

# BLOOMERY FIELDS

MARESFIELD



Sigma Homes

LOCATION + QUALITY + DESIGN





Pleasures of the  
C O U N T R Y

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On the southern edge of Ashdown Forest lies the quintessential English village of Maresfield. This highly desirable rural community offers all of the quiet relaxation of the countryside, and it doesn't scrimp on the nearby amenities.

This exceptional development of just twenty-five 2, 3 and 4 bedroom homes are designed to Sigma's signature high-quality specification. Bloomery Fields extends a singular opportunity to own the first new homes in highly-desirable Maresfield, in a generation.

## A base from which to E X P L O R E

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At Bloomery Fields, you'll be a stone's throw from every amenity you could want, including fantastic restaurants, the local primary, the village shop and more. This picture-postcard village offers a variety of historical architecture including the 16th century church, St Bartholomew's, and 18th century coaching inn and pub on the high street, Chequers.

The active village hall has a variety of clubs and associations including the Maresfield Players, who put on a variety of entertainment, including dance, music and theatre, with the annual highlight being the village panto. Clubs such as the local conservation group, tennis, bowls, football, and gymnastics encourage enthusiastic participation in the community while Underhill Fishing Lake is well-stocked for members and their guests.

Excellent schools, both private and state with Ofsted ratings of 'outstanding' and 'good', are available locally in Uckfield and nearby villages.







Be spoiled for  
C H O I C E

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An attractive mix of rural beauty and modern amenities abound from Bloomery Fields. The vibrant market town of Uckfield has everything on offer with mainline commuter links to London and the coast, excellent sports facilities, high-street shops, and an award-winning cinema. Nearby beauty spots and attractions include Boothland Wood, Hadley Down, Oakwood Park Polo Club, and the Bluebell Railway.

East Sussex is well known for its cultural and gastronomic pleasures, whether that's an afternoon of opera at Glyndebourne, a fine dining restaurant like The Griffin Inn in Fletching, or a round of golf at Piltdown – these are experiences to savour again and again.



Commuting to  
C I T Y   O R   S E A S I D E  
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Adjacent to the A26 and the junction of the A22 and the A272, Maresfield is well-connected to Sussex and beyond. Uckfield is just 8 minutes away by car and its train station provides frequent rail connections to London (including Victoria and London Bridge stations). Excellent for those who are looking to make their commute easier. For those traveling further afield, Gatwick Airport is just 22 miles away.



 9 mins

DRIVE TO UCKFIELD STATION

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 80 mins

TO LONDON BRIDGE BY TRAIN

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 63 mins

TO EAST CROYDEN BY TRAIN

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 35 mins

DRIVE TO GATWICK AIRPORT



Distances and times are approximate and should not be relied upon.



A computer-generated image of Bloomery Fields street scene.



An incomparable

NEW COLLECTION



Tucked into the picturesque countryside of Maresfield, this exceptional development of Bloomery Fields offers 2, 3 and 4 bedroom homes ideal for a variety of lifestyles. Enjoy the peace of the country with all the ease of town living, including smooth travel and a vast assortment of shops and activities.



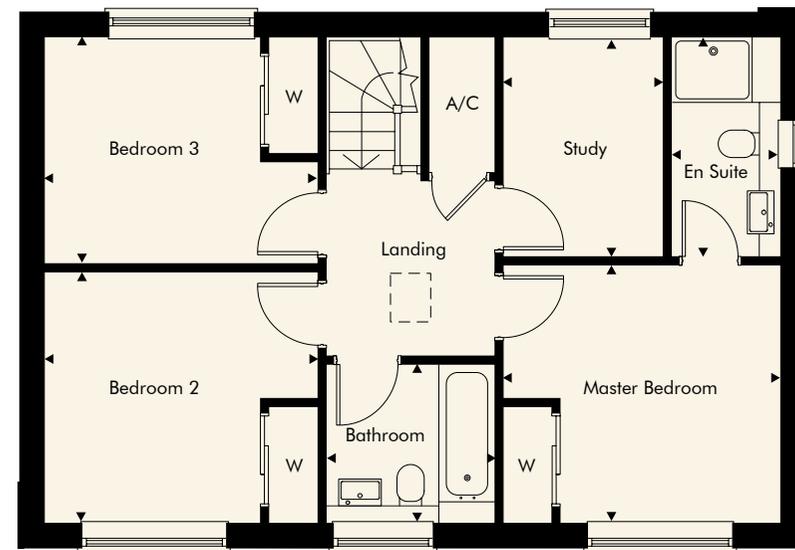
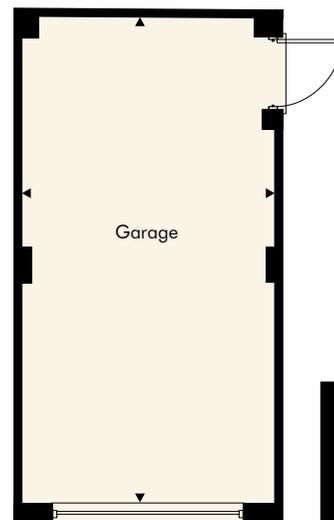
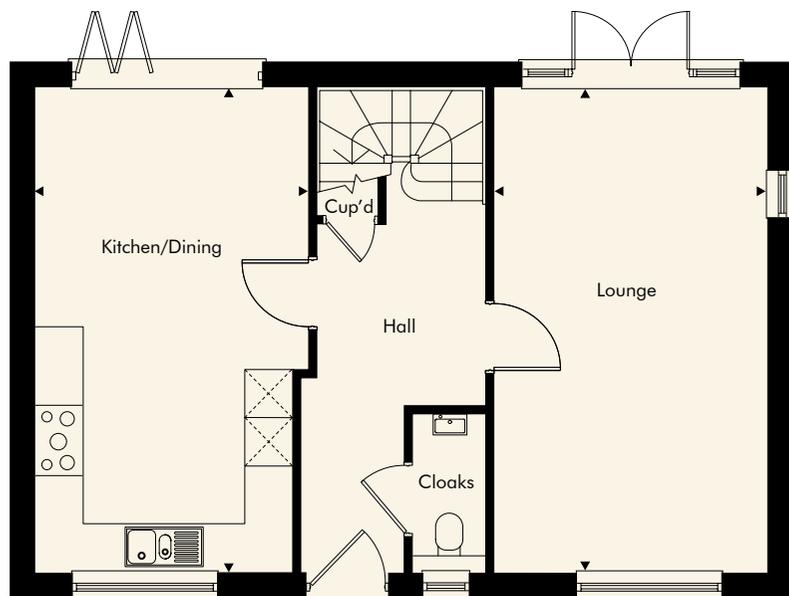
A computer-generated image of Bloomery Fields.

# H O M E 1

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A computer-generated image of home 1.



### Ground floor

Lounge	6.00m x 3.41m	19'8" x 11'2"
Kitchen/Dining	6.00m x 3.41m	19'8" x 11'2"
Cloaks	1.90m x 0.90m	6'3" x 2'11"
Garage	6.00m x 3.10m	19'8" x 10'2"

### First floor

Master Bedroom	3.41m x 3.18m	11'2" x 10'5"
En Suite	2.70m x 1.30m	8'10" x 4'3"
Bedroom 2	3.41m x 3.08m	11'2" x 10'1"
Bedroom 3	3.41m x 2.80m	11'2" x 9'2"
Study	2.70m x 1.99m	8'10" x 6'6"
Bathroom	2.10m x 1.95m	6'11" x 6'5"

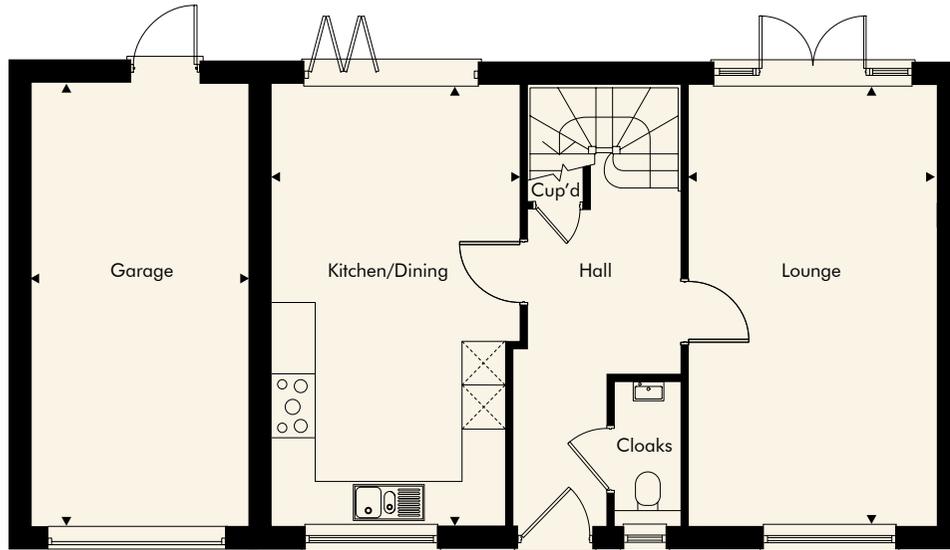
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

# H O M E 2

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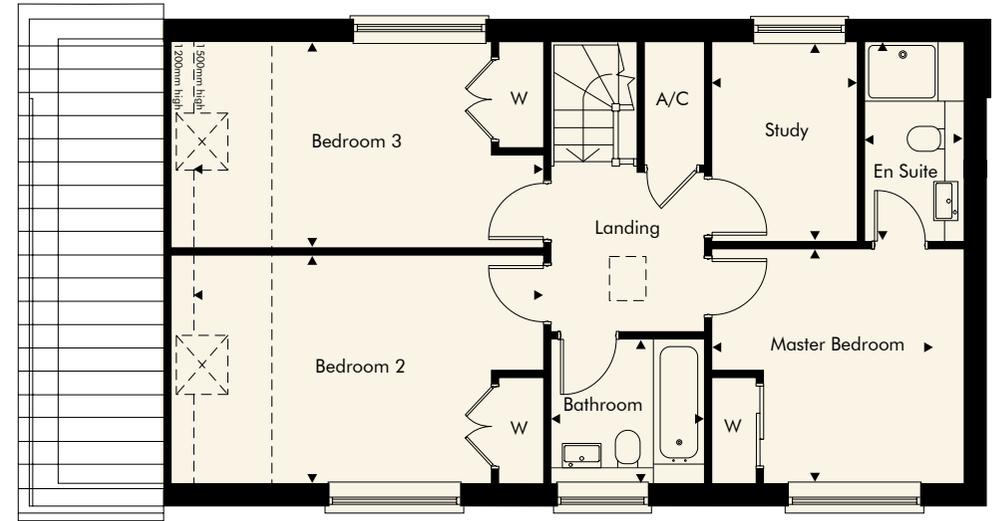


A computer-generated image of home 2.



### Ground floor

Lounge	6.00m x 3.41m	19'8" x 11'2"
Kitchen/Dining	6.00m x 3.41m	19'8" x 11'2"
Cloaks	1.90m x 0.90m	6'3" x 2'11"
Garage	6.00m x 3.00m	19'8" x 9'11"



### First floor

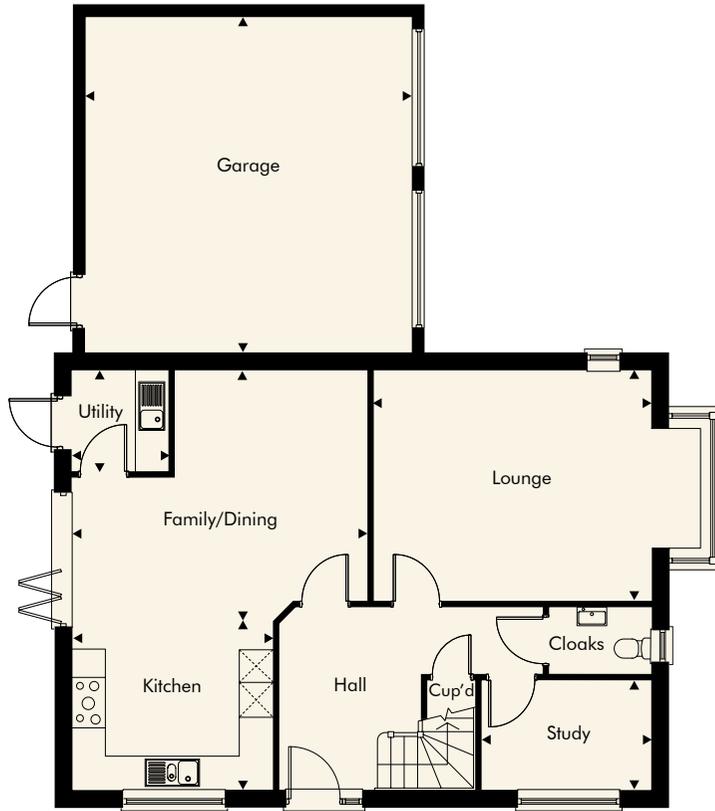
Master Bedroom	3.41m x 3.18m	11'2" x 10'5"
En Suite	2.70m x 1.30m	8'10" x 4'3"
Bedroom 2	5.15m x 3.08m	16'8" x 10'1"
Bedroom 3	5.15m x 2.80m	16'11" x 9'2"
Study	2.70m x 1.99m	8'10" x 6'6"
Bathroom	2.10m x 1.95m	6'11" x 6'5"

# H O M E 3

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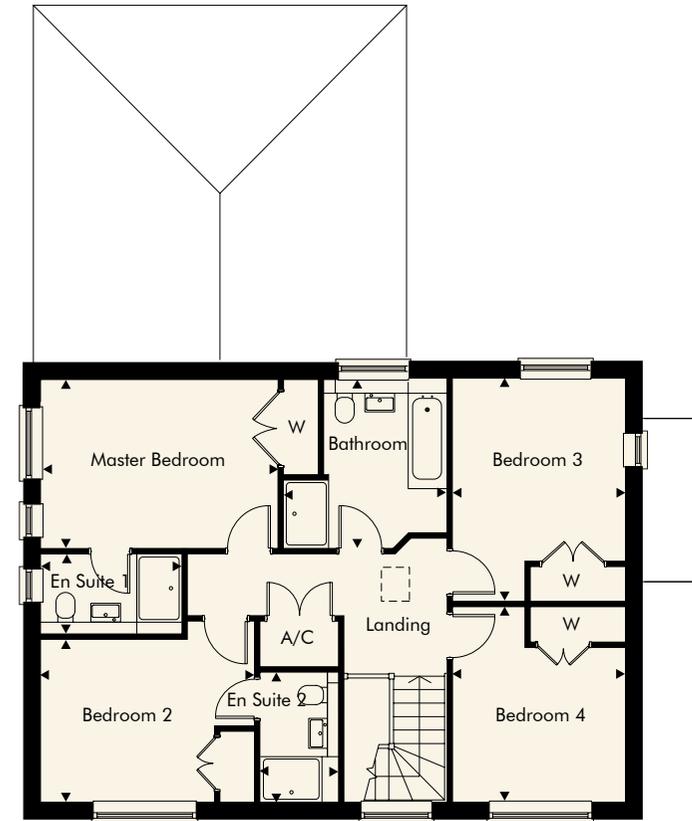


A computer-generated image of home 3.



### Ground floor

Lounge	4.98m x 4.10m	16'4" x 13'5"
Kitchen	3.60m x 3.00m	11'10" x 9'11"
Family/Dining	5.30m x 4.46m	17'5" x 14'8"
Study	3.04m x 1.95m	10'0" x 6'5"
Cloaks	1.83m x 1.18m	6'0" x 3'10"
Utility	1.80m x 1.73m	5'11" x 5'9"
Garage	5.97m x 5.86m	19'7" x 19'3"



### First floor

Master Bedroom	4.20m x 2.95m	13'9" x 9'8"
En Suite 1	2.40m x 1.40m	7'10" x 4'7"
Bedroom 2	3.78m x 2.87m	12'5" x 9'5"
En Suite 2	2.29m x 1.39m	7'6" x 4'7"
Bedroom 3	3.90m x 3.04m	12'10" x 10'0"
Bedroom 4	3.45m x 3.04m	11'4" x 10'0"
Bathroom	2.95m x 2.91m	9'8" x 9'7"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

# H O M E S 4 & 5

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A computer-generated image of home 4.



### Ground floor

Lounge	5.55m x 3.34m	18'3" x 10'11"
Kitchen/Dining	5.67m x 3.13m	18'7" x 10'3"
Master Bedroom	5.55m x 3.13m	18'3" x 10'3"
En Suite	2.23m x 1.43m	7'4" x 4'8"
Bedroom 2	3.21m x 2.68m	10'6" x 8'10"
Bedroom 3/Study	3.21m x 2.68m	10'6" x 8'10"
Bathroom	2.30m x 1.90m	7'7" x 6'3"
Garage	5.74m x 3.11m	18'10" x 10'2"

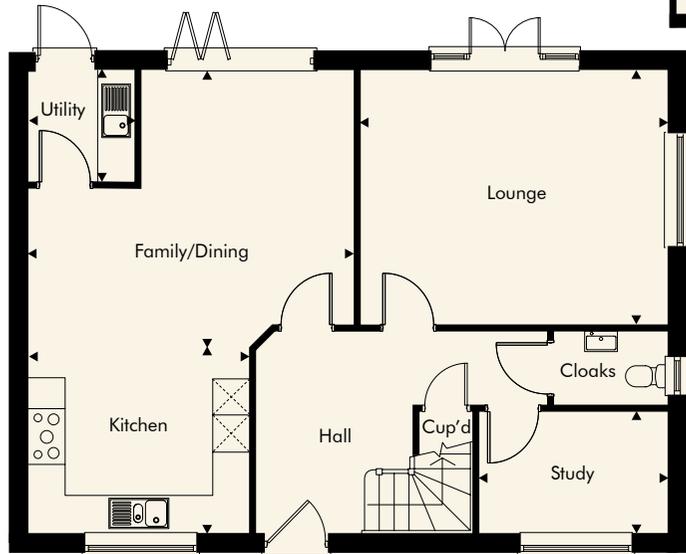
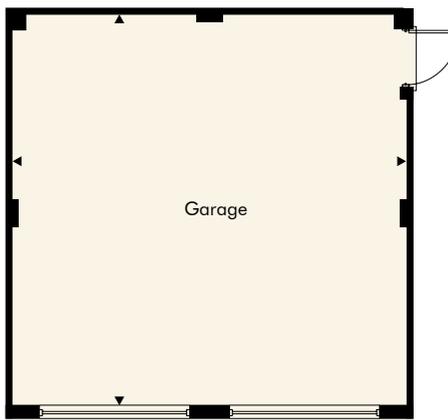
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

# H O M E 6

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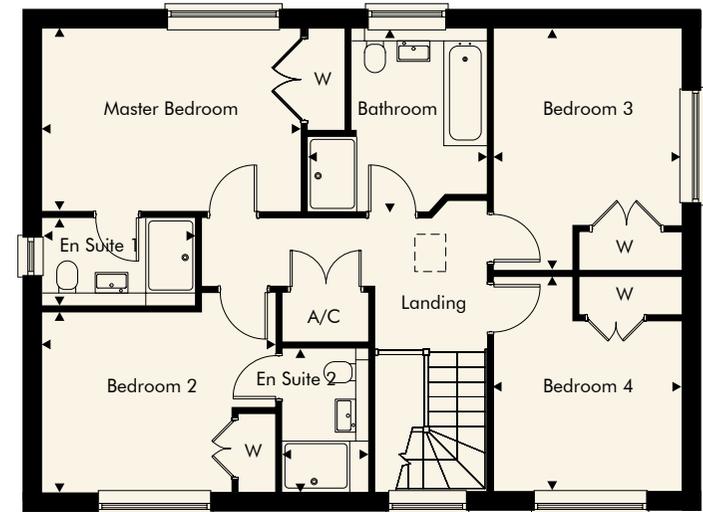


A computer-generated image of home 6.



### Ground floor

Lounge	4.98m x 4.10m	16'4" x 13'5"
Kitchen	3.60m x 3.00m	11'10" x 9'10"
Family/Dining	5.30m x 4.46m	17'5" x 14'8"
Study	3.04m x 1.95m	10'0" x 6'5"
Cloaks	1.83m x 1.18m	6'0" x 3'10"
Utility	1.80m x 1.73m	5'11" x 5'8"
Garage	6.42m x 6.31m	21'1" x 20'8"



### First floor

Master Bedroom	4.20m x 2.95m	13'9" x 9'8"
En Suite 1	2.40m x 1.40m	7'10" x 4'7"
Bedroom 2	3.78m x 2.87m	12'5" x 9'5"
En Suite 2	2.29m x 1.39m	7'6" x 4'7"
Bedroom 3	3.90m x 3.04m	12'10" x 10'0"
Bedroom 4	3.45m x 3.04m	11'4" x 10'0"
Bathroom	2.95m x 2.91m	9'8" x 9'7"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

# H O M E 7

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A computer-generated image of home 7.



### Ground floor

Lounge	5.62m x 3.53m	18'5" x 11'7"
Kitchen/Dining	5.55m x 3.15m	18'3" x 10'4"
Master Bedroom	3.52m x 3.37m	11'7" x 11'1"
En Suite	2.20m x 1.92m	7'3" x 6'4"
Bedroom 2	3.43m x 2.72m	11'3" x 8'11"
Bedroom 3/Study	3.28m x 2.72m	10'9" x 8'11"
Bathroom	2.54m x 1.92m	8'4" x 6'4"
Garage	6.00m x 3.10m	19'8" x 10'2"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

H O M E S 1 7 & 1 8

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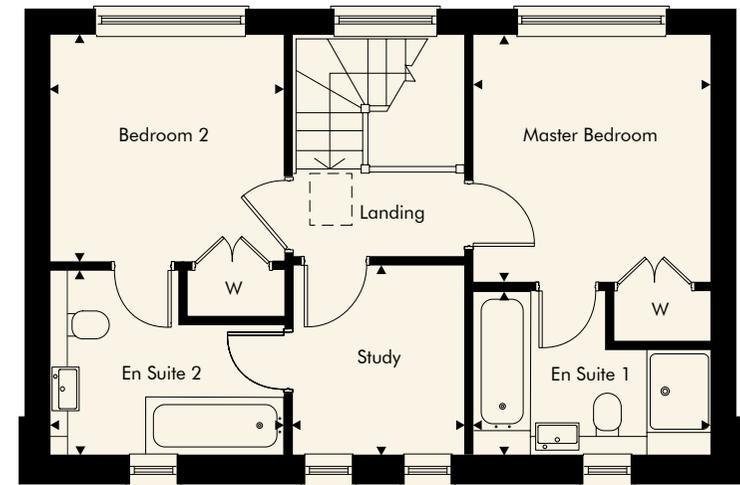


A computer-generated image of home 18.



### Ground floor

Lounge	5.10m x 2.93m	16'9" x 9'7"
Kitchen/Dining	5.10m x 2.88m	16'9" x 9'5"
Cloaks	1.96m x 0.90m	6'5" x 2'11"
Garage	6.00m x 3.10m	19'8" x 10'2"



### First floor

Master Bedroom	2.99m x 2.93m	9'10" x 9'7"
En Suite 1	2.93m x 1.99m	9'7" x 6'6"
Bedroom 2	2.88m x 2.75m	9'5" x 9'0"
En Suite 2	2.88m x 2.24m	9'5" x 7'4"
Study	2.30m x 2.10m	7'7" x 6'11"

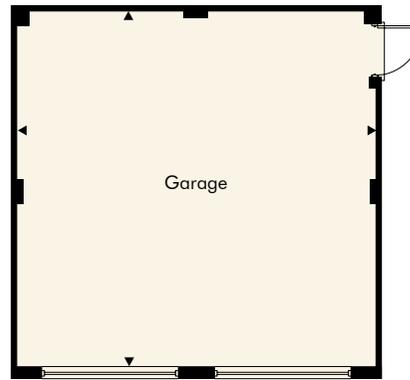
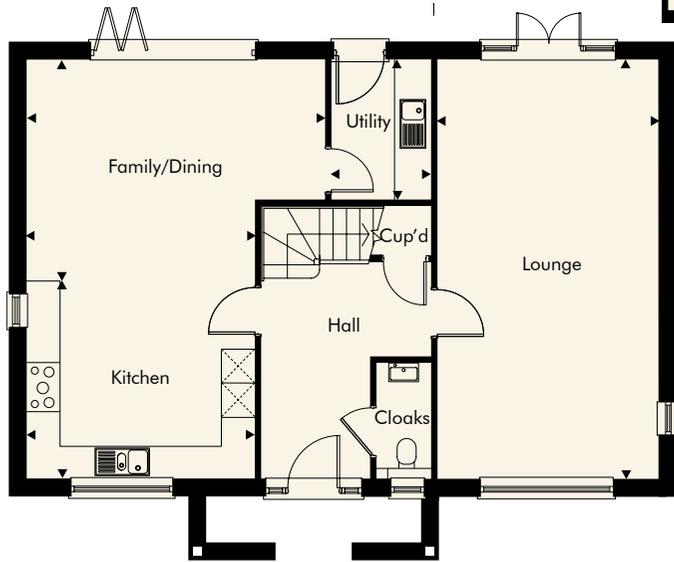
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

# H O M E 1 9

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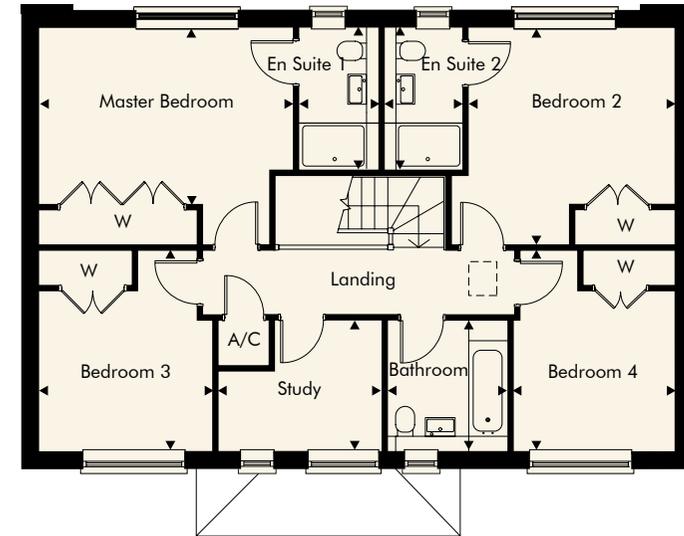


A computer-generated image of home 19.



Ground floor

Lounge	7.46m x 3.94m	24'6" x 13'0"
Kitchen	4.08m x 3.52m	13'5" x 11'7"
Family/Dining	5.34m & 4.08m x 3.98m	17'6" & 13'5" x 13'1"
Cloaks	2.07m x 0.97m	6'9" x 3'2"
Utility	2.49m x 1.77m	8'2" x 5'10"
Garage	6.42m x 6.31m	21'1" x 20'8"



First floor

Master Bedroom	4.50m x 3.11m	14'9" x 10'2"
En Suite 1	2.49m x 1.40m	8'2" x 4'8"
Bedroom 2	3.83m x 3.64m	12'7" x 11'11"
En Suite 2	2.49m x 1.40m	8'2" x 4'7"
Bedroom 3	3.51m x 3.05m	11'6" x 10'0"
Bedroom 4	3.51m x 2.83m	11'6" x 9'3"
Bathroom	2.27m x 2.13m	7'5" x 7'0"
Study	2.89m x 2.27m	9'6" x 7'5"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

H O M E S 2 0 & 2 3

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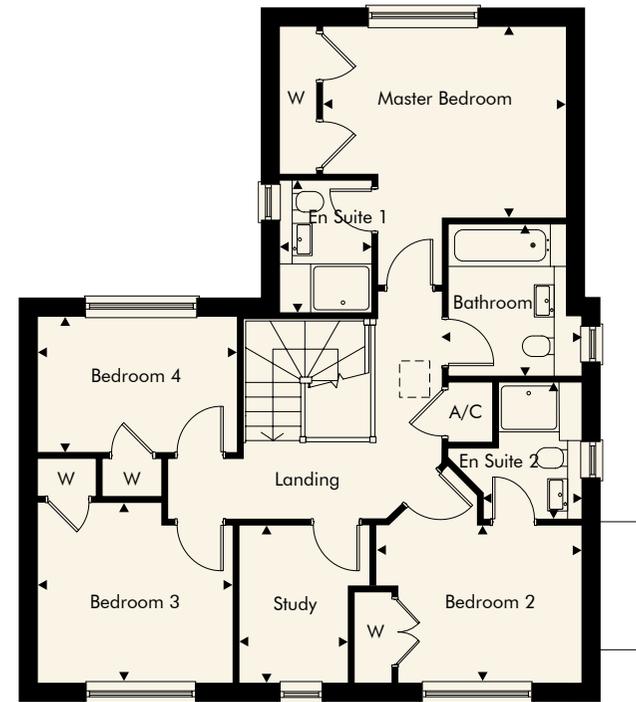


A computer-generated image of home 20.



Ground floor

Lounge	5.46m x 5.42m	17'11" x 17'9"
Kitchen/Breakfast	6.00m x 3.33m	19'8" x 10'11"
Dining	3.54m x 3.04m	11'8" x 10'10"
Cloaks	2.24m x 1.03m	7'4" x 3'5"
Utility	2.24m x 1.69m	7'4" x 5'7"
Garage	6.42m x 6.31m	21'0" x 20'8"



First floor

Master Bedroom	4.04m x 3.13m	13'3" x 10'3"
En Suite 1	2.17m x 1.52m	7'1" x 5'0"
Bedroom 2	3.38m x 2.59m	11'1" x 8'6"
En Suite 2	2.23m x 1.59m	7'4" x 5'3"
Bedroom 3	3.26m x 2.97m	10'8" x 9'9"
Bedroom 4	3.33m x 2.19m	10'11" x 7'2"
Study	2.59m x 1.80m	8'6" x 5'11"
Bathroom	2.53m x 2.18m	8'4" x 7'2"

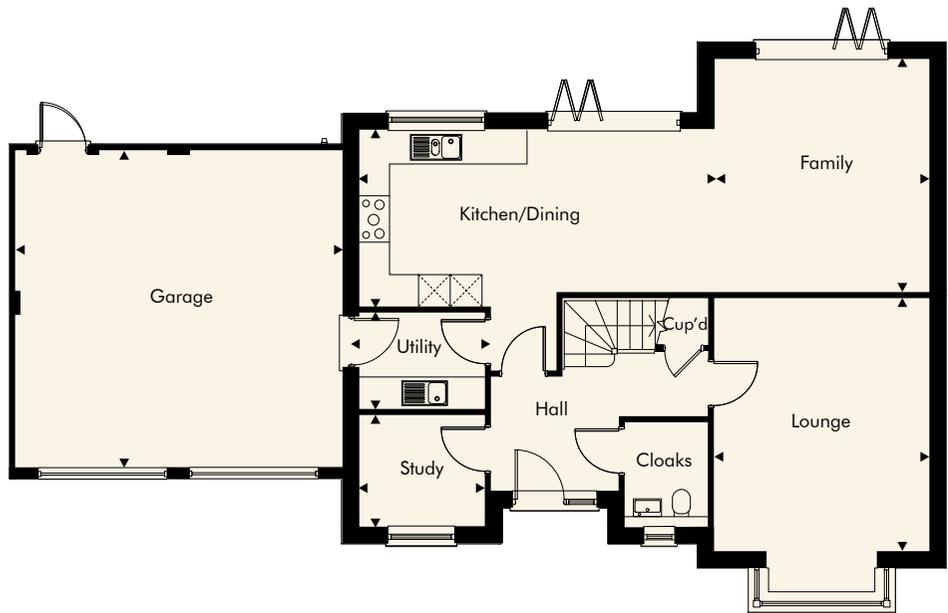
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

H O M E S 2 1 & 2 5

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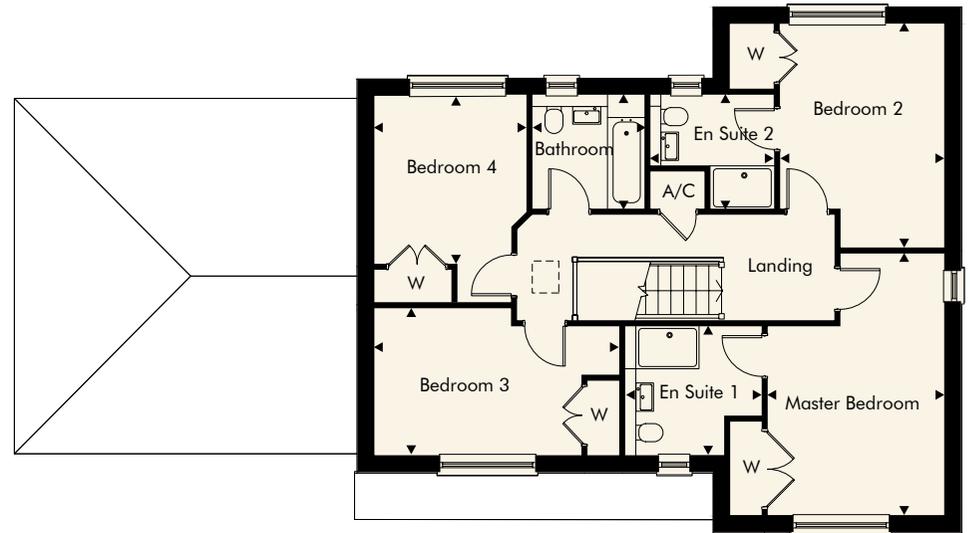


A computer-generated image of home 21.



### Ground floor

Lounge	4.77m x 4.09m	15'8" x 13'5"
Kitchen/Dining	6.75m x 3.31m	22'2" x 10'10"
Family	4.38m x 4.09m	14'4" x 13'5"
Cloaks	1.98m x 1.57m	6'6" x 5'2"
Utility	2.40m x 1.81m	7'10" x 5'11"
Study	2.40m x 2.11m	7'10" x 6'11"
Garage	6.20m x 5.97m	20'4" x 19'7"



### First floor

Master Bedroom	4.95m x 3.37m	16'3" x 11'1"
En Suite 1	2.58m x 2.44m	8'6" x 8'0"
Bedroom 2	4.20m x 3.14m	13'9" x 10'4"
En Suite 2	2.34m x 2.12m	7'8" x 6'11"
Bedroom 3	4.65m x 2.80m	15'3" x 9'2"
Bedroom 4	3.16m x 2.90m	10'4" x 9'6"
Bathroom	2.12m x 2.11m	6'11" x 6'11"

# H O M E 2 2

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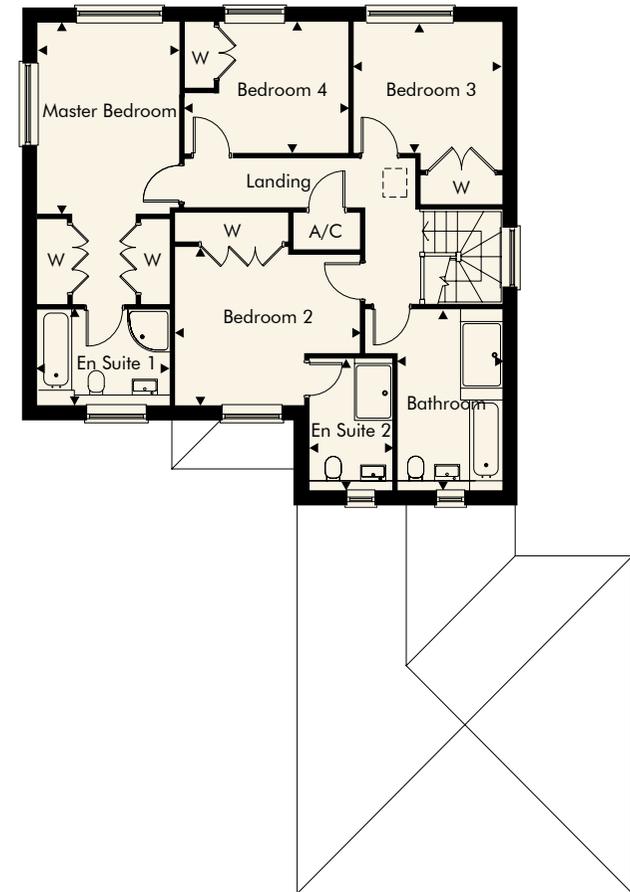


A computer-generated image of home 22.



### Ground floor

Lounge	4.28m x 3.80m	14'1" x 12'6"
Kitchen	3.30m x 3.20m	10'10" x 10'6"
Dining/Family	5.43m x 4.80m	17'8" x 15'9"
Cloaks	2.53m x 1.16m	8'4" x 3'10"
Study	2.81m x 1.91m	9'3" x 6'3"
Garage	6.40m x 6.25m	21'0" x 20'6"



### First floor

Master Bedroom	4.00m x 2.97m	13'1" x 9'9"
En Suite 1	2.77m x 2.00m	9'1" x 6'7"
Bedroom 2	3.91m x 3.32m	12'10" x 10'11"
En Suite 2	2.77m x 1.74m	9'1" x 5'9"
Bedroom 3	3.16m x 2.74m	10'4" x 9'0"
Bedroom 4	3.46m x 2.75m	11'4" x 9'0"
Bathroom	3.80m x 2.20m	12'6" x 7'3"

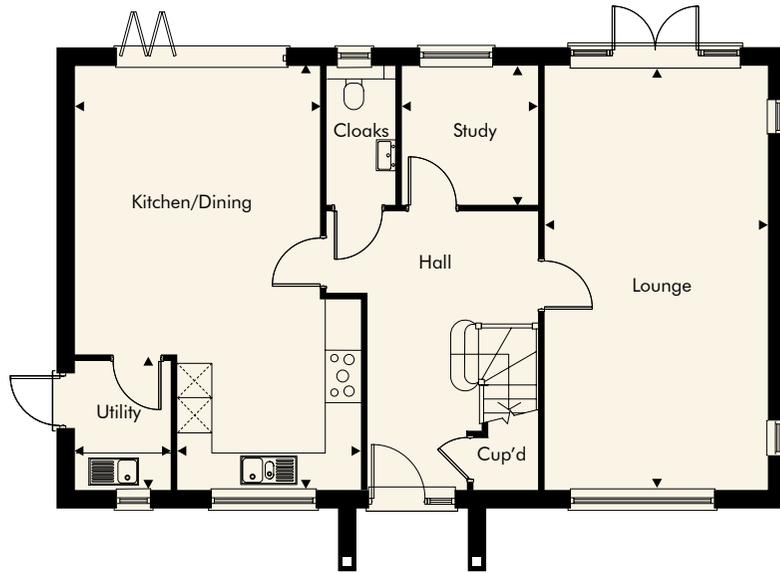
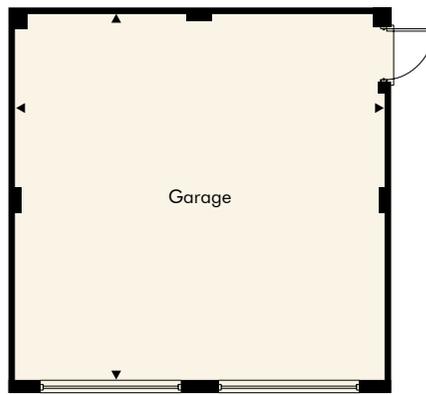
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

H O M E 2 4

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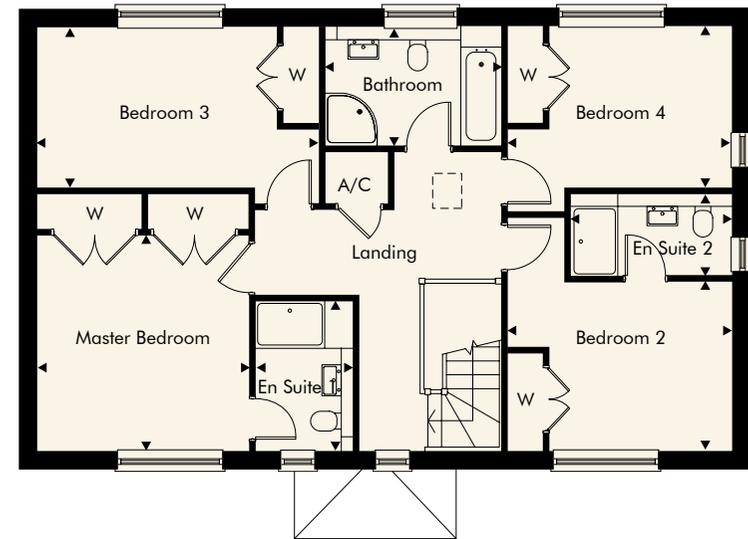


A computer-generated image of home 24.



Ground floor

Lounge	7.24m x 3.85m	23'9" x 12'8"
Kitchen/Dining	7.24m x 4.22m & 3.18m	23'9" x 13'10" & 10'5"
Cloaks	2.38m x 1.18m	7'10" x 3'10"
Study	2.37m x 2.36m	7'9" x 7'9"
Utility	2.17m x 1.62m	7'1" x 5'4"
Garage	6.42m x 6.31m	21'1" x 20'8"



First floor

Master Bedroom	3.67m x 3.62m	12'0" x 11'11"
En Suite 1	2.54m x 1.69m	8'4" x 5'7"
Bedroom 2	3.82m x 2.86m	12'6" x 9'5"
En Suite 2	2.75m x 1.40m	9'0" x 4'7"
Bedroom 3	4.83m x 2.73m	15'10" x 8'11"
Bedroom 4	3.85m x 2.75m	12'8" x 9'0"
Bathroom	3.05m x 2.02m	10'0" x 6'8"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

# Superior

## S P E C I F I C A T I O N

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#### INTERNAL SPECIFICATION

- White vertical panel doors to 2 and 3 bedroom homes and oak vertical panel doors to 4 bedroom homes
- Built-in wardrobes in all bedrooms
- Satin chrome lever door furniture
- White staircase with oak handrail to 2 and 3 bedroom homes and oak spindles and handrails to 4 bedroom homes
- Brushed stainless steel light switches and sockets to all 4 bedroom homes, with remaining homes to have white switch sockets
- LED downlighters
- Multimedia plate with facilities for Sky+ and TV in living room, master bedroom and family room (satellite subject to homeowner subscription\*)
- Stainless steel freestyle lamp to rear doors
- Loft access with 1m boarding around loft hatch
- Luxury vinyl cushion flooring to kitchen/family room, utilities and cloakrooms
- Luxury vinyl cushion flooring to all bathrooms and en suites
- Carpet to all other areas
- Mat wells to front door

#### KITCHEN

- Contemporary units
- Bosch single oven to all homes
- Bosch microwave combi oven to 3 and 4 bedroom homes
- Bosch induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Wine cooler to all 4 bedroom homes
- Integrated washer-dryer to all homes without a utility room
- Under cupboard lighting
- High pressure laminate kitchen worktops and glass splashbacks to 2 and 3 bedroom homes
- Silestone kitchen worktops to 4 bedroom homes and high pressure laminate in utility rooms
- 1.5 bowl steel sink

\*Does not indicate that such services are available locally.

We endeavour to improve our development; therefore, we may occasionally substitute items within this specification. Sigma Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Images depict typical Sigma Homes interiors.





# Superior

## S P E C I F I C A T I O N

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#### BATHROOMS & EN SUITES

- Premium branded sanitary ware
- Chrome taps and shower fittings
- Pressurised shower
- Steel baths
- Vanity unit to en suite one to 3 and 4 bedroom homes and in family bathroom in 4 bedroom homes
- Mirror with demister to bathroom & en suites
- Shaver socket

#### EXTERNAL

- External tap
- External socket
- Double power socket to garage
- Patio
- Landscaping to front areas
- Turf to front and rear gardens
- Electric car-charging point in all garages and access to one for those without a garage for future provision

#### HEATING & COMFORT

- Gas underfloor heating to ground floor and radiators to first floor in all houses
- Heated chrome towel rail to all bathrooms and en suites
- UPVC windows

#### SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External chrome bell push with internal chime
- Provision for wireless security system
- Multilocking-point front and rear doors
- 10-year ADVANTAGE warranty

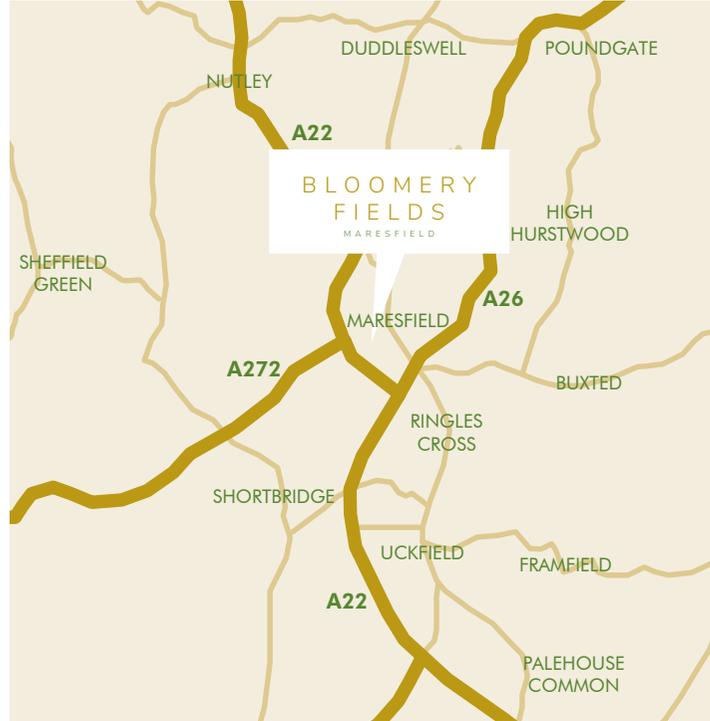
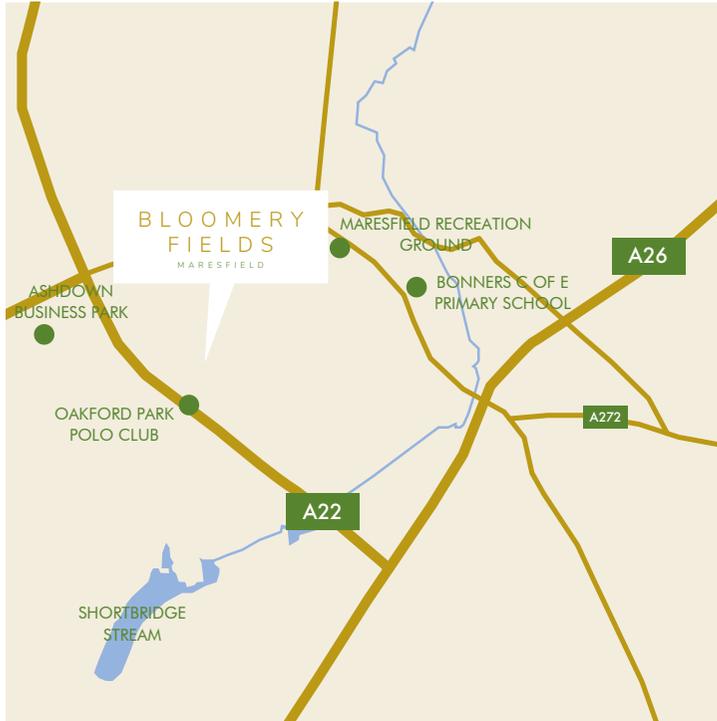
A vision of  
E X C L U S I V I T Y  
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Sigma Homes has a single-minded vision: to create stunning, individual developments for discerning buyers in southeast England. This approach is based on over 30 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.



Image depicts typical Sigma Homes interior.

Bloomery Fields, off Bloomery Way, Maresfield, East Sussex, TN22 2DP



**Sigma Homes**  
LOCATION + QUALITY + DESIGN

[www.sigmahomesgroup.co.uk](http://www.sigmahomesgroup.co.uk)

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