



ALLINGTON GARDENS

DISCOVER THE LOCAL AREA

Allington Gardens is set in the beautiful village of Newick, in East Sussex.

Offering picturesque semi-rural living and lying to the east of the River Ouse, the village is surrounded by beautiful countryside and is part of the High Weald area of outstanding natural beauty. Newick is proud of its thriving village life, village green and medieval church that pays testament to its history.

Newick is a wonderful location to enjoy family life. It offers a great combination of peaceful surroundings and traditional village life, but whilst still being well connected to London and other areas of Sussex. The village is surrounded by beautifully preserved woodland areas, allowing you to connect with nature and enjoy family walks and the outdoors on foot.

At the heart of the village is the green, located close to two historic pubs, The Bull and The Crown. These both offer a variety of delicious food and drinks in cosy, traditional settings, and the perfect Sunday Lunch for all the family. The village has a convenience store, as well as a number of other stores, including a local butcher and a baker.

Newick Country Market, held for 40 years, is a great place to buy locally grown vegetables, cakes, crafts, plants, and to meet the local community.

Newick is lucky enough to boast a large playing field, with a play area and skate park, as well as a respected football, cricket, rugby and bowls club.

Newick Church of England Primary School offers wonderful education up to 11 years, and then for older children there is a wider range of schools and colleges in nearby towns.

Haywards Heath is just 6 miles away, with Uckfield 12 miles in the other direction, and Lewes just 9 miles. These all have a wide range of High Street stores, as well as smaller independent boutiques, and all have railway stations for those working in London and commuting to work. By road, the M23 is half an hour away, linking the M25 to London and surrounding areas. It's location makes Allington Gardens the perfect location to enjoy Sussex village life



1. Pub food can be enjoyed at one of the excellent local pubs.
2. The village green.
3. The stunning Seven Sisters near Eastbourne.
4. Forest in Haywards Heath.
5. The beautiful Sheffield Park Lake in Uckfield.



WELCOME TO ALLINGTON GARDENS

Allington Gardens is a development of three exclusive detached houses, in the village of Newick, East Sussex.

This beautiful new development is sited in a peaceful area, with its own access, and being designed to create a peaceful place to live, with all the modern comforts that a busy family requires.

The ground floors are all spacious and welcoming. Along with large lounges, the real highlight of the ground floors is the beautiful open plan kitchen/diner with a sizeable family area. The dining areas open directly out onto the gardens, all of which are enclosed for privacy and security. Plot one also has the benefit of a separate utility area.

Each home has four generous sized bedrooms, with the master bedrooms boasting ensuite bathrooms too. All homes have a spacious family bathroom.

Plots two and three have an additional room upstairs, which can be used as a useful home office or guest room for friends and family to suit your needs.

The front of each house has its own brick driveway, as well as a well-proportioned garage. All the gardens and shared green spaces have been landscaped to provide a welcoming, quiet living environment to be enjoyed by those living at Allington Gardens.



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Computer Generated Image is indicative only



SITE PLAN





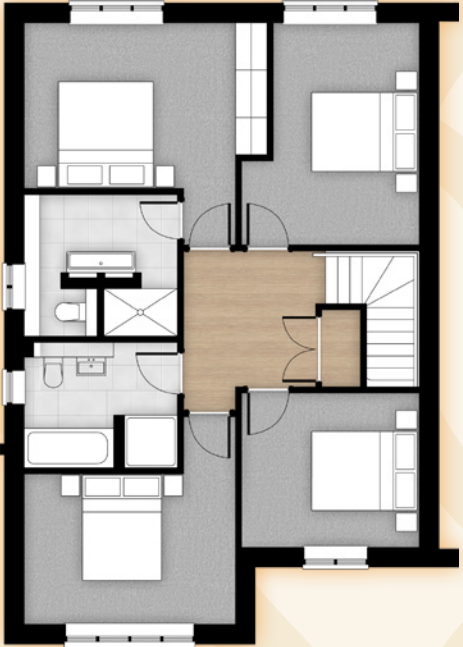
Computer Generated Image is indicative only.



GROUND FLOOR

| | |
|----------------|---------------|
| Kitchen/Dining | 8.80m x 3.70m |
| Living Room | 4.06m x 4.98m |
| Study | 2.60m x 3.04m |
| Laundry Room | 1.80m x 3.70m |
| WC | 1.17m x 1.98m |
| Garage | 2.80m x 5.97m |

PLEASE NOTE:
Dimensions provided by architect and should be used as a guide only.
Measurements are shown width x length.



FIRST FLOOR

| | |
|-----------|---------------|
| Bedroom 1 | 4.65m x 3.19m |
| Bedroom 2 | 3.41m x 4.24m |
| Bedroom 3 | 4.05m x 2.90m |
| Bedroom 4 | 3.41m x 2.97m |
| Bathroom | 2.95m x 2.41m |
| Ensuite | 2.95m x 2.72m |



Computer Generated Image is indicative only.



GROUND FLOOR

| | |
|----------------|---------------|
| Kitchen/Dining | 8.45m x 3.83m |
| Living Room | 3.61m x 4.77m |
| WC | 2.52m x 1.13m |
| Garage | 2.80m x 6.52m |

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FIRST FLOOR

| | |
|-----------------|---------------|
| Bedroom 1 | 5.53m x 3.03m |
| Bedroom 2 | 4.23m x 3.65m |
| Bedroom 3 | 4.12m x 2.88m |
| Bedroom 4 | 2.83m x 3.83m |
| Bedroom 5/Study | 2.50m x 2.26m |
| Bathroom | 3.15m x 2.27m |
| Ensuite | 3.15m x 1.67m |



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GROUND FLOOR

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| Kitchen/Dining | 8.45m x 3.80m |
| Living Room | 3.57m x 4.63m |
| WC | 2.47m x 1.19m |
| Garage | 6.52m x 2.80m |

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THE FINER DETAILS - SPECIFICATION

KITCHENS & UTILITY ROOMS

- Bespoke kitchens are provided by the award winning, British made Masterclass Kitchens. Classic shaker designs include feature mantle with half height stone splashback and spice shelf with panelled doors. Integrated into each design are Siemens integrated ovens, combination microwaves and dishwashers. Full height integrated larder fridges provide storage for fresh food.
- Stone worksurfaces with ceramic undermounted sink are finished off by a Quooker hot tap providing boiling hot and cold water.
- Further appliances provided include a built in extractor hood and Caple wine cooler.
- In the utility areas a separate larder freezer is provided for frozen items, with spaces for laundry appliances and a separate sink and tap.

BATHROOMS, WCS & ENSUITES

- Wall hung cabinetry is fitted to master ensuite bedrooms with inset feature basin finished using wall mounted brushed brass Crosswater taps and fittings.
- Recessed mirrored cabinets with Demista pads, charging facilities and variable lighting are fitted above each basin to master ensuites.
- Waterfall showers with oversized heads and concealed valves by Crosswater complete an elegant master ensuite.
- Large mirrors with variable lighting are also fitted to the family bathroom .

- Family bathrooms have their own individual designs with fitted cabinetry and Crosswater polished chrome fittings.
- Villeroy and Boch sanitaryware is provided to family bathrooms and ensuites.
- Heated towel warmers are provided to both the family bathroom and to each ensuite and on their own circuit, controllable remotely via app based controls.
- Downstairs cloakrooms feature wall hung furniture and sanitaryware creating a classic feel.

CENTRAL HEATING, HOT WATER & RENEWABLE ENERGY

- Heating and hot water is provided using Valiant Aro Therm Plus Air Source Heat Pumps.
- Central heating is provided throughout the property with underfloor heating to the ground floor and heating to the upper floors delivered by radiators.
- Underfloor heating is all controlled by touchscreen facilities with app based controls.
- First floor heating and hot water is also controlled using touchscreen facilities with app based controls.
- Each home has an array of in roof 440w Photovoltaic panels Generating 2.64 kW/h of renewable energy to the home.
- A hybrid inverter is supplied which makes the system battery ready, or provides the option of excess electricity being exported back to the National Grid.

FLOORING & TILING

- Amtico flooring is laid in a wide plank format from the front door through the hallway and continuing into the kitchen, family and breakfast area.*
- Downstairs cloakrooms are fitted with feature wall, and a continuation of Amtico flooring from the main hall.
- Cormar carpets are fitted to living rooms, study, stairs, landing and bedrooms complemented with Cloud9 underlay.*

DOORS & WOODWORK

- Bespoke black entrance doors complete with secure deadlock mechanism, provide distinctive entrances to the home.
- Internally, classic white panelled Windsor doors are finished with polished chrome door furniture.
- Continuity of a classic design is visible through the use of specially moulded and oversized skirting and architrave.
- Carefully considered staircases are presented with tulip newel posts and colonial spindles and finished in a combination of Oak and painted softwood.
- Downstairs cloakrooms feature panelled walls finished with complimenting capping rails.

* Colour choices available depending on build progression.

ELECTRICAL

- TV points are set at heights to accommodate a choice of both high level and low-level TV positions without any visible cabling.
- Wired provision is made for SkyQ distribution to the Living Room TV position complete with Sky dish installation.
- Shaver charging points are incorporated in both the Bathrooms and Ensuite designs, either discreetly located in cabinets, mirrors or a dedicated fitting.
- Internal lighting is controlled via Dowsing & Reynolds fittings with dimmable LED downlight and pendant fittings.
- Black external wall lights are fitted to the front and rear of the homes.
- Ceiling mounted smoke detectors, heat detectors and CO2 detectors are all installed as appropriate for peace of mind.
- External waterproof sockets are provided to each home for convenience.
- Each home is fitted with an EV (electric vehicle) car charging point for easy home charging.

GARAGES

- Garage doors are automated and controlled remotely.
- Each garage is fitted with double sockets for home owner convenience.

SMART HOMES & SECURITY

- Dimmable lighting is controlled via Dowsing and Reynolds smart fittings throughout the home. Living Rooms, Bedrooms, Studys, Kitchen and Family areas may be connected to Google Home, Amazon Alexa and Apple Homekit via a Philips Hue Bridge (subject to installation of supported app and bridge) to allow app based control.
- High Speed Fibre Broadband (Full Fibre to Premises FFTP) installed to each home.
- To allow future installation of wireless access (WAP) points, each home has been wired for ceiling mounted positions all pre-wired in to a central location.
- In addition to wireless access points, double hard wired data points are provided at TV positions in the Kitchen, Living Room, Study and Master Bedroom for direct connection for televisions and other data useages.
- A Ring Pro door bell is fitted to each home giving the ability to communicate with visitors if away from the home.
- Texecom NACOSS approved wireless full PIR detection system fitted with pet friendly sensors.

FINISHING TOUCHES

- All internal walls and ceilings decorated in Dulux Heritage emulsion.*
- Internal softwood joinery is finished in Brilliant White Satin with Oak finished in clear stain.

- Little Greene paint colours carefully chosen for each cloakroom for an individual, well thought out bespoke look.
- Skirtings and matching architraves are finished in Brilliant White Satin.
- Master bedrooms have fully fitted wardrobes with high level shelves and double hanging rails where shown.

EXTERNAL FEATURES

- Large format paving forms both pathways around the home and generously sized patio leading directly off the Kitchen/Family area for useable, easy outside entertaining.
- Front gardens are landscaped and planted to provide welcoming entrances to each home.
- Rear gardens offer south facing views, turfed rear gardens and fenced boundaries.
- Spacious block paved driveways provide parking for two cars.
- External taps are provided to each home for convenient maintenance.
- High performance UPVC windows and doors with A rated glass and polished chrome fittings.

WARRANTY & FUTURE MAINTENANCE

- Complete 10 year Buildzone warranty.







ALLINGTON GARDENS

55 Allington Rd, Newick, Lewes BN8 4NB

DESTINATIONS

Haywards Heath - 7 miles

14 mins car | 23 mins public transport

Uckfield - 5 miles

12 mins car | 15 mins public transport

Rottingdean - 17 miles

36 mins car | 1hr 30 mins public transport

Brighton - 17 miles

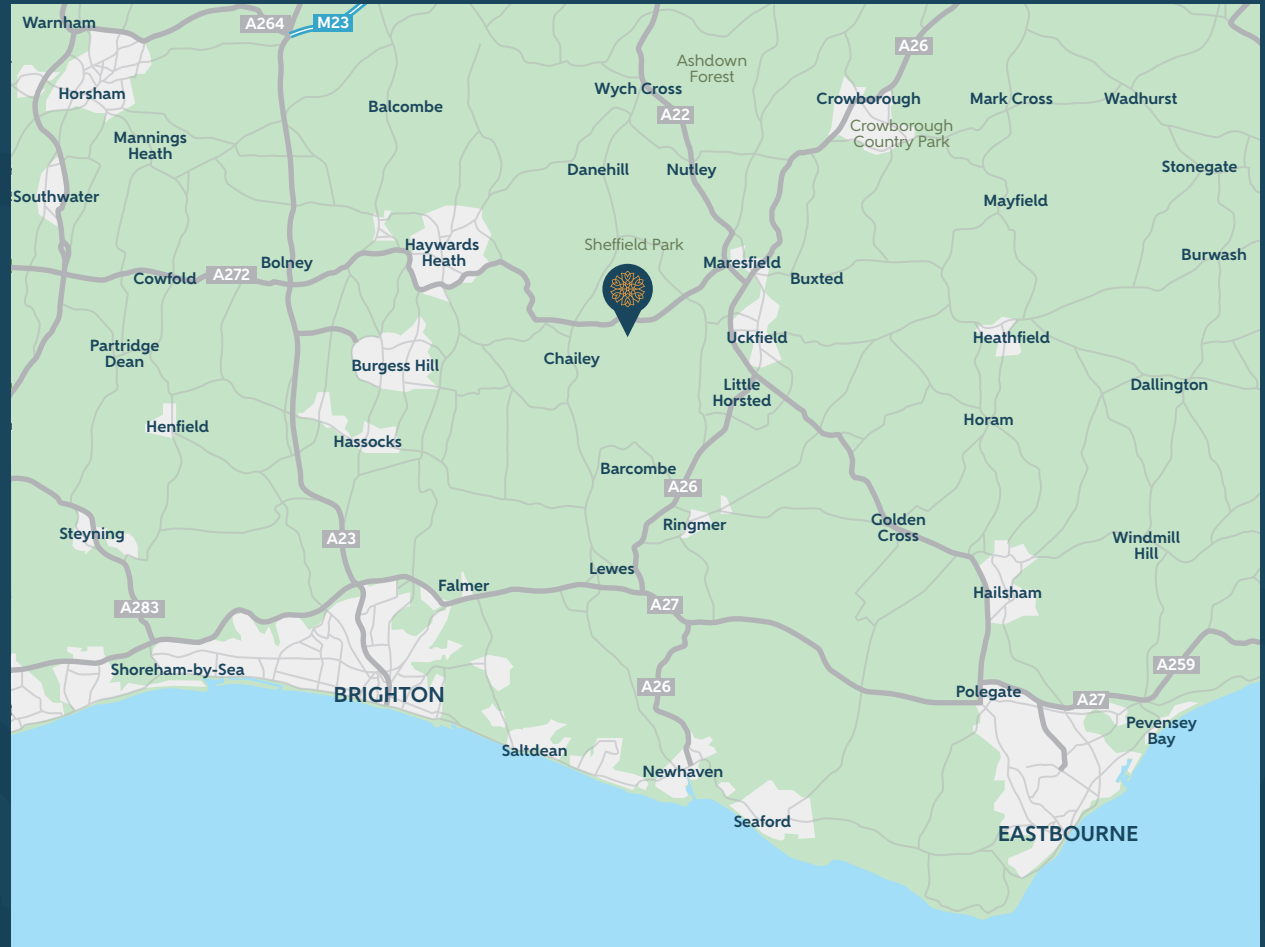
39 mins car | from 50 mins public transport

Eastbourne - 25 miles

46 mins car | from 1hr public transport

Haywards Heath to London

45 mins by Train



Sales enquiries please call:
01273 956266

e. hello@green-plan.co.uk
www.green-plan.co.uk

The Barn, Randolphs Farm, Bedlam Street, Hurstpierpoint, West Sussex, BN6 9EL



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