

Meadow View

Crowborough





Meadow View

Crowborough

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Meadow View

In an Area of Outstanding Natural Beauty just 35 miles from London and within easy reach of the south coast, this exciting new development is on the edge of the historic East Sussex town of Crowborough

The town has a range of local shops and services, as well as pubs, restaurants, schools, medical, leisure and sports facilities. Take a 20-minute drive for shopping centres, theatres, cinemas and much more in Royal Tunbridge Wells.

Crowborough is in the High Weald Area of Outstanding Natural Beauty and less than 10 miles from the beautiful 6,500-acre Ashdown Forest, (the fictional home of Winnie-the-Pooh). Closer to home is the scenic Crowborough Country Park, a 16-acre nature reserve with wildlife, woodland and water.

The A26 through Crowborough goes north to Royal Tunbridge Wells, 8 miles away and south east via the A22 for Uckfield, 9 Miles and Brighton, 26 miles. From Royal Tunbridge Wells pick up the A21, for junction 5 of the M25 and the M26. It's less than 1 mile to Crowborough Railway

Station from where trains run direct to London Bridge, taking around 1 hour. Bus services also operate regularly from Crowborough to Brighton and Royal Tunbridge Wells.

Our range of 2, 3, 4 and 5 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home close to the countryside, but convenient for London and the south coast, your search ends here.

The perfect position

Education for everyone

There's a selection of primary schools in Crowborough with the nearest to Meadow View being Jarvis Brook Primary, just a 3-minute walk away. Ashdown Primary and Ashdown Junior Schools are less than 1 mile.

For senior pupils Beacon Academy is just over 1 mile, or a 30-minute walk, and caters for students aged from 11 to 19, with its own sixth form. There's a choice of independent prep schools in the area, including Skippers Hill Manor Prep School, 5-miles away and several more in Royal Tunbridge Wells.

Ashdown Forest

8.6 miles | 16 mins drive

16
mins



Sir Henry Fermor CofE Primary School

1.3 miles | 4 mins drive

4
mins



Crowborough Leisure Centre

2 miles | 7 mins drive

7
mins



Meadow View

Royal Victoria Place Shopping Centre

8.5 miles | 19 mins drive

19
mins



Crowborough Country Park

1 mile | 20 mins walk

20
mins



Beacon Academy

1.3 miles | 28 mins walk

28
mins



Jarvis Brook Primary School

0.2 miles | 3 mins walk

3
mins



Waishes Park

0.6 miles | 12 mins walk

12
mins



Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Armed Forces

TRINITY

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

Deposit Unlock



With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!

Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Scan me
for directions



Meadow View

Walshes Road,

Crowborough TN6 3RE

01892 346770

From Royal Tunbridge Wells

- Head west on Crescent Road / A264 towards Mount Pleasant Road
- Continue to follow A264
- Follow A26 to Eridge Rd in East Sussex
- Take Green Lane to Walshes Road in Crowborough

Cover photograph of surrounding local area / countryside. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry South East region

Linden House, Guards Avenue, Caterham, Surrey CR3 5XL. Telephone: 01883 334 400

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DS14016 / 06.25



Meadow View

Crowborough

2 bedroom homes

 The Daisy

3 bedroom homes

 The Cypress

 The Spruce

 The Poppy

 The Lily

 The Rose

C custom build plot
v visitor space
ss substation

4 bedroom homes

 The Aspen

 The Chestnut

 The Juniper

 The Mulberry

 The Peony

 The Leverton

 The Orchid

5 bedroom home

 The Birch

Pre-sold homes

 1 bedroom home

 2 bedroom home

 3 bedroom home



This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

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DS14016 / 06.25





The Daisy

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Daisy

2 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 4.84 x 2.12 | 15' 11" x 7' 0" |
| Sitting room | 4.20 x 3.58 | 13' 9" x 11' 9" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 4.20 x 3.58 | 13' 9" x 11' 9" |
| Bedroom 2 | 4.20 x 2.76 | 13' 9" x 9' 1" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

The Daisy | Crowborough |

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* Window applies to selected plots only. Please speak to our sales consultant for further details.

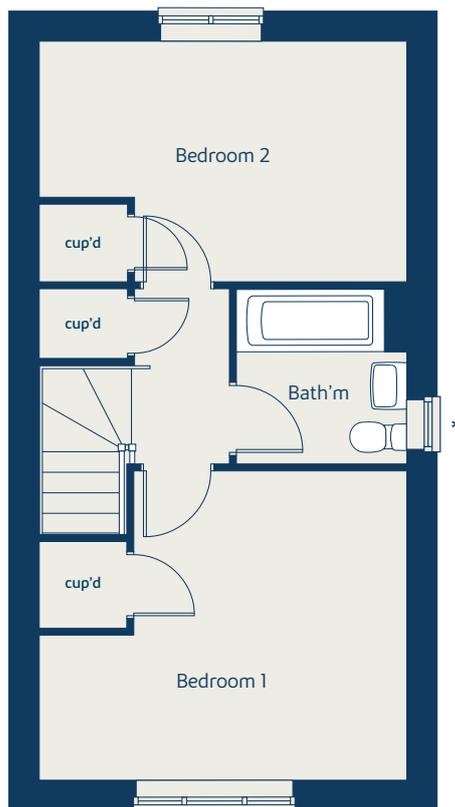
① Alternative layout applies to plot 15 only. Please see sales consultant for further details.

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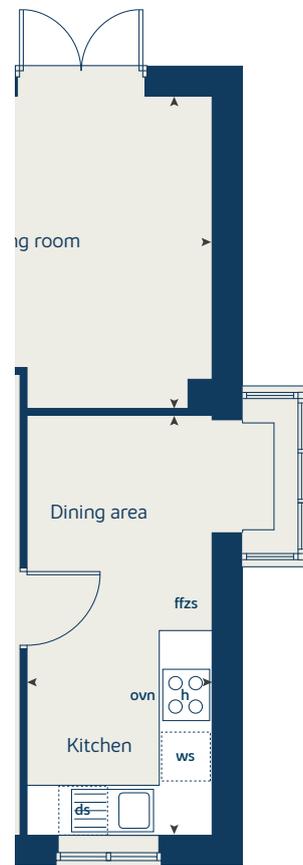
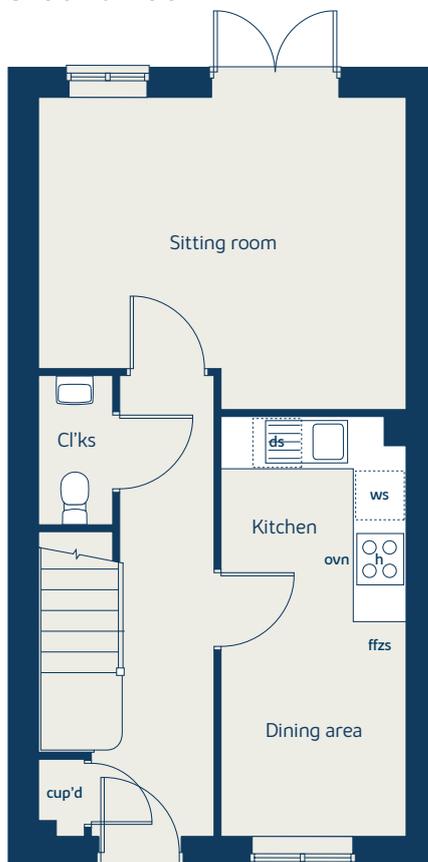
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Crowborough DSI4016 / 05.25

First floor



Ground floor





The Holly

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Holly

2 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 4.74 x 3.24 | 15' 6" x 10' 7" |
| Sitting room | 3.72 x 3.67 | 12' 2" x 12' 0" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3.59 x 3.20 | 11' 10" x 10' 6" |
| Bedroom 2 | 4.74 x 3.39 | 15' 7" x 11' 2" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ldr | larder |
| h | hob | ffzs | fridge freezer space |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | < > | measuring points |

The Holly | X204 01 Crowborough |

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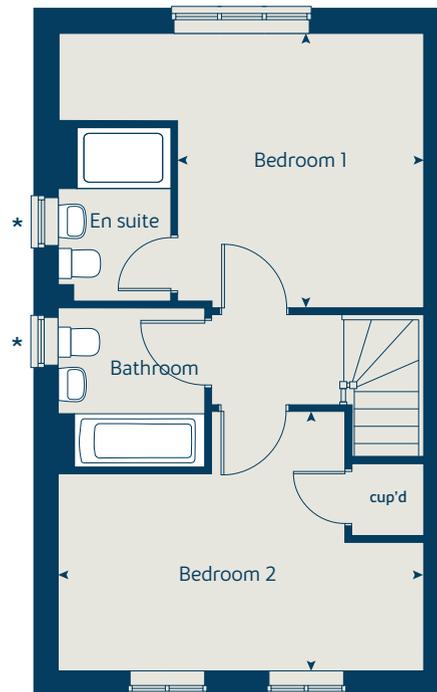
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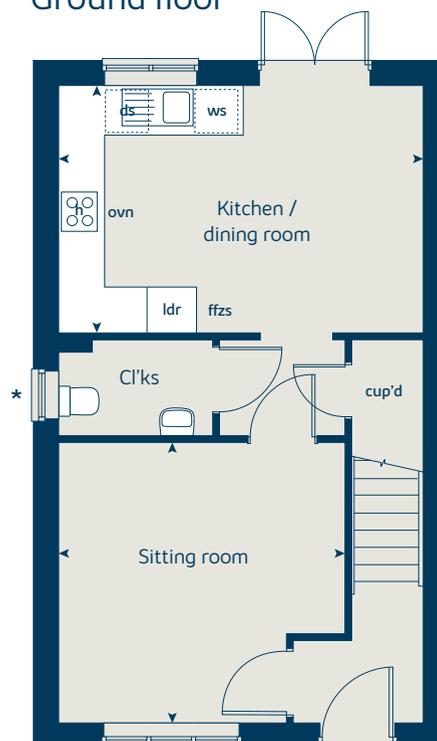
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DS04976 / 08.24

First floor



Ground floor





The Poppy

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Poppy

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|------------------|
| Kitchen / dining area | 4.78 x 2.91 | 15' 8" x 9' 6" |
| Sitting room | 5.09 x 3.63 | 16' 9" x 11' 11" |

First floor

| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 3.66 x 2.86 | 12' 0" x 9' 4" |
| Bedroom 2 | 2.85 x 2.37 | 9' 4" x 7' 9" |
| Bedroom 3 | 3.65 x 2.15 | 12' 0" x 7' 1" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

The Poppy | Crowborough |

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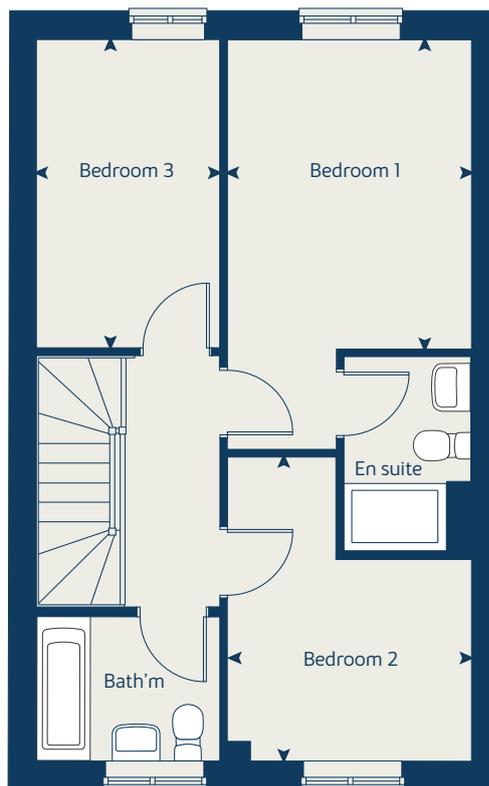
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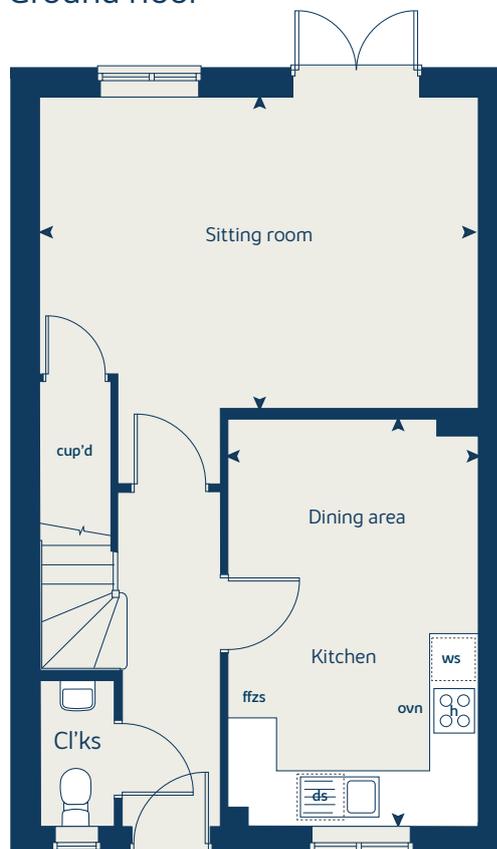
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First floor



Ground floor





The Lily

3 bedroom home

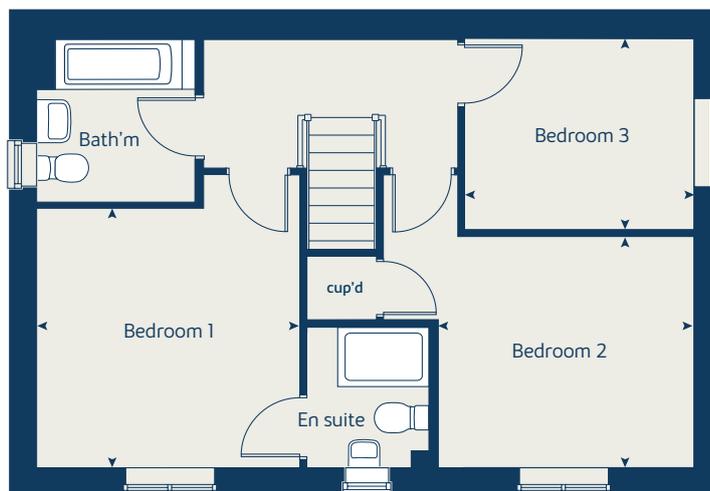
bovishomes.co.uk

**Bovis
Homes** 

The Lily

3 bedroom home

First floor



| Ground floor | metres | feet / inches |
|-----------------------|-------------|------------------|
| Kitchen / dining area | 5.59 x 2.90 | 18' 4" x 9' 6" |
| Sitting room | 5.59 x 3.33 | 18' 4" x 10' 11" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.43 x 3.39 | 11' 3" x 11' 2" |
| Bedroom 2 | 3.34 x 2.94 | 10' 11" x 9' 8" |
| Bedroom 3 | 2.99 x 2.56 | 9' 10" x 8' 5" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

The Lily | Custom build Crowborough |

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* Utility door omitted to plot 4 only. Please see sales consultant for further details.

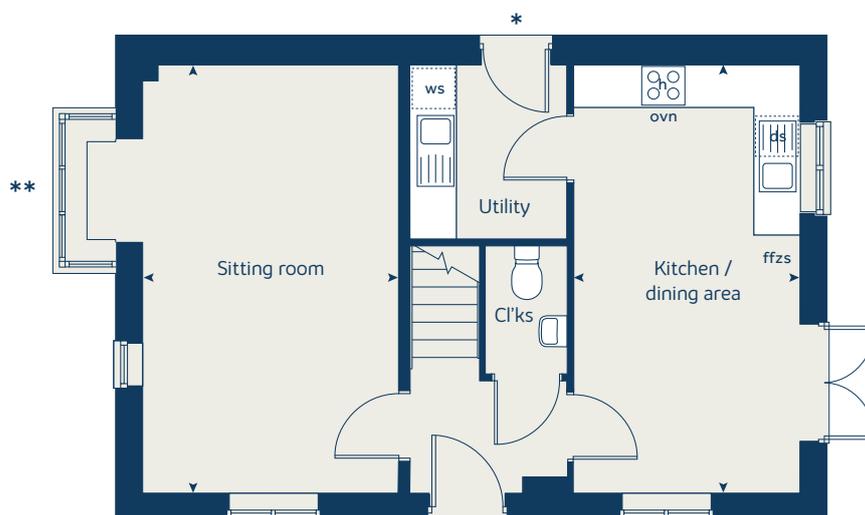
** Bay window omitted to plot 10 only. Please see sales consultant for further details.

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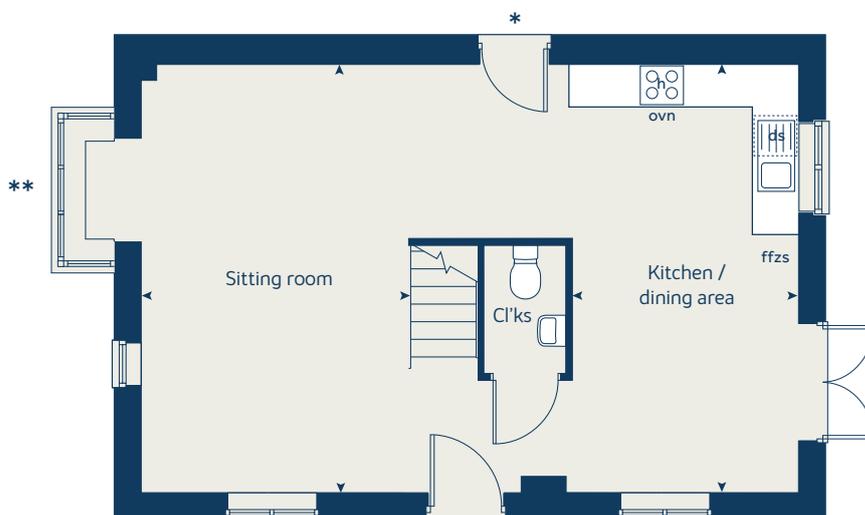
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Ground floor - Option 1



Ground floor - Option 2





The Rose

3 bedroom home

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**Bovis
Homes** 

The Rose

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|------------------|
| Kitchen / dining area | 5.59 x 2.90 | 18' 4" x 9' 6" |
| Sitting room | 5.59 x 3.33 | 18' 4" x 10' 11" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.43 x 3.39 | 11' 3" x 11' 2" |
| Bedroom 2 | 3.34 x 2.94 | 10' 11" x 9' 8" |
| Bedroom 3 | 2.99 x 2.56 | 9' 10" x 8' 5" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

The Rose | Crowborough |

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* Utility door omitted to plot 4 only. Please see sales consultant for further details.

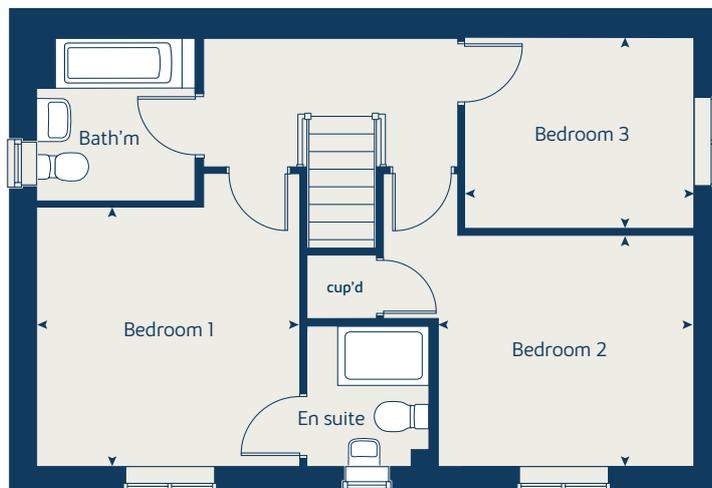
** Bay window omitted to plot 10 only. Please see sales consultant for further details.

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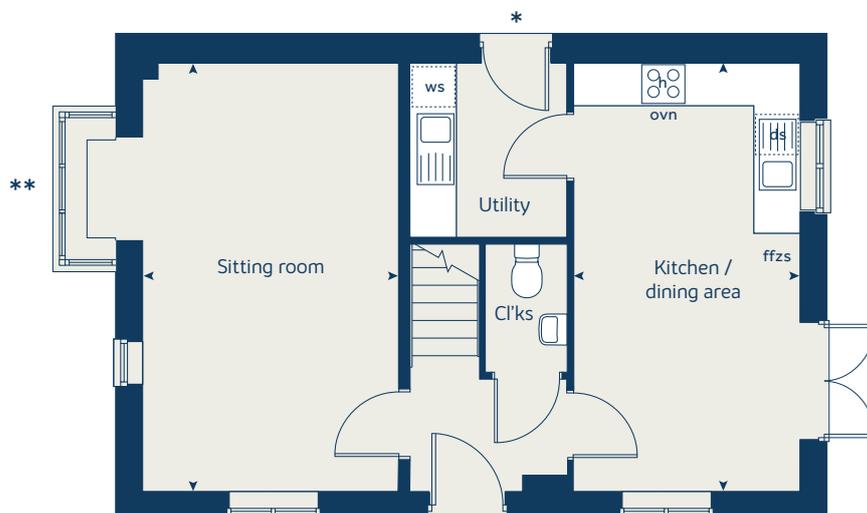
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First floor



Ground floor





The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Cypress

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 5.57 x 3.18 | 18' 2" x 10' 4" |
| Sitting room | 4.46 x 3.45 | 14' 6" x 11' 3" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 4.16 x 3.32 | 13' 6" x 10' 8" |
| Bedroom 2 | 3.31 x 2.87 | 10' 8" x 9' 4" |
| Bedroom 3 | 3.57 x 2.21 | 11' 7" x 7' 2" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

The Cypress | X308 (IF) 01 Crowborough |

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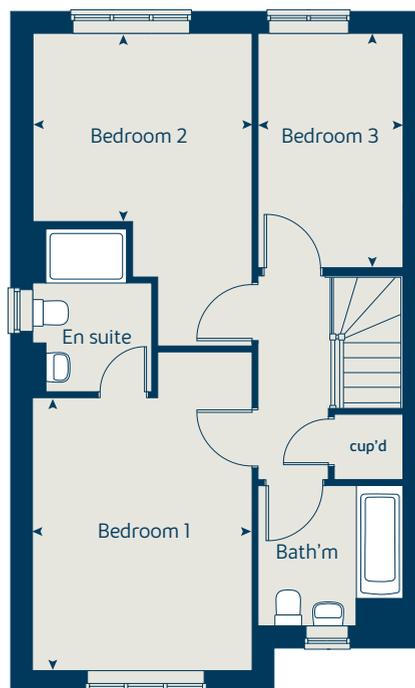
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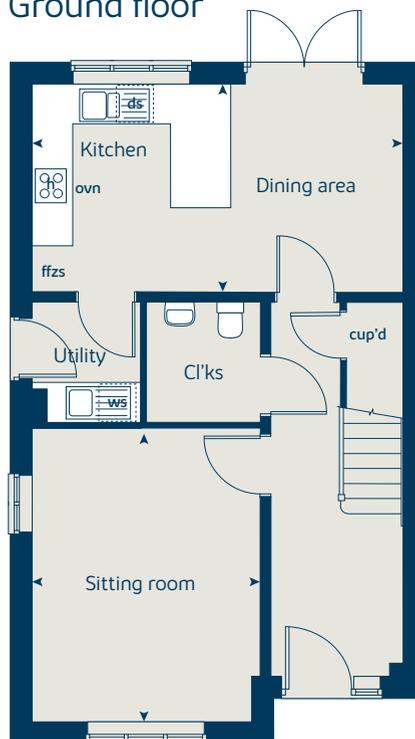
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DS04976 / 08.24

First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk



The Hazel

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 5.24 x 3.03 | 17' 0" x 9' 9" |
| Sitting room | 4.18 x 3.71 | 13' 8" x 12' 0" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 3.59 x 3.33 | 11' 7" x 10' 9" |
| Bedroom 2 | 2.95 x 2.74 | 9' 3" x 9' 0" |
| Bedroom 3 | 3.53 x 2.19 | 11' 5" x 7' 2" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

The Hazel | X305 01 Crowborough |

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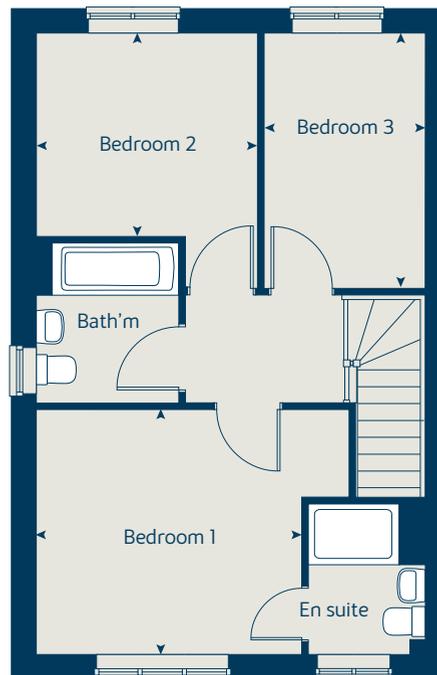
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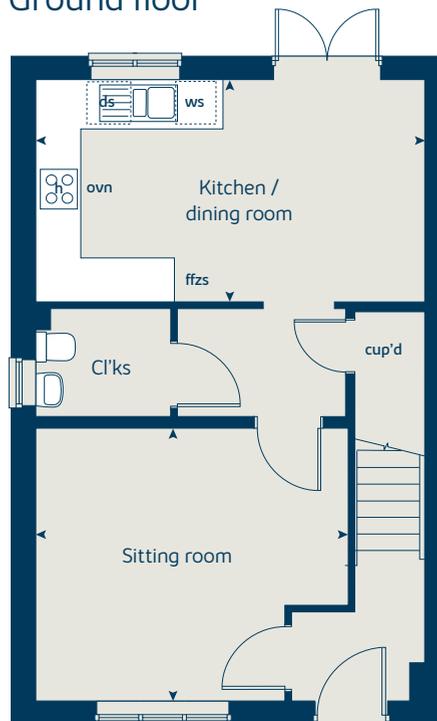
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DS04976 / 08.24

First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

| Ground floor | metres | feet / inches |
|--------------|-------------|-----------------|
| Kitchen | 3.16 x 2.69 | 10' 4" x 8' 8" |
| Dining area | 3.14 x 2.36 | 10' 3" x 7' 7" |
| Sitting room | 5.57 x 3.37 | 18' 2" x 11' 0" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.35 x 3.35 | 11' 0" x 11' 0" |
| Bedroom 2 | 3.59 x 3.26 | 11' 7" x 10' 6" |
| Bedroom 3 | 3.63 x 2.17 | 11' 9" x 7' 11" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

The Spruce | X307 (IF) 01 Crowborough |

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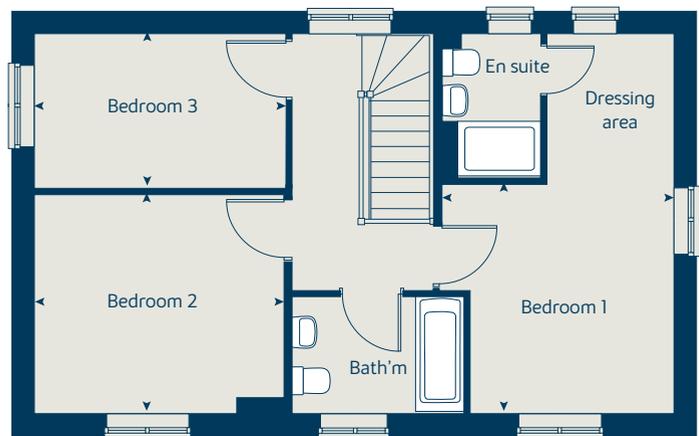
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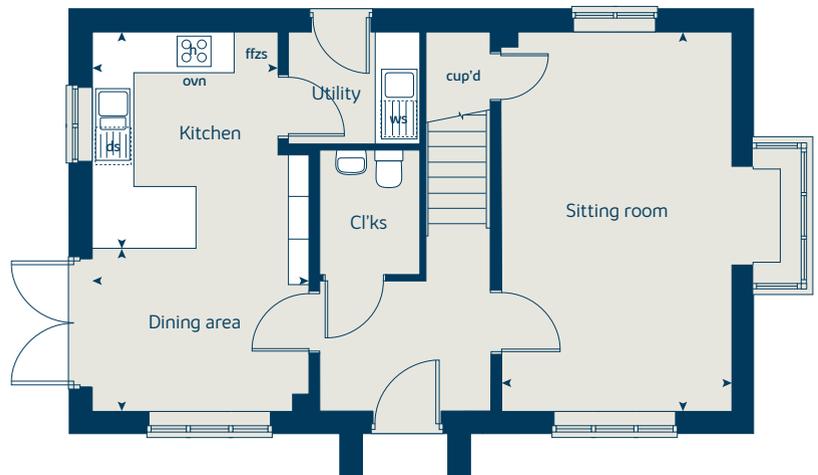
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DS04976 / 08.24

First floor



Ground floor





The Leverton

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Leverton

4 bedroom home

| Ground floor | metres | feet / inches |
|--------------|-------------|------------------|
| Kitchen | 2.99 x 2.80 | 9' 9" x 8' 11" |
| Dining area | 3.93 x 2.80 | 13' 2" x 9' 3" |
| Living room | 4.81 x 3.39 | 15' 10" x 11' 2" |
| Study | 3.39 x 1.82 | 11' 2" x 6' 0" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 4.39 x 3.47 | 14' 4" x 9' 6" |
| Bedroom 2 | 3.35 x 3.15 | 11' 8" x 10' 3" |
| Bedroom 3 | 3.37 x 2.87 | 11' 1" x 9' 5" |
| Bedroom 4 | 3.30 x 2.07 | 10' 10" x 6' 10" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

The (Leverton) | Custom build Crowborough |

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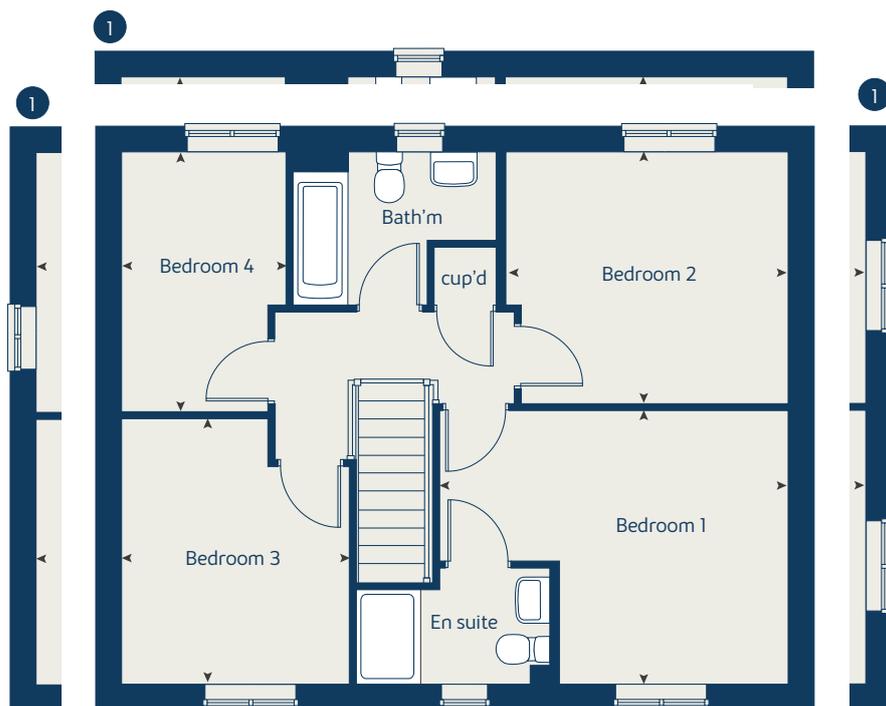
- 1 Alternative layouts apply to selected plots only. Please see sales consultant for further details

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Crowborough DSI4016 / 05.25

First floor



Ground floor





The Peony

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Peony

4 bedroom home

| Ground floor | metres | feet / inches |
|------------------------------|-------------|------------------|
| Kitchen / family/dining area | 8.07 x 3.34 | 26' 6" x 10' 9" |
| Sitting room | 4.83 x 3.48 | 15' 10" x 11' 5" |
| Study | 2.40 x 2.35 | 7' 11" x 7' 9" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.29 x 3.38 | 14' 1" x 11' 1" |
| Bedroom 2 | 4.31 x 2.73 | 14' 2" x 9' 0" |
| Bedroom 3 | 3.35 x 2.87 | 11' 0" x 9' 5" |
| Bedroom 4 | 3.32 x 2.81 | 10' 11" x 9' 3" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | tds | tumble dryer space |
| ffzs | fridge freezer space | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |

The Peony | Custom build Crowborough |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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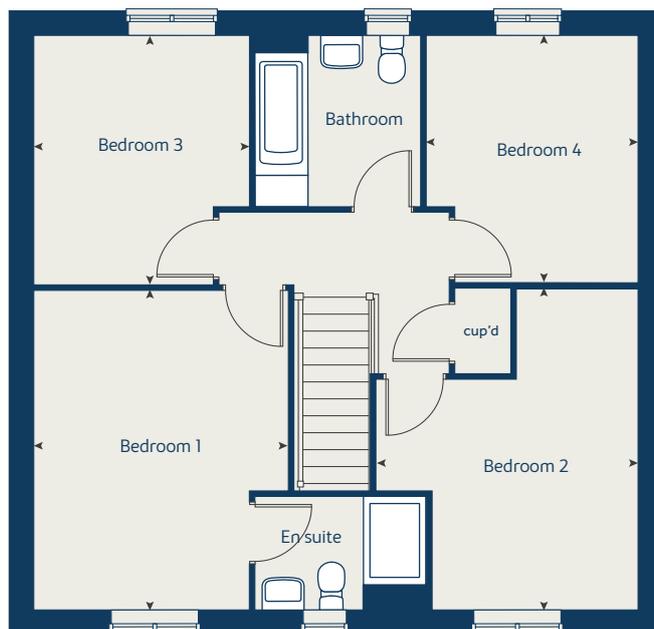
1 Alternative layouts apply to selected plots only. Please see sales consultant for further details.

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Crowborough DSI4016 / 05.25

First floor



Ground floor





The Orchid

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Orchid

4 bedroom home

| Ground floor | metres | feet / inches |
|----------------------------|-------------|------------------|
| Kitchen/dining/family area | 6.04 x 3.76 | 19' 10" x 12' 4" |
| Living room | 4.83 x 3.39 | 15' 10" x 11' 2" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.93 x 2.95 | 12' 11" x 9' 8" |
| Bedroom 2 | 3.20 x 2.56 | 10' 6" x 8' 2" |
| Bedroom 3 | 3.43 x 2.18 | 11' 3" x 7' 2" |
| Bedroom 4 | 3.00 x 2.08 | 9' 10" x 6' 10" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

The Orchid | Crowborough |

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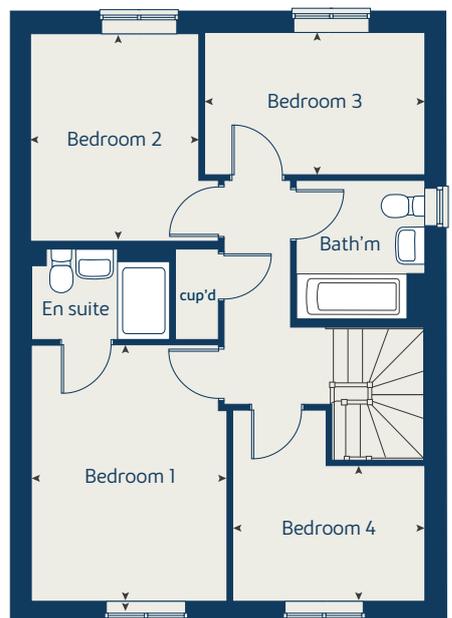
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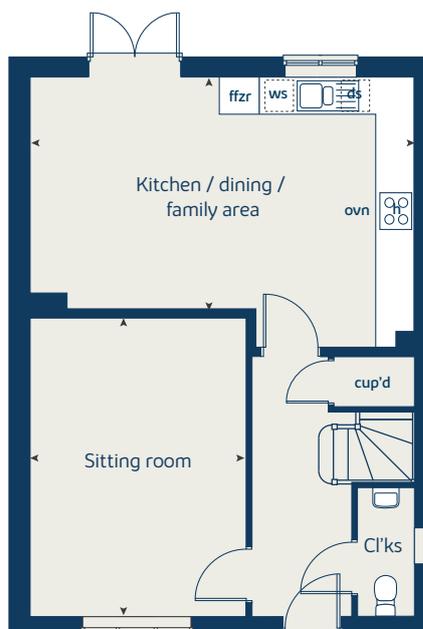
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Crowborough DSI4016 / 05.25

First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 7.77 x 3.37 | 25' 4" x 11' 0" |
| Sitting room | 5.04 x 3.39 | 16' 5" x 11' 1" |
| Study | 2.03 x 2.03 | 6' 8" x 6' 8" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.52 x 3.82 | 14' 8" x 12' 5" |
| Bedroom 2 | 3.87 x 3.11 | 12' 7" x 10' 2" |
| Bedroom 3 | 4.07 x 2.42 | 13' 3" x 7' 9" |
| Bedroom 4 | 3.61 x 2.45 | 11' 8" x 8' 0" |

| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ffzr | fridge freezer |
| h | hob | ldr | larder |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | < > | measuring points |

The Aspen | X414 (IF) 01 Crowborough |

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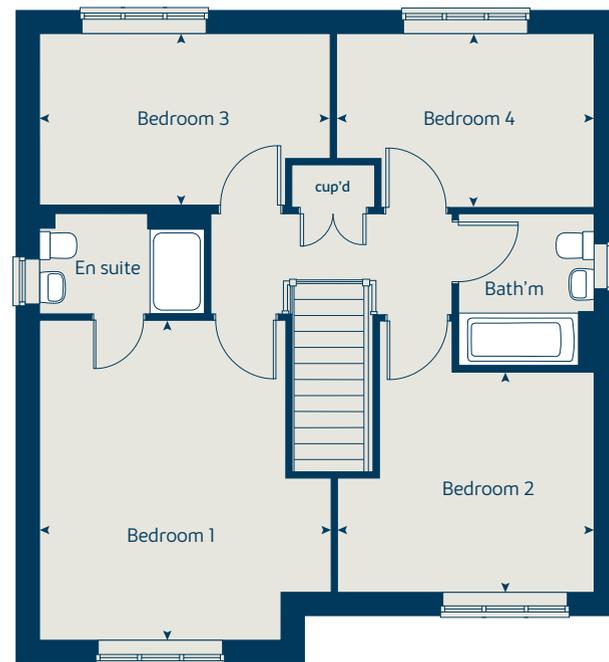
- ① Bay window applies to plots 1 and 147 only. Please see sales consultant for further details.
- ② Bay window applies to plot 63 only. Please see sales consultant for further details.

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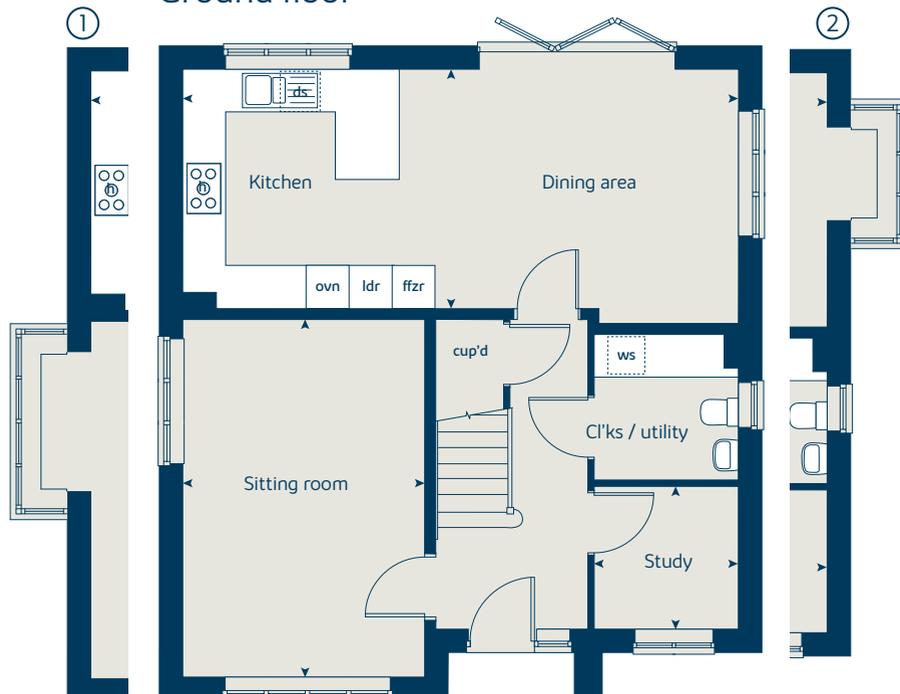
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DS04976 / 08.24

First floor



Ground floor





The Chestnut

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Chestnut

4 bedroom home

| Ground floor | metres | feet / inches |
|----------------------|-------------|------------------|
| Kitchen | 3.91 x 3.04 | 12' 10" x 9' 11" |
| Dining / family area | 4.37 x 2.96 | 14' 4" x 9' 9" |
| Sitting room | 4.97 x 3.40 | 16' 4" x 11' 1" |
| Study | 3.40 x 1.81 | 11' 1" x 5' 11" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 4.48 x 3.24 | 14' 9" x 10' 8" |
| Bedroom 2 | 3.43 x 3.36 | 11' 3" x 11' 0" |
| Bedroom 3 | 3.43 x 2.32 | 11' 3" x 7' 8" |
| Bedroom 4 | 3.21 x 2.36 | 10' 7" x 7' 9" |

| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ldr | larder |
| h | hob | ffzr | fridge freezer |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | < > | measuring points |

The Chestnut | X413 01 Crowborough |

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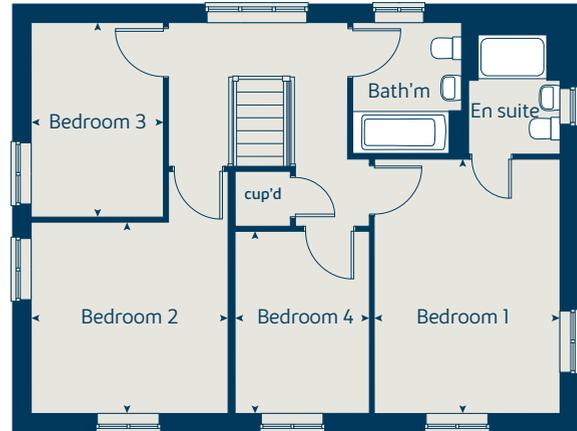
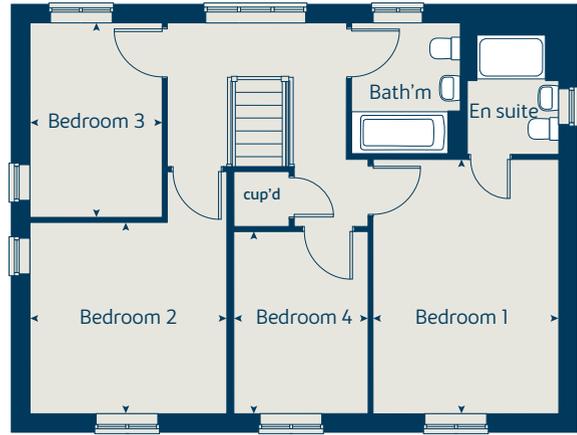
① Alternative layout applies to selected plots only. Please see sales consultant for further details.

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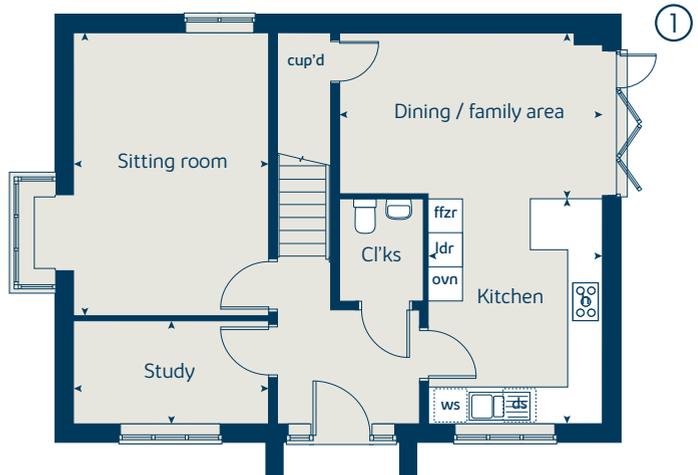
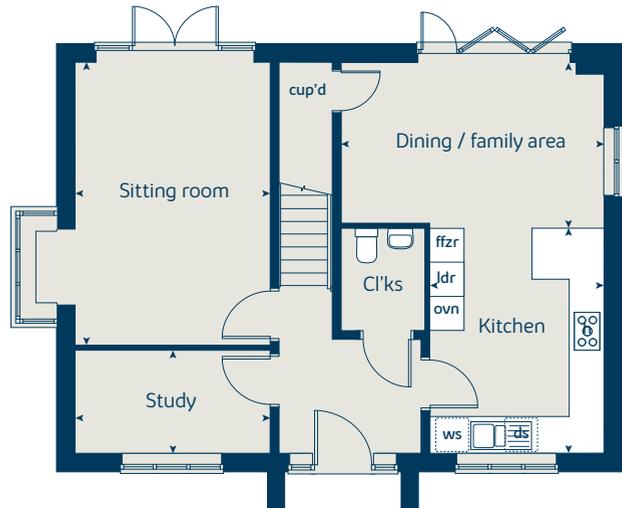
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DS04976 / 08.24

First floor



Ground floor





The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

| Ground floor | metres | feet / inches |
|--------------------------------|-------------|-----------------|
| Kitchen / dining / family area | 7.21 x 3.51 | 23' 7" x 11' 6" |
| Sitting room | 4.55 x 3.04 | 14' 7" x 10' 0" |
| Study | 2.34 x 1.85 | 7' 8" x 6' 0" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3.05 x 2.86 | 10' 0" x 9' 5" |
| Bedroom 2 | 2.98 x 2.85 | 9' 9" x 9' 4" |
| Bedroom 3 | 3.60 x 2.39 | 11' 10" x 7' 10" |
| Bedroom 4 | 3.53 x 2.39 | 11' 7" x 7' 10" |

| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ldr | larder |
| h | hob | ffzr | fridge freezer |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | ◀ ▶ | measuring points |

The Juniper | X412 01 Crowborough |

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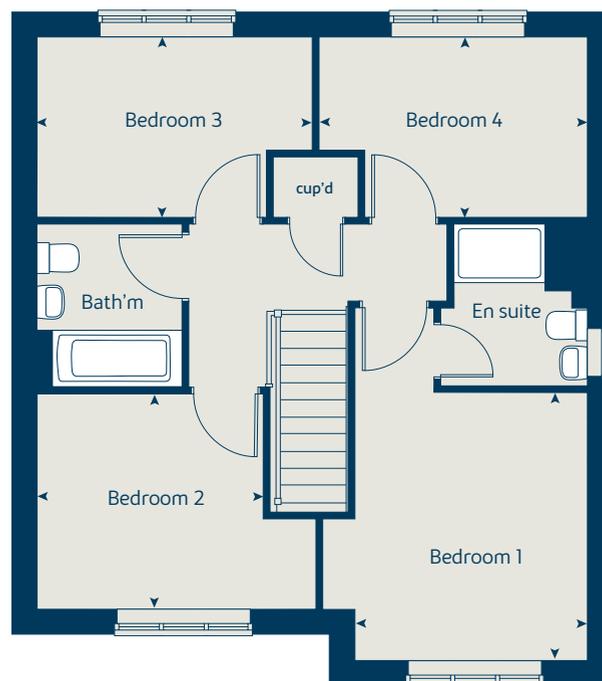
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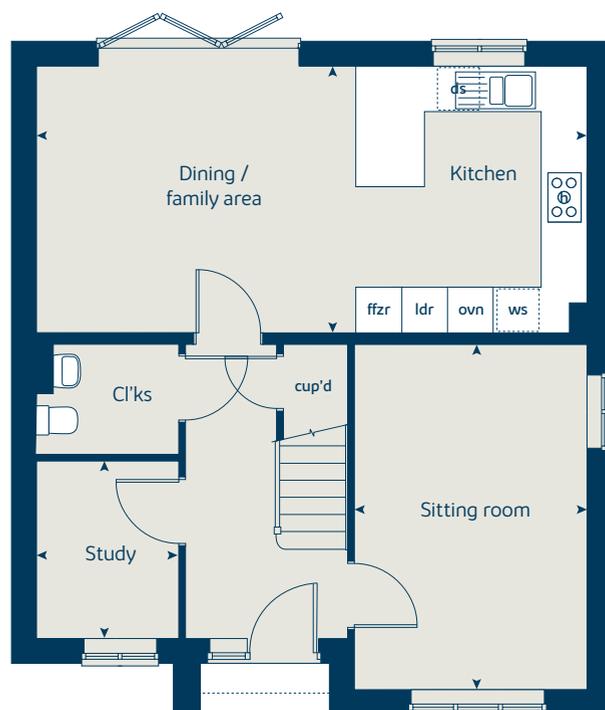
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DS04976 / 08.24

First floor



Ground floor





The Mulberry

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Mulberry

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 8.16 x 2.92 | 26' 10" x 9' 7" |
| Sitting room | 4.68 x 3.72 | 15' 5" x 12' 3" |
| Study | 3.43 x 2.34 | 11' 3" x 7' 8" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 3.73 x 3.49 | 12' 3" x 11' 0" |
| Bedroom 2 | 3.66 x 3.44 | 12' 1" x 11' 4" |
| Bedroom 3 | 4.32 x 2.94 | 14' 2" x 9' 8" |
| Bedroom 4 | 3.75 x 2.58 | 12' 4" x 8' 5" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

The Mulberry | X418 (IF) Crowborough |

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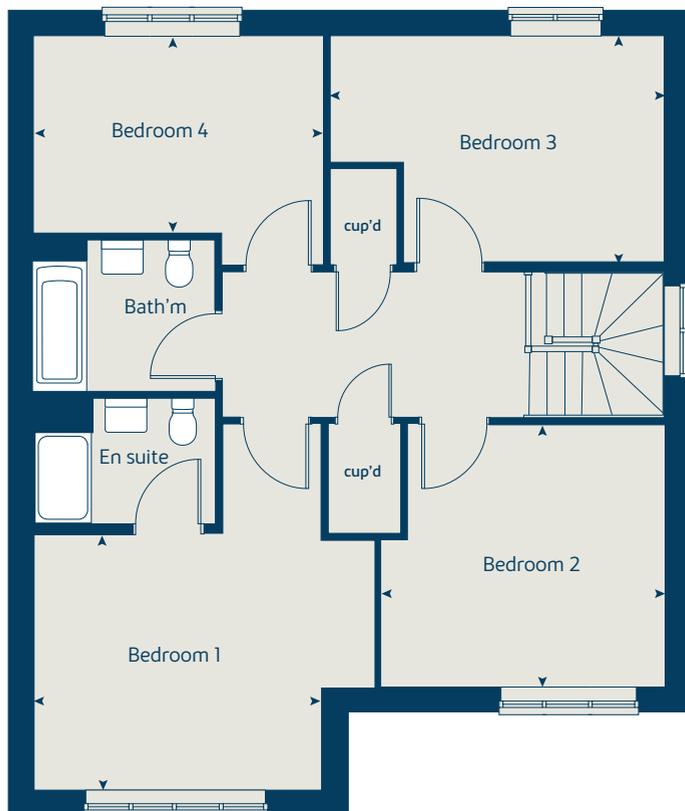
* Bay windows apply to plot 145 only. Please see sales consultant for further details.

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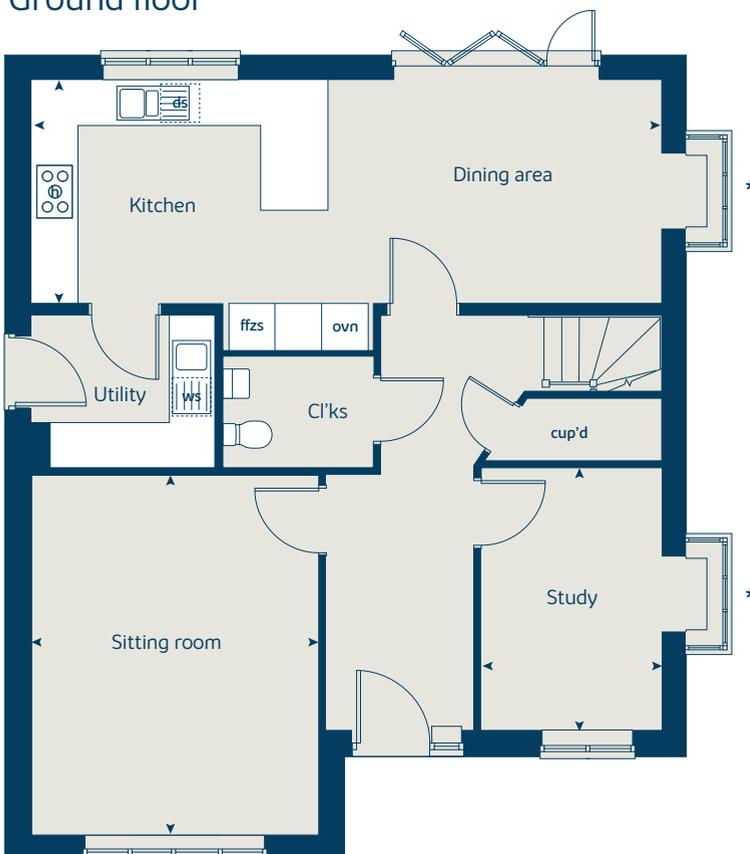
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First floor



Ground floor





The Birch

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Birch

5 bedroom home

| Ground floor | metres | feet / inches |
|----------------------|-------------|------------------|
| Kitchen | 4.54 x 3.33 | 14' 8" x 10' 9" |
| Family / dining area | 5.79 x 3.52 | 18' 9" x 11' 6" |
| Sitting room | 4.30 x 3.61 | 14' 1" x 11' 10" |
| Study / dining room | 3.41 x 3.00 | 11' 2" x 9' 10" |

| First floor | metres | feet / inches |
|-------------|-------------|------------------|
| Bedroom 1 | 3.62 x 3.51 | 11' 10" x 11' 6" |
| Bedroom 2 | 3.92 x 2.90 | 12' 9" x 9' 6" |
| Bedroom 3 | 3.06 x 2.75 | 10' 0" x 9' 0" |
| Bedroom 4 | 3.31 x 2.83 | 10' 8" x 9' 3" |
| Bedroom 5 | 2.83 x 2.69 | 9' 2" x 8' 8" |

| | | | |
|------|-----------------------|-------|--------------------|
| ovn | oven | ldr | larder |
| h | hob | cyl | hot water cylinder |
| dw | dishwasher | w | wardrobe |
| ws | washing machine space | cup'd | cupboard |
| ffzr | fridge freezer | < > | measuring points |

The Birch | X518 (IF) 01 Crowborough |

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① Bay windows apply to plots 46 and 146 only. Please see sales consultant for further details.

② Bathroom layout differs to plots 46 and 146 only. Please see sales consultant for further details.

* Utility door omitted to plot 81 only. Please see sales consultant for further details.

** Window omitted to plot 41 only. Please see sales consultant for further details.

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First floor



Ground floor





Meadow View

Crowborough

Specification

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Meadow View

Crowborough

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

Kitchen

3 bedroom

The Cypress

The Spruce

4 bedroom

The Juniper

The Chestnut

The Aspen

The Mulberry

5 bedroom

The Birch

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Choice of Standard fitted kitchen (doors and worktops) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Choice of Premium fitted kitchen (doors and worktops) | | | | | | | | | ■ |
| Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility | ■ | ■ | | | | | | | ■ |
| Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood | ■ | ■ | | | | | | | |
| Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood | | | ■ | ■ | ■ | ■ | | | |
| Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood | | | | | | | | | ■ |
| Pendant light fitting | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | ■ |
| LED under-unit flexible strip lighting | | | | | | | | | ■ |
| Fridge / freezer space | ■ | ■ | | | | | | | |
| Integrated (Indesit) 50 / 50 fridge freezer | | | ■ | ■ | ■ | ■ | | | ■ |
| Space for integrated dishwasher with plumbing and electrics | ■ | ■ | ■ | ■ | ■ | ■ | | | |
| Indesit integrated dishwasher | | | | | | | | | ■ |
| Space for washing machine with plumbing and electrics in kitchen | | | ■ | ■ | | | ■ | | |
| Space for washing machine with plumbing and electrics in utility | ■ | ■ | | | | ■ | | | ■ |

Bathrooms and en suite(s)

| | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|
| Ideal Standard contemporary white Concept Air sanitaryware | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard close coupled WC to cloakroom | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Handheld hair wash attachment | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Second shower en suite to selected bedrooms | | | | | | | | | ■ |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)* | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | |
| Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, 450mm over bath, and full-height to shower cubicle)* | | | | | | | | | ■ |
| Chrome bezel LED bulkhead to bathroom and en suite(s) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chrome towel warmer in bathroom and en suite(s) | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ |



3 bedroom
The Cypress
The Spruce
4 bedroom
The Juniper
The Chestnut
The Aspen
The Mulberry
5 bedroom
The Birch

Doors and Windows

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Front door with multi-point security locking system and security chain | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chrome plated front door numerals | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| PVCu double glazing to windows | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Internal cottage style pre-primed doors with brass polished chrome finish handles | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Paving outside French door and path to garage personnel door (where applicable) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

General

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| White painted walls and smooth white ceilings | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Combined usb / double sockets in kitchen and bedroom 1 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Multi-media point in living room | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Master telephone socket (plus to study where shown) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s) | | | | | | | | ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Fitted external tap | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| External light fitted to front porch and wiring for external light to rear door | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Mains wired smoke detectors with battery back-up | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Power and lighting to 'on plot' garage (where applicable) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Enclosed fenced rear garden, and garden gate (where applicable) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Landscaped front gardens | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| NHBC Buildmark cover | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| First two years' customer service support from Bovis Homes | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

- Fitted as standard - included in the property
- * Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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