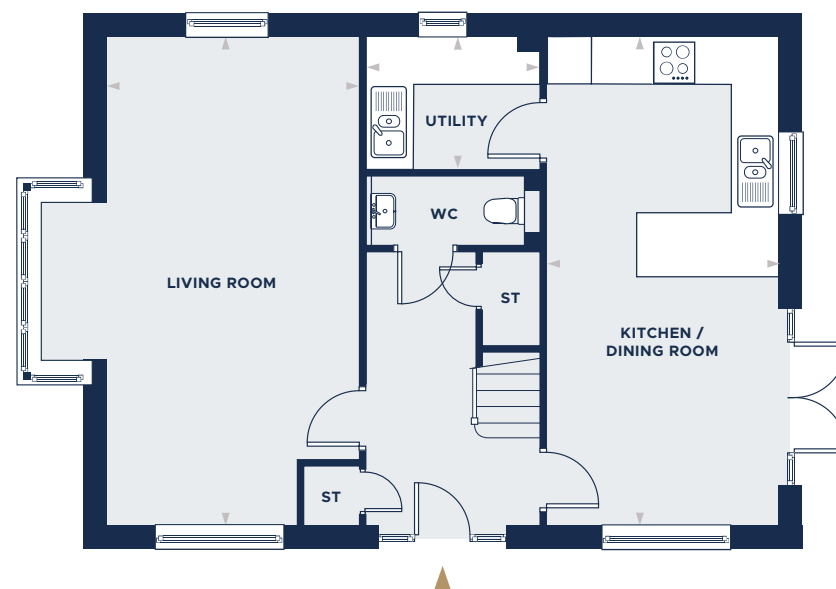
Plots 3 & 83

A three bedroom detached home (Plot 83 includes a garage)

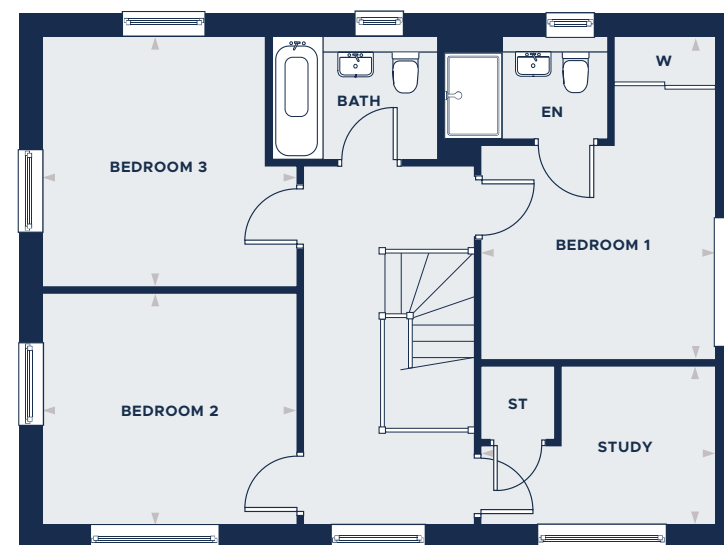


Materials may differ between house types, please ask the sales agent for details.

Ground floor



First floor



THE PRIMROSE
Total Internal Living Area -
excluding garage
130m² (1,403sqft)

- Living Room**
6.82m x 3.50m
(22'5" x 11'6")
- Kitchen / Dining Room**
6.82m x 3.20m
(22'5" x 10'6")
- Utility**
2.40m x 1.84m
(7'10" x 6'1")
- Bedroom One**
3.25m x 3.00m
(10'8" x 9'10")
- Bedroom Two**
3.56m x 3.23m
(11'8" x 10'7")
- Bedroom Three**
3.49m x 3.09m
(11'6" x 10'2")
- Study**
2.19m x 2.16m
(7'2" x 7'1")

The floor plan for Plot 3 is shown,
plot 83 is handed.

All measurements have been taken from
plans, and whilst every effort has been made
to ensure their accuracy, these cannot be
guaranteed. The artist's impression is for
guidance purposes only, landscaping shows
how the site may look when mature.



Plots 29 & 46



Plots 10 & 30

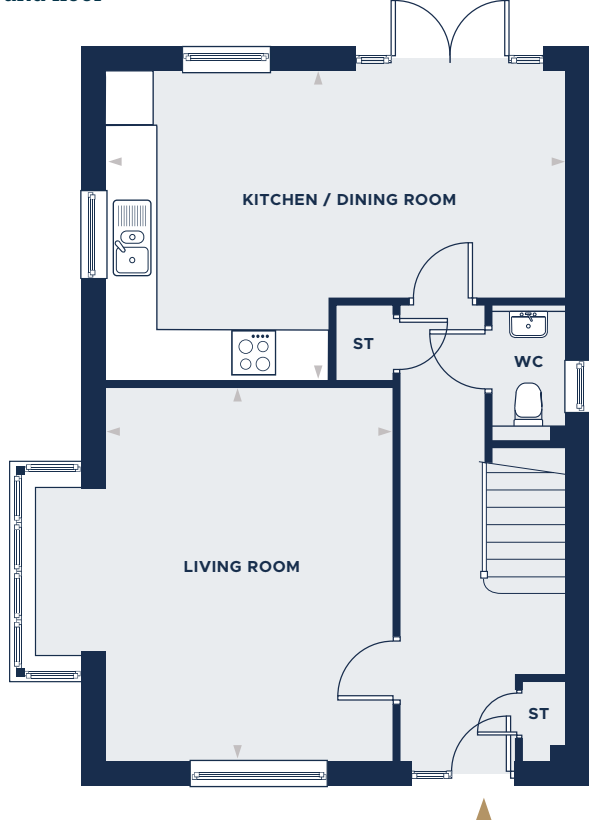
The Elder

Plots 10 / 29 / 30 / 46
A three bedroom detached home

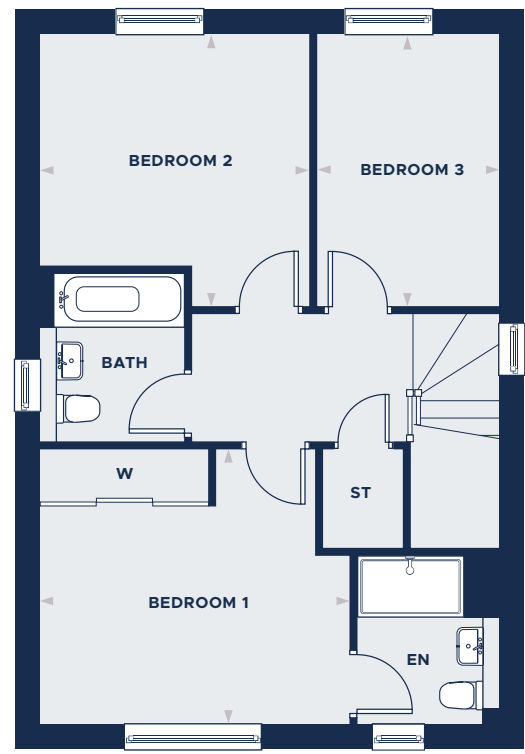


Materials may differ between house types,
please ask the sales agent for details.

Ground floor



First floor



THE ELDER
Total Internal Living Area
111.2m² (1,198sqft) inc bay

- Living Room**
4.88m x 3.73m
(16'0" x 12'3")
- Kitchen / Dining Room**
6.03m x 4.04m
(19'10" x 13'3")
- Bedroom One**
4.08m x 2.87m
(13'5" x 9'5")
- Bedroom Two**
3.53m x 3.20m
(11'7" x 9'11")
- Bedroom Three**
3.53m x 2.40m
(11'7" x 7'11")

Plot 29 is shown, plot 10, 30 and 46 are handed.
Plot 30 doesn't feature a bay window in the
Living Room.

All measurements have been taken from
plans, and whilst every effort has been made
to ensure their accuracy, these cannot be
guaranteed. The artist's impression is for
guidance purposes only, landscaping shows
how the site may look when mature.



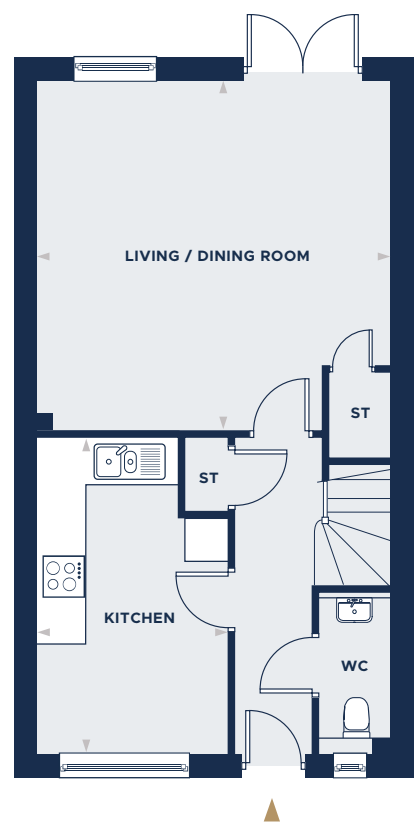
The Blackthorn

Plot 38

A three bedroom semi-detached home



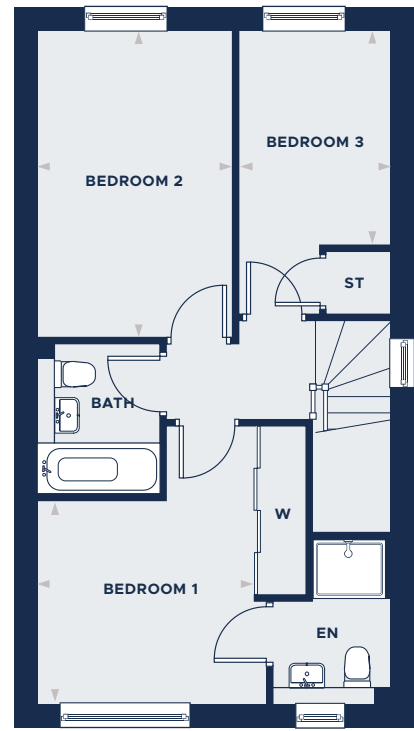
Ground floor



THE BLACKTHORN
Total Internal Living Area
92.7m² (998sqft)

- Living / Dining Room**
5.45m x 4.68m
(17'11" x 16'2")
- Kitchen**
4.39m x 2.56m
(12'6" x 8'5")
- Bedroom One**
3.19m x 2.81m
(10'6" x 9'3")
- Bedroom Two**
4.30m x 2.68m
(14'1" x 8'10")
- Bedroom Three**
3.00m x 2.14m
(9'10" x 7'1")

First floor



All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.



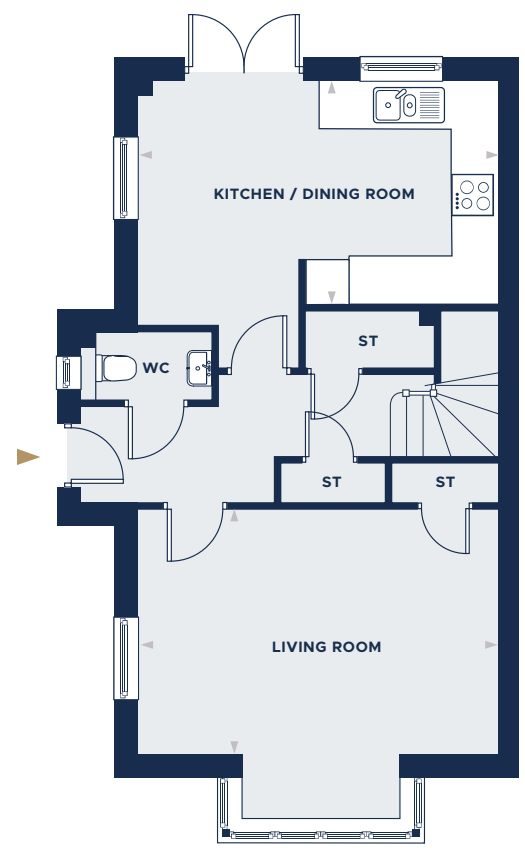
The Maple

Plot 39

A three bedroom semi-detached home



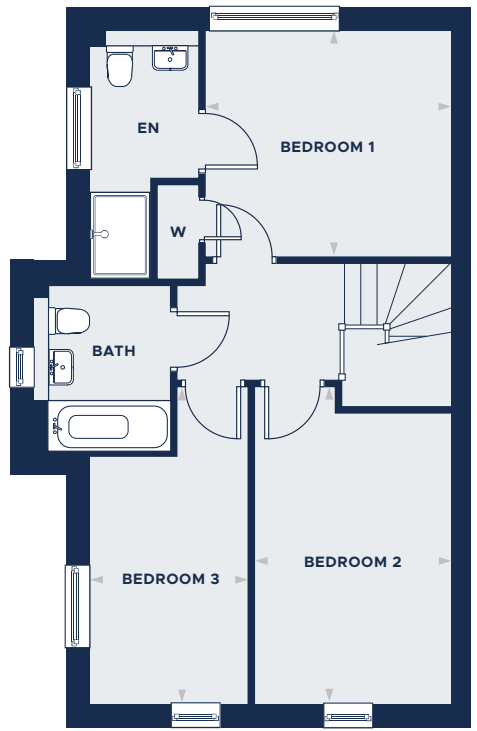
Ground floor



THE MAPLE
Total Internal Living Area
100.2m² (1,079sqft)

- Living Room**
5.03m x 3.39m
(16'6" x 11'02")
- Kitchen / Dining Room**
5.03m x 3.09m
(16'6" x 10'2")
- Bedroom One**
3.43m x 3.14m
(11'3" x 10'4")
- Bedroom Two**
4.04m x 2.74m
(13'3" x 9'0")
- Bedroom Three**
3.42m x 2.19m
(11'3" x 7'2")

First floor



All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.



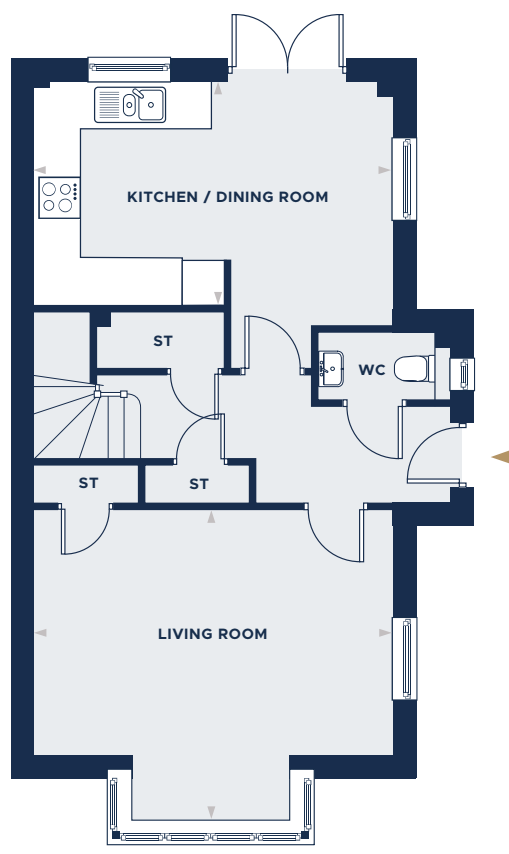
The Oleander

Plot 42

A three bedroom semi-detached home



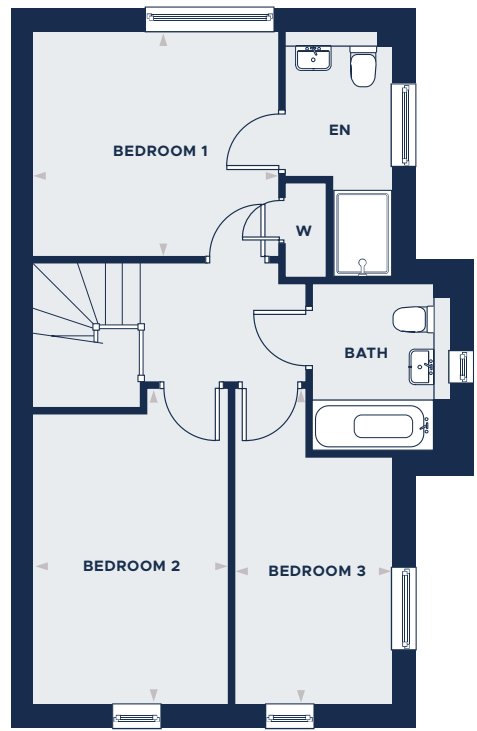
Ground floor



THE OLEANDER
Total Internal Living Area
100.2m² (1,079sqft)

- Living Room**
5.03m x 3.39m
(16'6" x 11'02")
- Kitchen / Dining Room**
5.03m x 3.09m
(16'6" x 10'2")
- Bedroom One**
3.43m x 3.14m
(11'3" x 10'4")
- Bedroom Two**
4.04m x 2.74m
(13'3" x 9'0")
- Bedroom Three**
3.42m x 2.19m
(11'3" x 7'2")

First floor



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The Hornbeam

Plot 45

A three bedroom semi-detached home



Ground floor



THE HORNBEAM
Total Internal Living Area
93.3m² (1,005sqft)

Living / Dining Room
5.45m x 4.68m
(17'11" x 16'2")

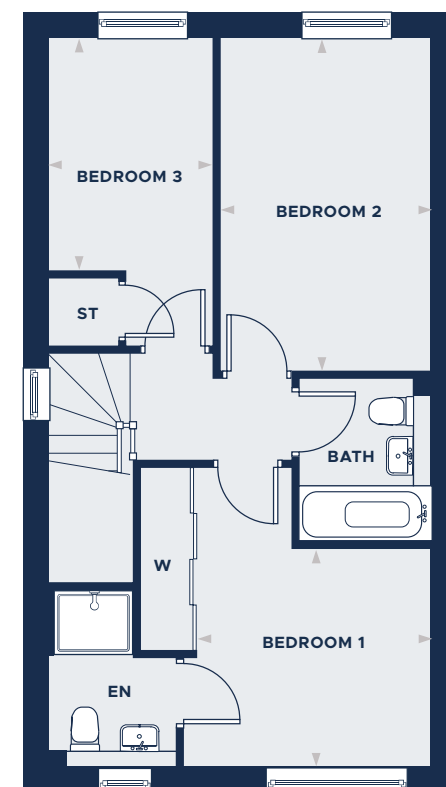
Kitchen
4.39m x 2.56m
(12'6" x 8'5")

Bedroom One
3.19m x 2.81m
(10'6" x 9'3")

Bedroom Two
4.30m x 2.68m
(14'1" x 8'10")

Bedroom Three
3.00m x 2.14m
(9'10" x 7'1")

First floor



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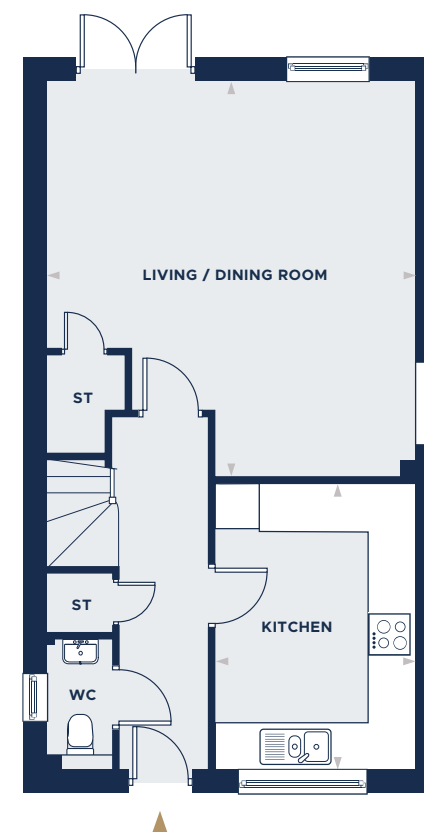
The Jasmine

Plots 40 / 41 / 65 / 66

A three bedroom detached home



Ground floor



THE JASMINE

Total Internal Living Area
98.9m² (1,065sqft)

Living / Dining Room

5.07m x 5.52m
(16'8" x 18'1")

Kitchen

3.97m x 2.80m
(13'0" x 9'2")

Bedroom One

3.16m x 2.91m
(10'5" x 9'7")

Bedroom Two

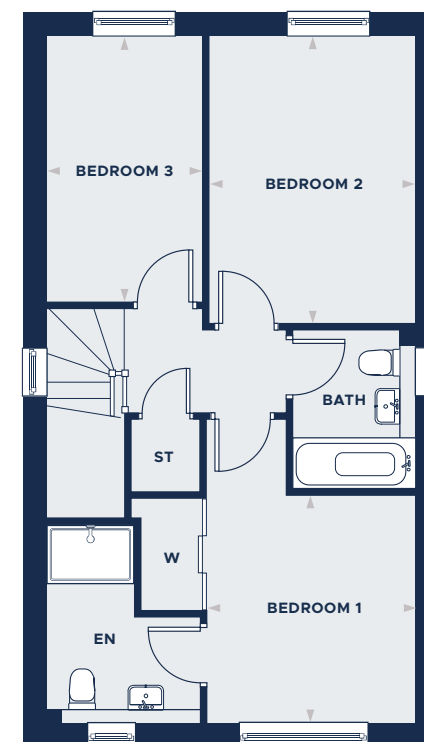
4.03m x 2.88m
(13'3" x 9'5")

Bedroom Three

3.68m x 2.15m
(12'1" x 7'1")

Plots 41 & 66 are shown, plots 40 & 65 are handed.

First floor



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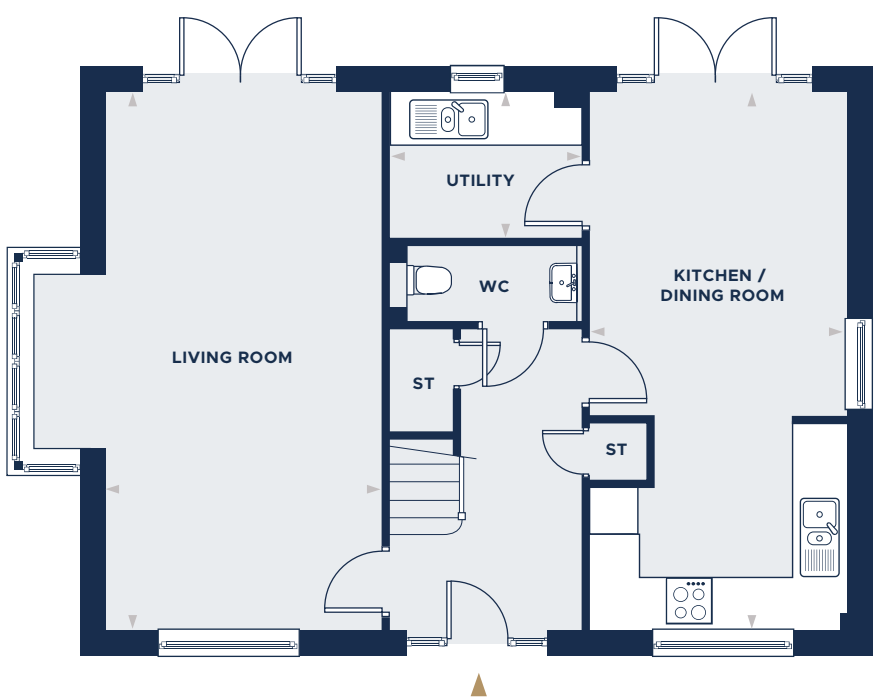
The Rowan

Plot 55

A three bedroom detached home with study



Ground floor



THE ROWAN
Total Internal Living Area -
excluding garage
130.3m² (1,403sqft)

Living Room
6.82m x 3.47m
(22'5" x 11'5")

Kitchen / Dining Room
6.82m x 3.23m
(22'5" x 10'8")

Utility
2.40m x 1.85m
(7'10" x 6'1")

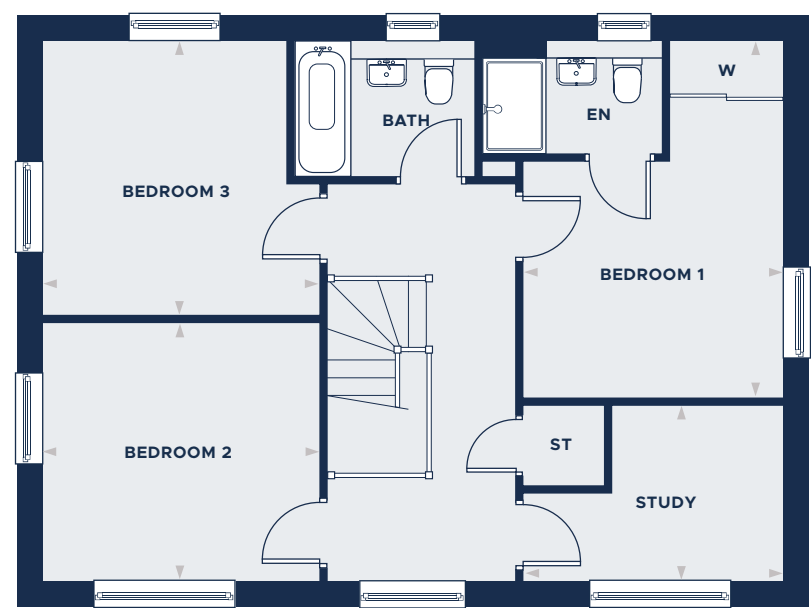
Bedroom One
3.29m x 3.00m
(10'10" x 9'10")

Bedroom Two
3.52m x 3.26m
(11'7" x 10'9")

Bedroom Three
3.46m x 3.08m
(11'4" x 10'1")

Study
2.20m x 2.16m
(7'3" x 7'1")

First floor

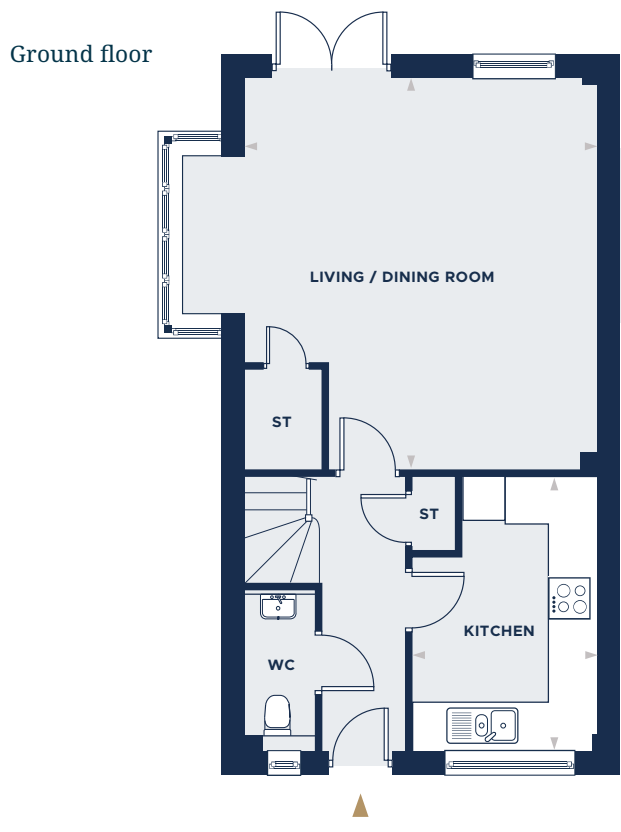


All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. The artist's impression is for guidance purposes only, landscaping shows how the site may look when mature.



The Laurel

Plots 60 & 61
A three bedroom semi-detached home



THE LAUREL
Total Internal Living Area
94.6m² (1,019sqft)

- **Living / Dining Room**
5.45m x 4.92m
(17'11" x 16'2")
- **Kitchen**
3.80m x 2.56m
(12'6" x 8'5")
- **Bedroom One**
3.19m x 2.81m
(10'6" x 9'3")
- **Bedroom Two**
4.30m x 2.68m
(14'1" x 8'10")
- **Bedroom Three**
2.14m x 3.00m
(7'1" x 9'10")

Plot 61 is shown, plot 60 is handed.

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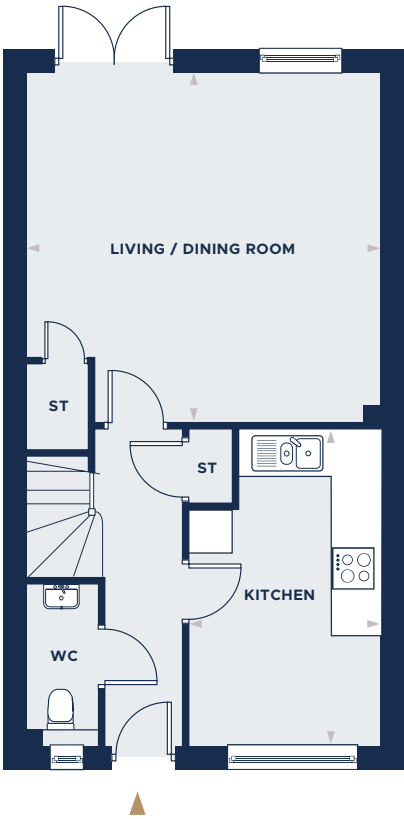
The Lavender

Plots 62 & 63

A three bedroom semi-detached home



Ground floor



THE LAVENDER
Total Internal Living Area
92.7m² (998sqft)

Living / Dining Room
5.45m x 4.68m
(17'11" x 16'2")

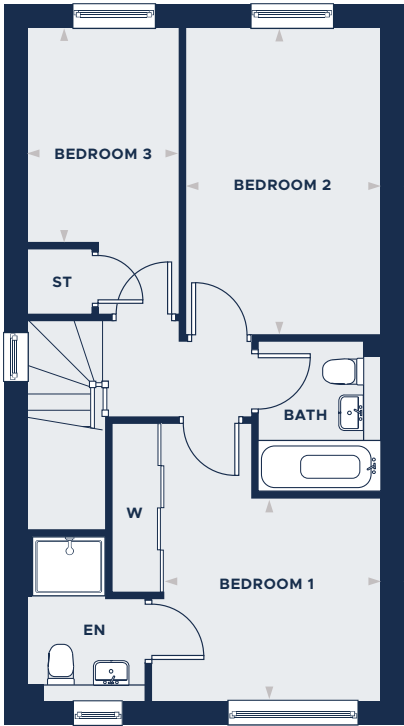
Kitchen
4.39m x 2.56m
(12'6" x 8'5")

Bedroom One
3.19m x 2.81m
(10'6" x 9'3")

Bedroom Two
4.30m x 2.68m
(14'1" x 8'10")

Bedroom Three
3.00m x 2.14m
(9'10" x 7'1")

First floor



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The Escallonia

Plot 64

A three bedroom detached home



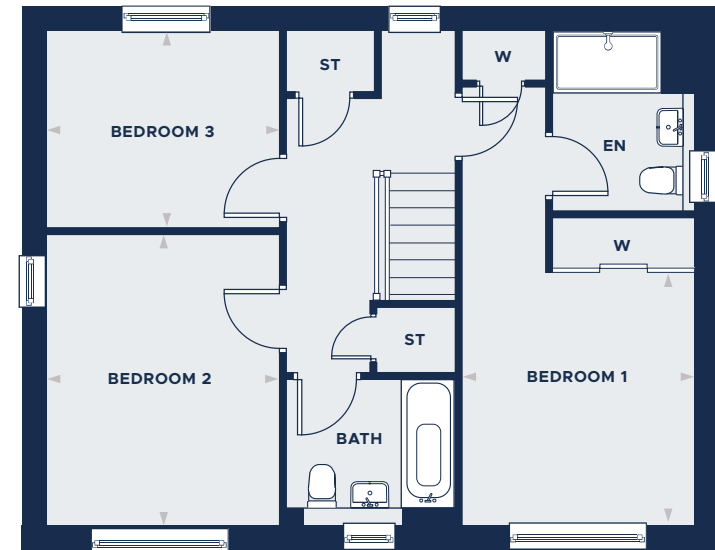
Ground floor



THE ESCALLONIA
Total Internal Living Area
112.2m² (1,208sqft)

- Living Room**
6.48m x 2.90m
(21'3" x 9'6")
- Kitchen / Dining Room**
6.48m x 2.90m
(21'3" x 9'6")
- Utility**
2.31m x 1.64m
(7'7" x 5'5")
- Bedroom One**
3.30m x 3.04m
(10'10" x 10'0")
- Bedroom Two**
3.82m x 3.02m
(10'1" x 9'11")
- Bedroom Three**
3.02m x 2.56m
(9'11" x 8'5")

First floor



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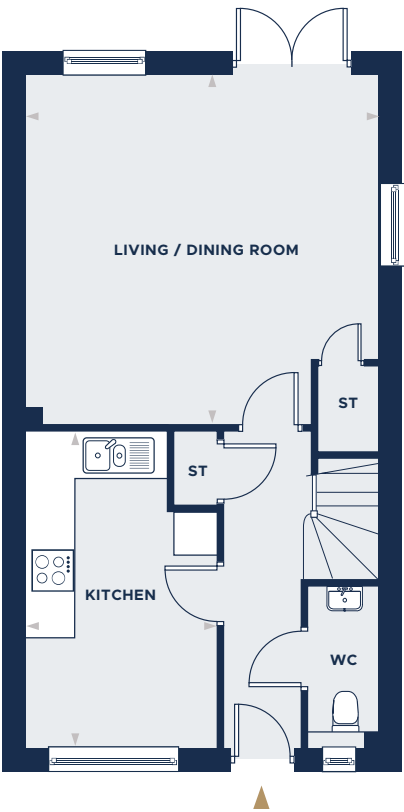
The Forsythia

Plot 70

A three bedroom detached home



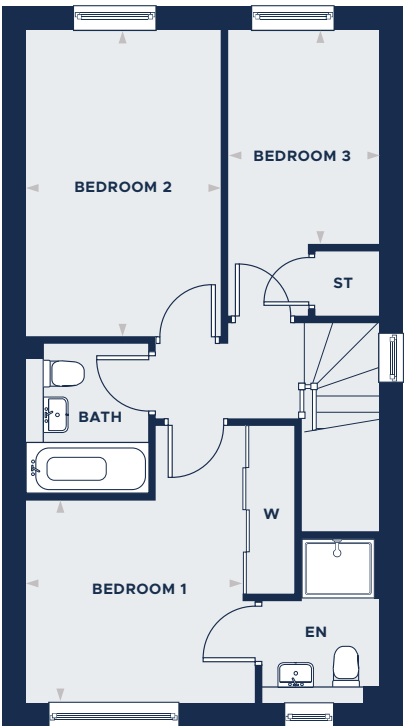
Ground floor



THE FORSYTHIA
Total Internal Living Area
94.4m² (1,017sqft)

- Living / Dining Room**
5.45m x 4.68m
(17'11" x 16'2")
- Kitchen**
4.39m x 2.56m
(12'6" x 8'5")
- Bedroom One**
3.19m x 2.81m
(10'6" x 9'3")
- Bedroom Two**
4.30m x 2.68m
(14'1" x 8'10")
- Bedroom Three**
3.00m x 2.14m
(9'10" x 7'1")

First floor



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Plots 28, 32, 33, 47, 49 & 52



Plots 53, 54

The Wayfaring

Plots 28 / 32 / 33 / 47 / 49 / 52 / 53 / 54

A four bedroom detached home with study



Materials may differ between house types, please ask the sales agent for details.

Ground floor



THE WAYFARING

Total Internal Living Area -
excluding garage
174.9m² (1,883sqft)

- **Living Room**
5.73m x 3.56m
(18'10" x 11'8")
- **Kitchen / Dining / Family Room**
9.63m x 4.98m
(31'7" x 16'4")
- **Utility**
2.31m x 1.87m
(7'7" x 6'2")
- **Study**
2.82m x 2.98m
(9'3" x 9'9")
- **Bedroom One**
3.61m x 3.03m
(11'10" x 9'11")
- **Bedroom Two**
3.56m x 2.70m
(11'8" x 8'10")
- **Bedroom Three**
3.85m x 3.11m
(12'8" x 10'3")
- **Bedroom Four**
3.85m x 3.06m
(12'8" x 10'0")

Plots 32, 47, 49, 52 & 54 are shown,
plots 28, 33 & 53 are handed.

First floor



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Plots 34 & 51



Plots 31, 35, 48 & 50

The Spindle

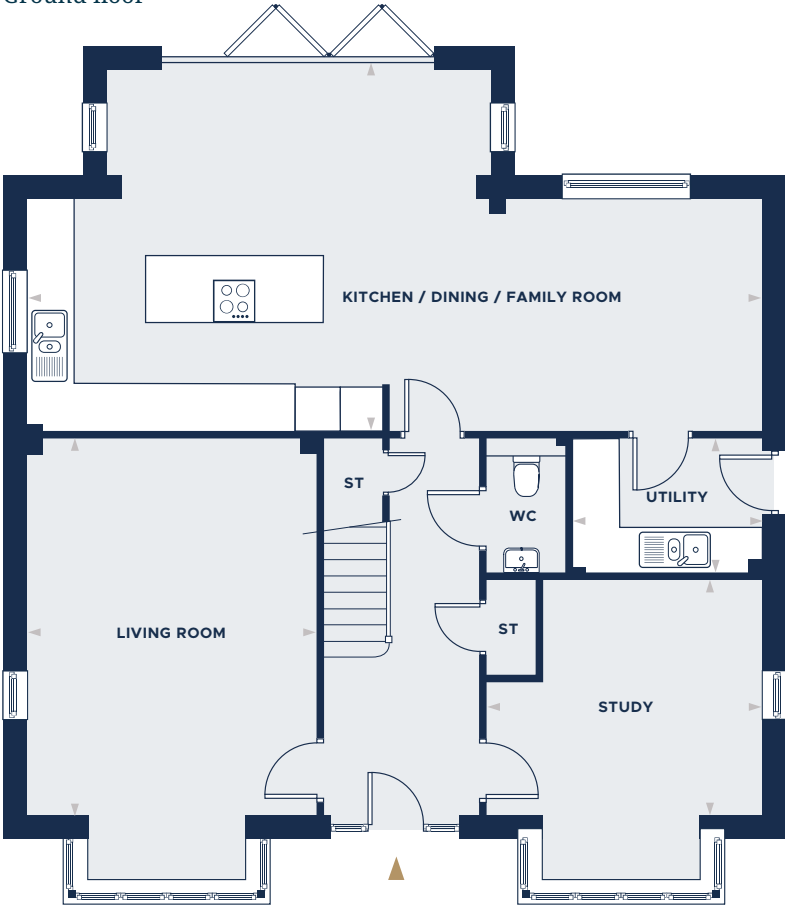
Plots 31 / 34 / 35 / 48 / 50 / 51

A four bedroom detached home with study

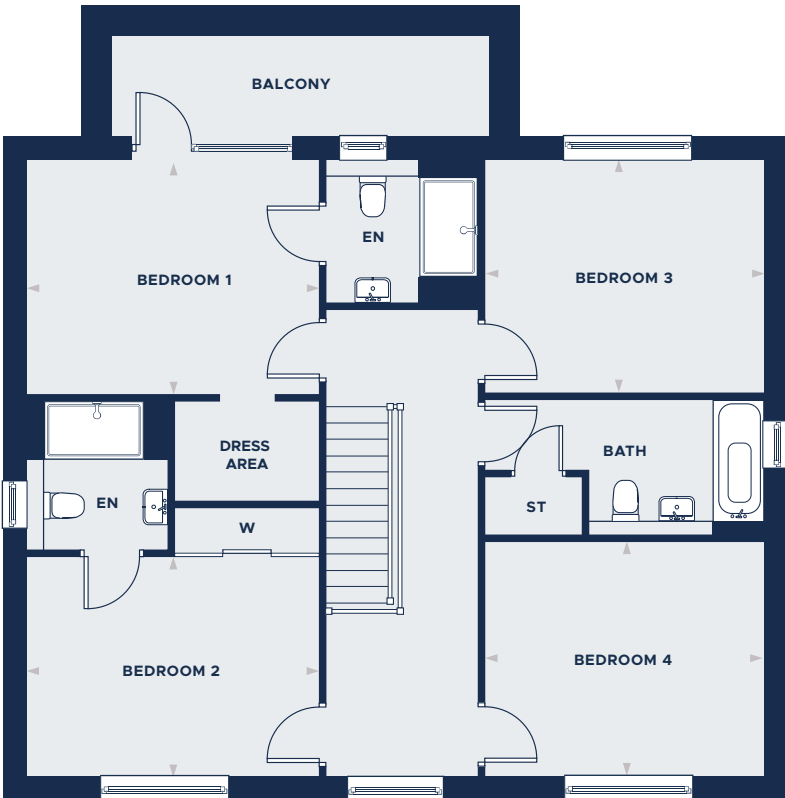


Materials may differ between house types, please ask the sales agent for details.

Ground floor



First floor



THE SPINDLE

Total Internal Living Area -
excluding garage
191.1m² (2,058sqft)

- Living Room**
6.14m x 4.02m
(20'2" x 13'2")
- Kitchen / Dining / Family Room**
10.31m x 5.02m
(33'0" x 16'6")
- Utility**
2.66m x 1.87m
(8'9" x 6'2")
- Study**
4.18m x 3.06m
(13'9" x 10'1")
- Bedroom One**
4.07m x 3.28m
(13'5" x 10'9")
- Bedroom Two**
4.07 x 3.05m
(13'5" x 10'0")
- Bedroom Three**
3.87m x 3.25m
(12'9" x 10'8")
- Bedroom Four**
3.92m x 3.26m
(12'11" x 10'9")

Plots 31 & 34 are shown, plots 35, 48, 50
& 51 are handed.

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Protecting nature for future generations

Elivia believes new communities should enhance the environment as well as the places people call home.

We've put this into practice at The Hedgerows by providing a dedicated area of just over 8 acres of Biodiversity Net Gain land, which lies to the south of the development off North Barnes Lane, protecting it to support local wildlife and natural habitats.

Although this land won't be accessible to residents or the general public, it importantly provides for existing and future

habitats to be created and managed for at least 30 years – meaning space for native planting, wildlife and thriving ecosystems will be protected.

The management of this land (as well as the developments open spaces and LEAP area) will form part of the Estate Management Charge or will be managed by the District Council – Please ask The Hedgerows Sales Team for further information.

By protecting this land today, we're helping to preserve it for generations to come.





Touches that take your breath away

Every Elivia home is designed and built with a breathtaking attention to detail that makes the difference between a new home and a dream home. Step inside any home at The Hedgerows and you'll find light, bright, spacious rooms with luxurious finishing touches throughout.

And, because our impact on the environment matters too, every home is future-proofed and equipped with energy-efficient technologies and systems. From super-strength loft insulation to EV charging points and intelligent air-source heating, new homes at The Hedgerows are reassuringly good for everyone.

The images on this page are from previous Elivia Homes developments, specifications may vary to The Hedgerows.



Finished to Elivia's signature specification

Kitchen

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units, with stone worktops, 100mm up stand and splash back (to hob).
- Fully integrated Bosch or Siemens (4 bed homes) appliances to include; Induction hob and extractor, single oven (combi oven/microwave in 3 & 4 beds and plot 64 has separate single oven & microwave), fridge freezer and dishwasher.
- Plots with utility area, will contain a space for washer/dryer machine.
- Plots without utility area have integrated washer dryer.

Bathroom, En-Suites & Cloakroom

- Contemporary Roca white suites with chrome fittings.
- Vanity units to bathrooms (except 2-bed homes).
- Heated towel rail provided to the bathroom and en-suites.
- Shaver socket to bathroom and en-suites.
- Porcelanosa half-height tiling behind WC and basin areas in Bathroom and en-suite (full height in wet areas).

Central Heating & Hot Water

- Underfloor heating to ground floor via air source heat pump with thermostatic controls (not applicable to Plots 67 & 68 maisonettes which will have radiators).
- Radiators to first floor with wireless thermostat.
- Hot water controlled by thermostat.

Electrical & Multimedia

- White switch plates and sockets throughout.
- Double socket with USB & USB C inserts to be included in the kitchen, bedroom 1, living room and study.
- Recessed down lights or pendant lights to all rooms.
- TV aerial points are provided to Living Room, Bed 1 and family room (where applicable) only. Other bedrooms will be able to connect to TV services via Wi-Fi / Streaming (subscription not included).
- EV car charging station provided.
- Power & light provided to loft area (where applicable).

Externals

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- Plots with a garage will have 'up and over' door with power and light.

Peace of Mind

- Double glazed PVCu windows and front doors with multi point locking system.
- External lighting provided to external doors and 1 x to rear elevation.
- Mains fed smoke and heat alarms.

Finishing touches

- Vertical panel internal doors finished in a white gloss, with chrome fittings.
- White painted softwood staircase with oak handrail.
- Sliding mirrored doors to any fitted wardrobes (Bedroom 1 in 2 and 3-bed homes and Bedrooms 1 & 2 in 4-bed homes), with shelf and hanging space.
- All internal joinery will consist of skirtings and architraves finished in white gloss.
- Amtico fitted to various ground floor areas, bathrooms and en-suites – please ask for details.

Aftercare

- Elivia Homes has a dedicated customer aftercare department providing peace of mind for 2 years after you move in.

Services

- Mains electricity and water.
- 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 ten year Q-Assure warranty.

Tenure

- Freehold.
- PEA = B.
- The Hedgerows benefits from a Residents Management Company with an annual service charge.



The images on this page are from previous Elivia Homes developments, specifications may vary to The Hedgerows.



Unmistakeably Elivia

Every Elivia home is built on a foundation of care, craftsmanship and character. From head-turning architecture and timeless design to the smallest of finishing touches, these are the details that are guided by an unwavering belief that true quality is found in the way a home makes you feel.

Elivia Homes has been building award-winning homes in the most sought-after locations across the South of England since 2004. More than simply places to live, these are homes that are designed for living beautifully, built with integrity – and unmistakably Elivia.



BEST MEDIUM HOUSEBUILDER



BEST FAMILY HOME



DEVELOPER OF THE YEAR



DEVELOPER OF THE YEAR



HOUSEBUILDER OF THE YEAR
RESIDENTIAL DEVELOPMENT OF THE YEAR
SUSTAINABLE DEVELOPMENT OF THE YEAR



BEST BOUTIQUE DEVELOPMENT



Protection for new-build home buyers



Elevated living by ——— ——— DESIGN



ELIVIA
— H O M E S —

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Elivia Homes have a policy of continuous improvement and certain details may have changed since the printing of this brochure.

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