

GREENE PARK PLACE

An exceptional development of 22 two, three,
four and five-bedroom homes in Crowborough,
East Sussex.

WELCOME TO GREENE PARK PLACE

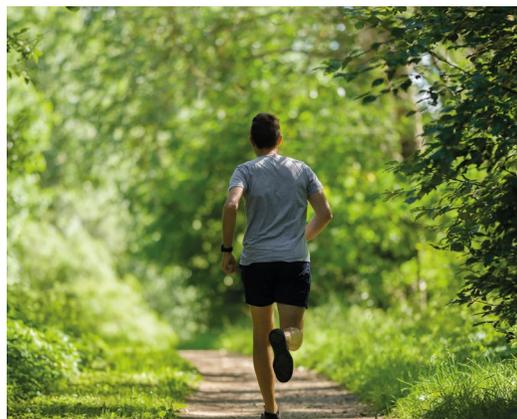
Enjoy contemporary country living within an Area of Outstanding Natural Beauty: hidden along a leafy lane on the edge of the East Sussex community of Crowborough, Greene Park Place is a truly inspirational place to live. There are excellent sports and leisure facilities, with thriving local rugby, football, tennis and squash clubs, while both Isenhurst Health Club and Crowborough Leisure Centre offer swimming, gyms and fitness classes. Golfers will be in their element with both Crowborough Beacon and Boars Head Courses on the doorstep, while the more adventurous might enjoy rock climbing at Bowles, Eridge and Harrison's Rocks.



Named after the 20th century literary legend, Graham Greene, who had close links with the town, this exclusive enclave features just 22 superbly designed homes within their own private gardens, together with a village green.

Surrounded by lush woodland and open fields and with an idyllic wild-flower meadow at its heart, the development comprises a range of two, three, four and five-bedroom homes that will appeal to everyone from first time buyers

and young professionals to growing families and down-sizers. With thoughtful layouts and generous accommodation, each home is finished to the highest standards, offering a modern luxury lifestyle in a remarkable rural retreat.



A LIFE LESS ORDINARY



The area's excellent choice of schools draws many families to Crowborough, with Ashdown Primary, Jarvis Brook, Sir Henry Fermor C of E and St Mary's Catholic all 'good' schools within easy reach of Greene Park Place, while nearby Whitehills Nursery is 'outstanding'. Older children are equally well provided for at Crowborough's Beacon Academy, rated 'good' by Ofsted, while there are several 'outstanding' options in Tunbridge Wells and further independent options within a reasonable drive.

Home to Sir Arthur Conan Doyle and A.A. Milne's iconic Winnie the Pooh, the affluent town of Crowborough is one of East Sussex's most treasured gems. Almost midway between London and the south coast, it combines rural traditions and modern amenities in equal measure, offering residents of all ages a rich and rewarding way of life.



Along the bustling High Street, Waitrose, Morrisons and other familiar names rub shoulders with long-established independent stores and services, while the popular farmers' market every month offers tempting fresh produce from the local area. For more sophisticated shopping, the elegant architecture and picturesque promenades of Royal Tunbridge Wells are just 7 miles away, where high fashion and enviable lifestyle brands are interspersed with café seating, traditional teahouses and overflowing flower stalls.



IN PERFECT BALANCE

Over 240 metres above sea level, Crowborough is the highest point of the High Weald's Area of Outstanding Natural Beauty, where the spectacular landscape of wooded, rolling hills provides plenty of opportunities to embrace the great outdoors.

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SLOW DOWN...

With a wide range of entertainment and events, it's easy to become immersed in the vibrant local community. Sample strawberries and cream at the Summer Fête, dress up for the annual festival and join friends and neighbours for candy apples and hot dogs around the bonfire on Guy Fawkes Night. The mesmerising torchlight parade through the streets every September is a real highlight for the whole town.

ENJOY EACH MOMENT...

Pack a picnic, lead up the dog, relish the simple things in life. With well over 6000 acres of lush woodland and open heath between them, Ashdown Forest, Crowborough Common and Crowborough Country Park are all ideal for

walking, cycling and horse riding. Young children will enjoy the miniature railway and boating lake at the Leisure Centre, while the skate park and Bull Park bike track will appeal to teens.



A TASTE OF HEAVEN



The area around Crowborough boasts a mouth-watering array of pubs and restaurants. Enjoy the best of British cooking just a few miles from Greene Park Place, where The Crow and Gate and the White Hart on the Green are just two of the area's excellent gastro-pubs, while the charming 18th century Wheatsheaf is just a 10 minute walk away. The town centre is choc-full of eateries that are perfect for drinks with friends and dining out: Pusanon serves aromatic Thai cuisine, while Hattusa brings you the finest dishes of Anatolian food, and there's a choice of fantastic Chinese, Indian and Italian venues. For children, look no further than Pooh Corner, on the edge of the Ashdown Forest in Hartfield just under 6 miles away, a teashop, gift shop and museum where honey is always on the menu...

PLENTY TO SIP...

Surrounded by stunning scenery and lush parklands, commons and woodlands, Crowborough is at the heart of wine country, with Downsview, Davenport and Wildwood Vineyards each within five miles of Greene Park Place and a range of other options a little further afield. Ideal for connoisseurs, why not take a tour, enjoy a tasting and then relax on the terrace with a glass of your favourite vintage?



AND TO SAVOUR...

Described as “a gastronomic glory set in the epicurean Garden of England”, and with over 250 eateries, Tunbridge Wells is definitely the place to come for a gourmandise experience. Book Thackeray’s, The Old Fishmarket or The Warren for a big night out, or closer to home, the Dining Room at the Buxted Park Hotel or the exquisite Ashdown Park Hotel & Country Club are equally memorable.

WITHIN REACH

Crowborough is situated on the A26, which makes it extremely accessible to Brighton on the south coast and nearby Tunbridge Wells to the north. London can be reached in around 75-90 minutes via the A21, while Gatwick Airport is just shy of 40 minutes by car, and Heathrow around 70 minutes.



SLOW DOWN...

It's just 1.2 miles from Greene Park Place to Crowborough railway station, from where trains run on the Oxted line directly into London Bridge in just over one hour, with additional services to East Croydon, Edenbridge and Uckfield.

ENJOY EACH MOMENT...

There are also regular bus services operated by Brighton and Hove Buses, Compass Travel and Wealdlink through the town, linking Crowborough with Brighton, Tunbridge Wells and nearby towns.

*Times are guide only. Sourced from Trainline and Google Maps.



A NEW WAY OF LIFE

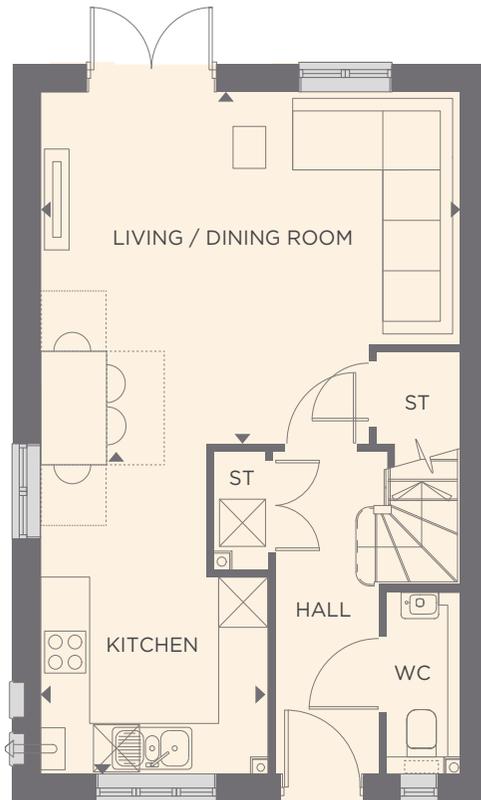


*The computer illustrations show plots in a mature setting and for guidance only.

2 BEDROOM HOMES

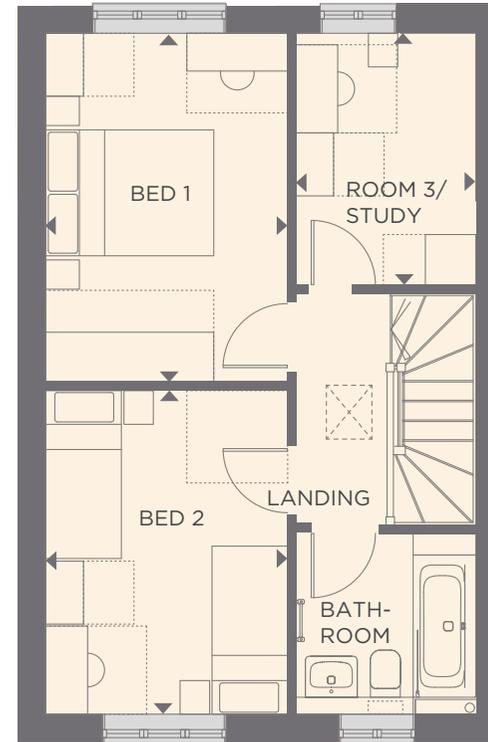
(SEMI - DETACHED)

PLOTS 24, 25, 29 & 30



GROUND FLOOR

LIVING/ DINING ROOM	4.22 X 5.10 (13'10" X 16'8")
KITCHEN	2.81 X 3.94 (9'2" X 12'11")



FIRST FLOOR

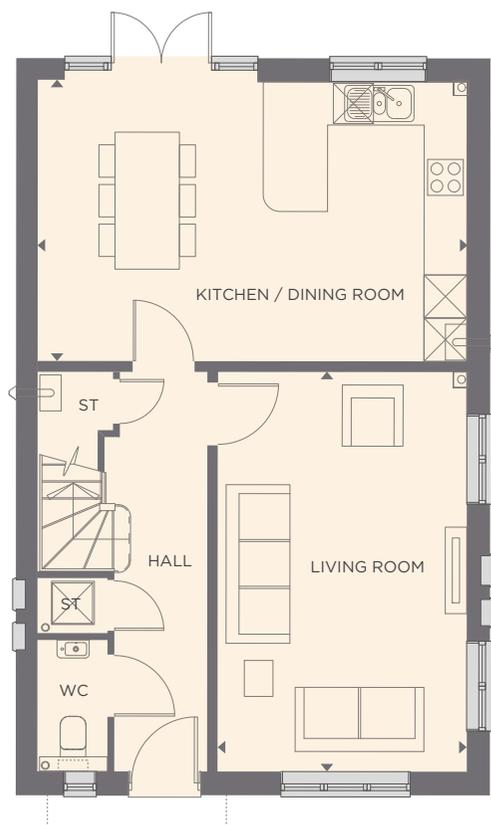
BED 1	2.92 X 4.20 (9'7" X 13'9")
BED 2	2.92 X 3.89 (9'7" X 12'9")
ROOM 3/ STUDY	2.18 X 3.04 (7'1" X 9'11")
TOTAL AREA:	81.1 m ² (873 ft ²)

*Floor plans are not to scale.
All room dimensions are approximate and for general guidance only.

3 BEDROOM HOMES

(DETACHED)

PLOTS 2 & 31



GROUND FLOOR

KITCHEN/ DINING ROOM	3.93 X 6.63 (12'10" X 21'9")
LIVING ROOM	3.53 X 5.59 (11'7" X 18'4")

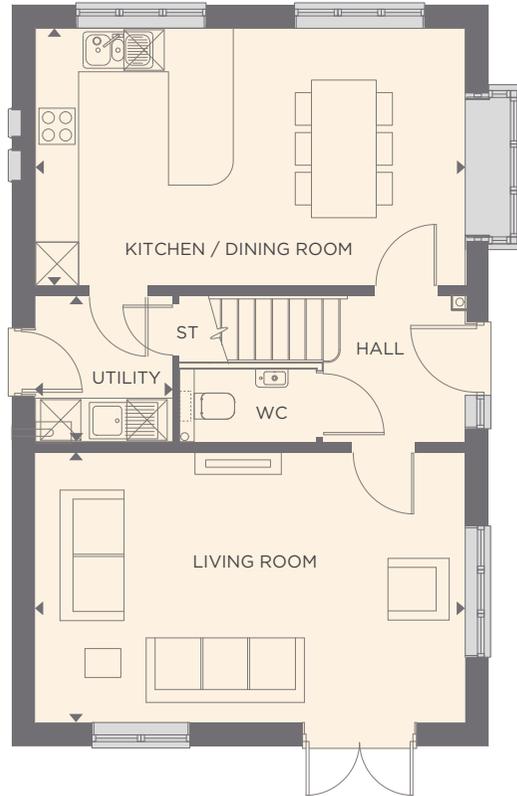


FIRST FLOOR

BED 1	3.65 X 3.97 (11'11" X 13'0")
BED 2	3.14 X 3.60 (10'3" X 11'9")
BED 3	2.80 X 3.60 (9'2" X 11'9")
TOTAL AREA:	110.9 m ² (1193 ft ²)

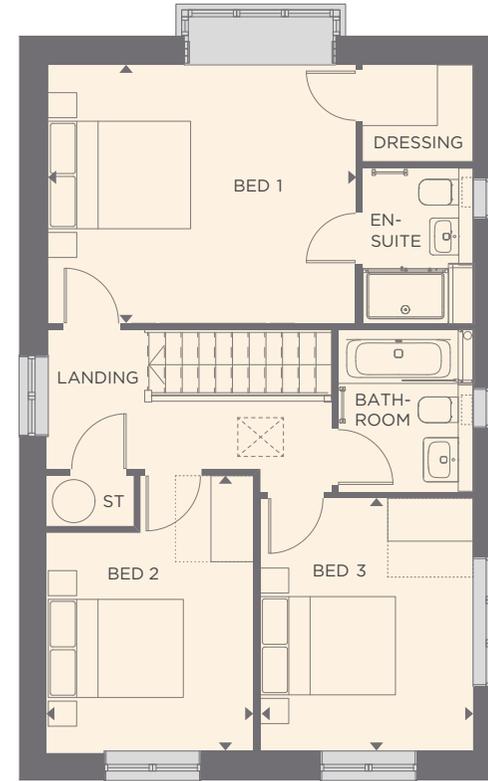
*Floor plans are not to scale.
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PLOTS 3, 32 & 33



GROUND FLOOR

KITCHEN/ DINING ROOM	3.60 X 6.02 (11'9" X 21'9")
LIVING ROOM	3.77 X 6.02 (12'4" X 21'9")
UTILITY	1.95 X 2.05 (6'4" X 6'8")



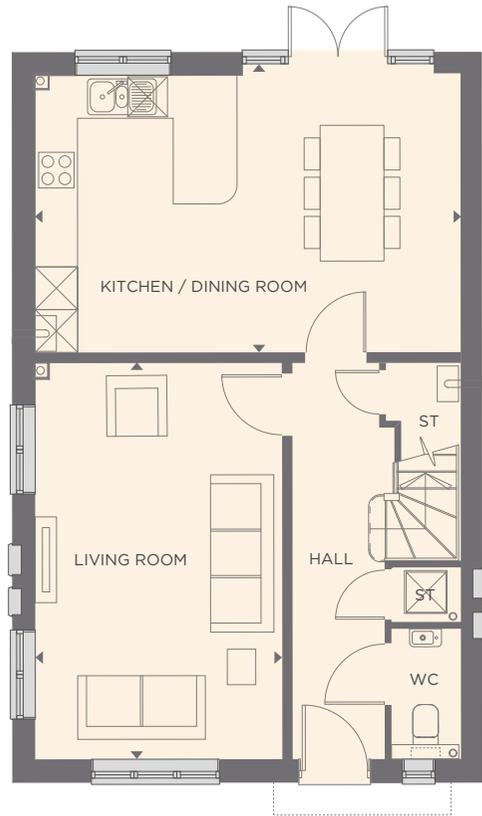
FIRST FLOOR

BED 1	3.64 X 4.36 (11'11" X 14'3")
BED 2	2.93 X 3.88 (9'7" X 12'8")
BED 3	3.03 X 3.57 (9'11" X 11'8")
TOTAL AREA	110.8 m ² (1194 ft ²)

*Plot 33 is a mirror image

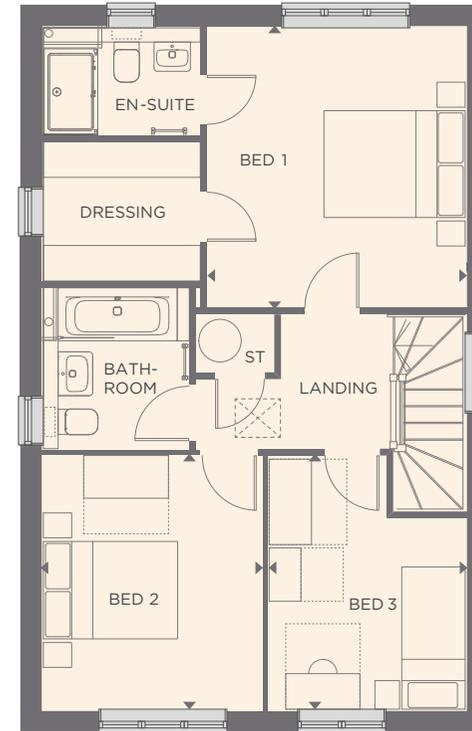
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PLOT 26



GROUND FLOOR

KITCHEN/ DINING ROOM	3.93 X 6.63 (12'10" X 21'9")
LIVING ROOM	3.53 X 5.60 (11'7" X 11'9")



FIRST FLOOR

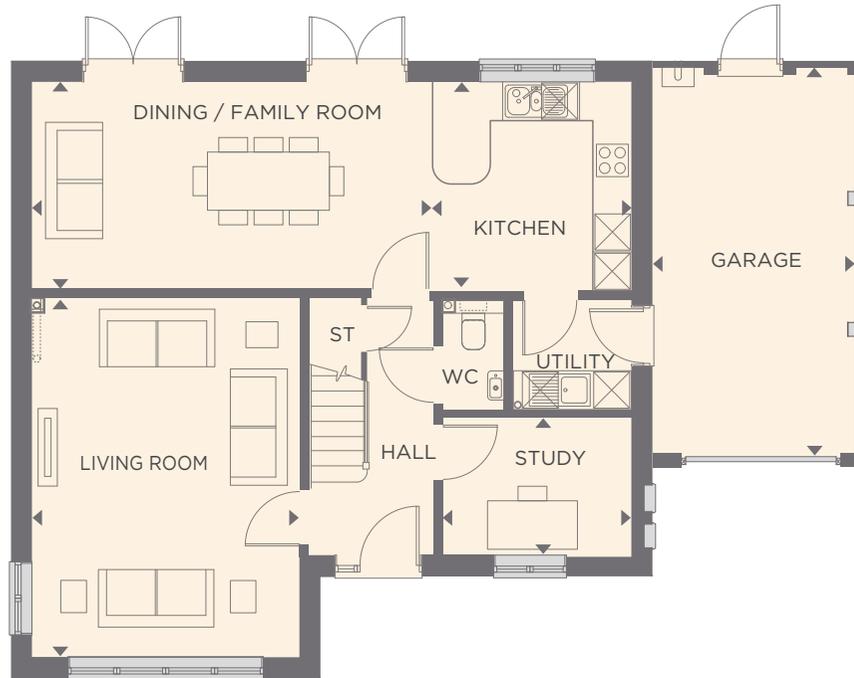
BED 1	3.69 X 3.97 (12'1" X 13'0")
BED 2	3.14 X 3.60 (10'3" X 11'9")
BED 3	2.80 X 3.60 (9'2" X 11'9")
TOTAL AREA:	110.8 m ² (1193 ft ²)

*Floor plans are not to scale.
All room dimensions are approximate and for general guidance only.

4 BEDROOM HOMES

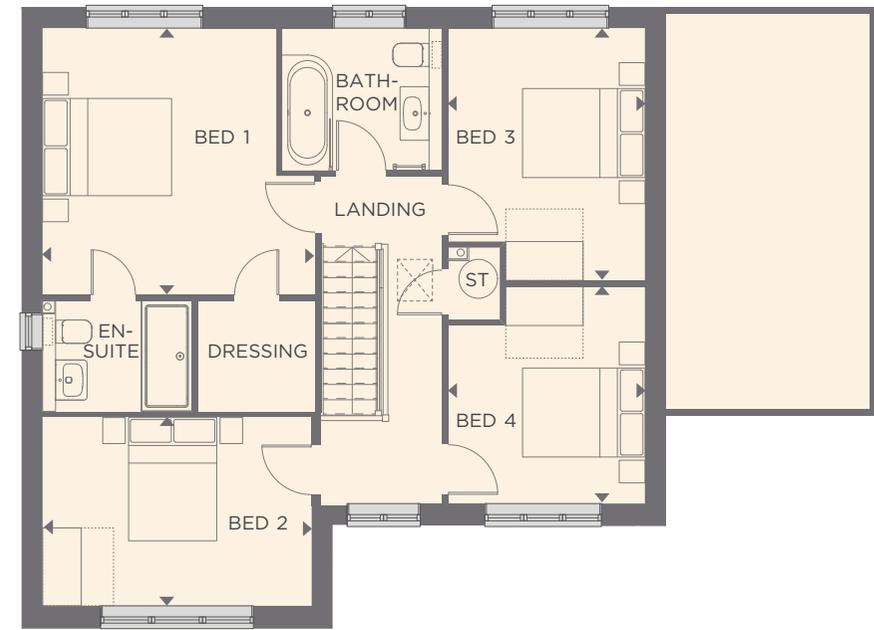
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PLOTS 1 & 34



GROUND FLOOR

DINING/ FAMILY ROOM	3.28 X 6.23 (10'9" X 20'5")
KITCHEN	3.17 X 3.28 (10'4" X 10'9")
UTILITY	1.88 X 1.95 (6'2" X 6'4")
LIVING ROOM	4.22 X 5.57 (13'10" X 18'3")
STUDY	2.15 X 2.98 (7'0" X 9'9")
GARAGE	3.16 X 6.00 (10'4" X 19'8")

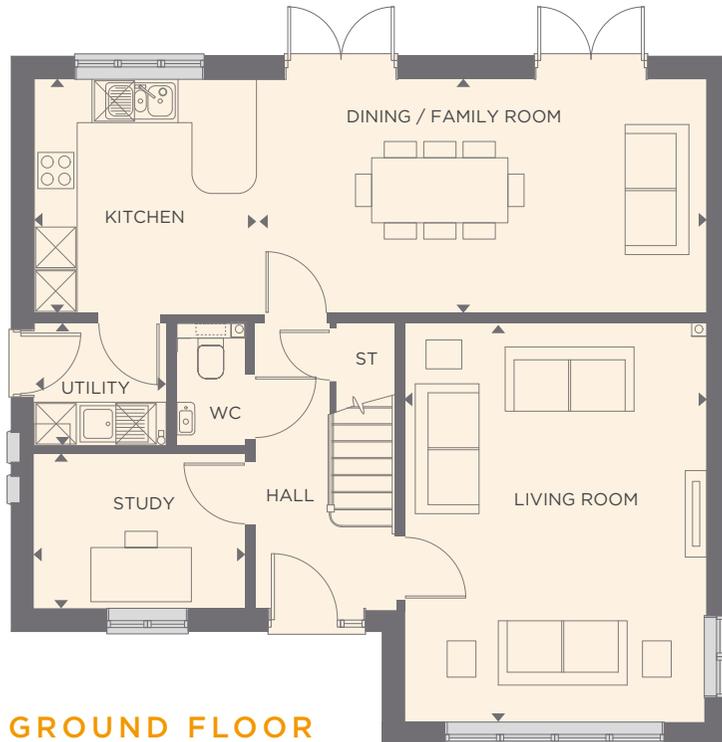


FIRST FLOOR

BED 1	4.15 X 4.21 (13'7" X 13'9")	TOTAL AREA (excl. garage) 146 m ² (1571 ft ²)
BED 2	2.94 X 4.21 (9'7" X 13'9")	
BED 3	3.09 X 3.92 (10'1" X 12'10")	GARAGE 19 m ² (208 ft ²)
BED 4	3.09 X 3.38 (10'1" X 11'1")	
TOTAL INTERNAL AREA (inc. garage)		165 m ² (1779 ft ²)

*Floor plans are not to scale.
All room dimensions are approximate and for general guidance only.

PLOTS 4, 8, 11 & 28



GROUND FLOOR

DINING/FAMILY ROOM	3.28 X 6.22 (10'9" X 20'4")
KITCHEN	3.17 X 3.28 (10'4" X 10'9")
LIVING ROOM	4.22 X 5.57 (13'10" X 18'3")
STUDY	2.15 X 2.99 (7'0" X 9'9")
UTILITY	1.73 X 1.89 (5'8" X 6'2")



FIRST FLOOR

BED 1	3.66 X 4.15 (12'0" X 13'7")
BED 2	2.94 X 4.21 (9'7" X 13'9")
BED 3	3.09 X 3.32 (10'1" X 10'10")
BED 4	3.09 X 3.38 (10'1" X 11'1")
TOTAL AREA	145.9 m ² (1571 ft ²)

*Plot 11 is a mirror image

*Floor plans are not to scale.

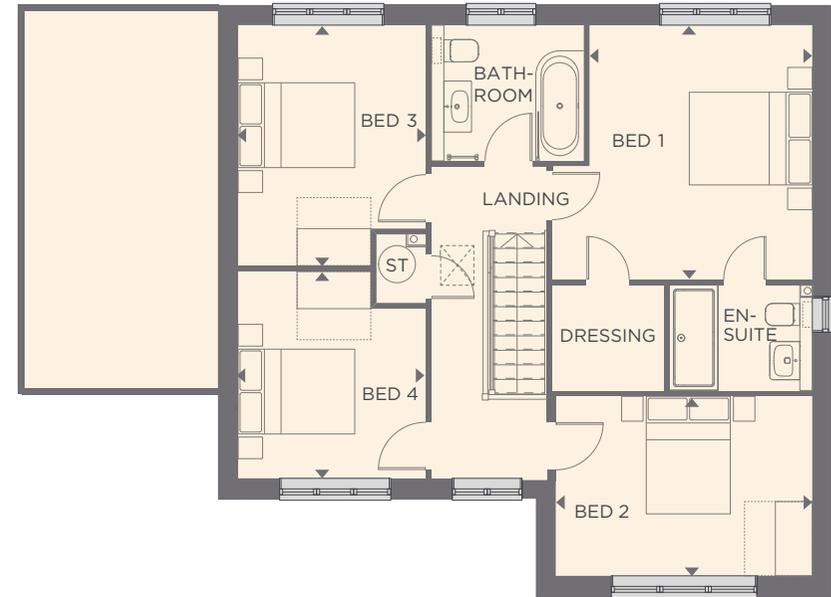
All room dimensions are approximate and for general guidance only.

PLOT 27



GROUND FLOOR

DINING/ FAMILY ROOM	3.28 X 6.23 (10'9" X 20'5")
KITCHEN	2.98 X 3.28 (9'9" X 10'9")
LIVING ROOM	4.22 X 5.59 (13'10" X 18'4")
STUDY	2.99 X 2.15 (9'9" X 7'0")
GARAGE	3.16 X 6.00 (10'4" X 19'8")



FIRST FLOOR

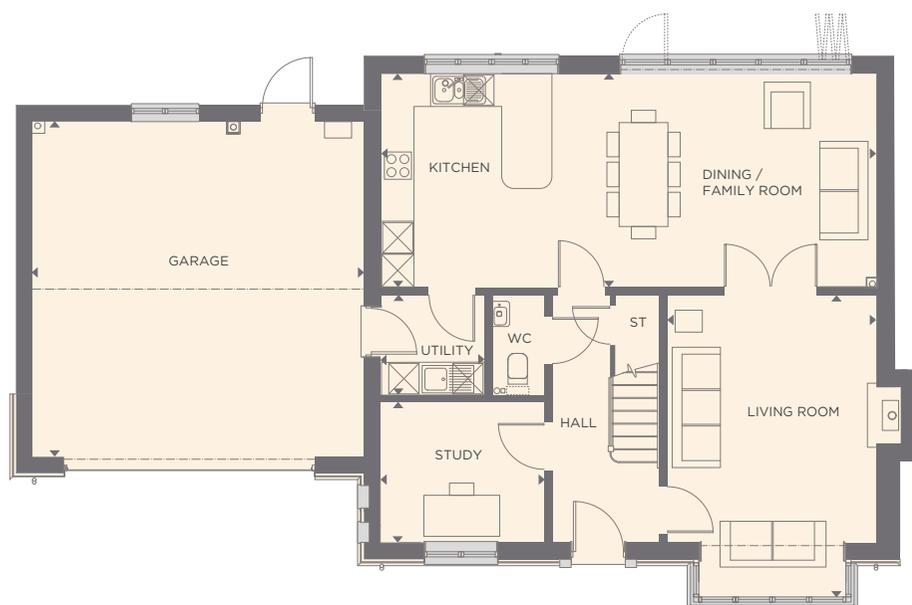
BED 1	3.66 X 4.15 (12'0" X 13'7")	TOTAL AREA (excl. garage) 146 m ² (1571 ft ²)
BED 2	2.94 X 4.21 (9'7" X 13'9")	
BED 3	3.09 X 3.92 (10'1" X 12'10")	GARAGE 19 m ² (208 ft ²)
BED 4	3.09 X 3.38 (10'1" X 11'1")	
TOTAL INTERNAL AREA (inc. garage)		165 m ² (1779 ft ²)

*Floor plans are not to scale.
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5 BEDROOM HOMES

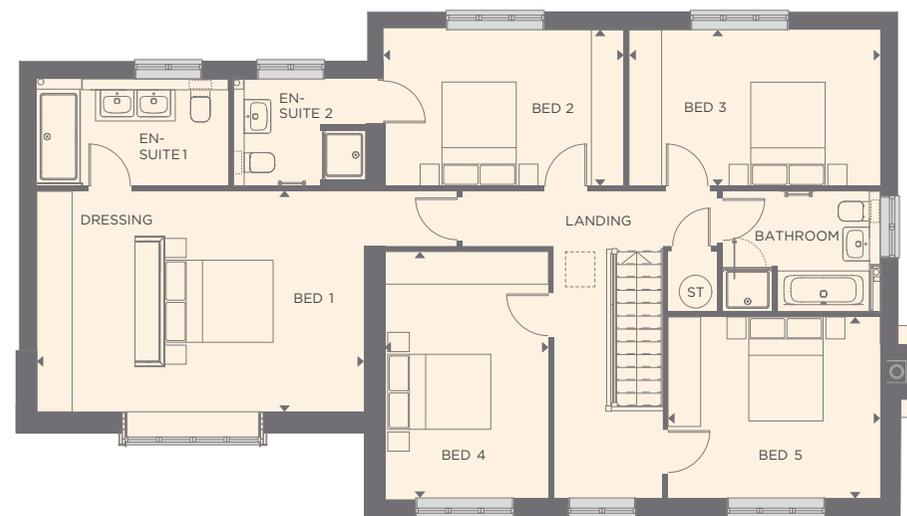
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PLOT 5



GROUND FLOOR

KITCHEN/ DINING/ FAMILY ROOM	3.95 X 9.17 (12'11" X 30'1")
LIVING ROOM	3.90 X 5.36 (12'9" X 17'7")
STUDY	2.58 X 3.05 (8'5" X 10'5")
UTILITY	1.88 X 1.95 (6'2" X 6'4")
GARAGE	6.00 X 6.13 (19'8" X 20'1")

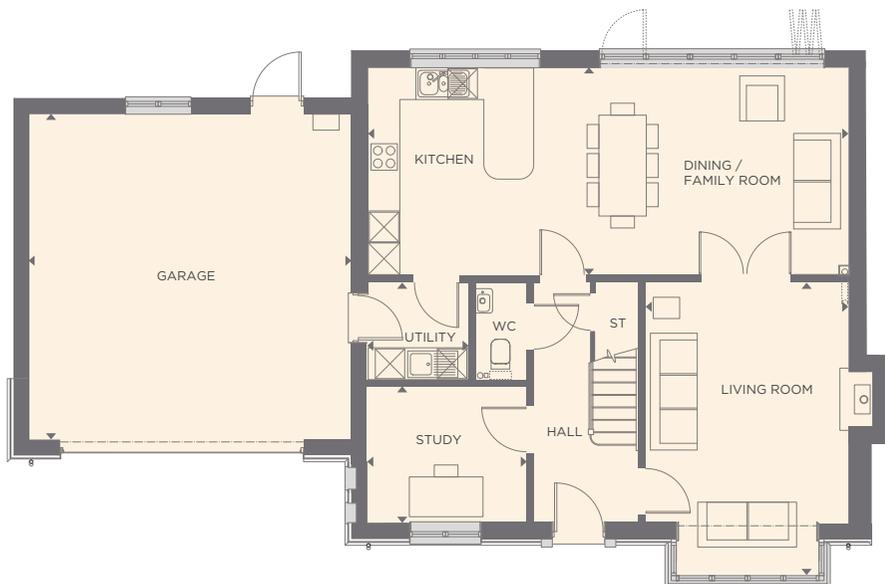


FIRST FLOOR

BED 1	4.07 X 6.04 (13'4" X 19'9")	TOTAL AREA (excl. garage) 192 m ² (2071 ft ²)
BED 2	2.90 X 4.44 (9'6" X 14'6")	
BED 3	2.90 X 4.66 (2'6" X 15'3")	GARAGE 39 m ² (414 ft ²)
BED 4	2.95 X 3.05 (9'8" X 10'0")	
BED 5	3.35 X 3.95 (10'11" X 12'11")	TOTAL INTERNAL AREA (inc. garage) 231 m ² (2486 ft ²)

*Floor plans are not to scale.
All room dimensions are approximate and for general guidance only.

PLOTS 6, 7, 9 & 10



GROUND FLOOR

KITCHEN/ DINING/ FAMILY ROOM	3.95 X 9.17 (12'11" X 30'1")
LIVING ROOM	3.90 X 5.36 (12'9" X 17'7")
STUDY	2.58 X 3.05 (8'5" X 10'0")
UTILITY	1.88 X 1.95 (6'2" X 6'4")
GARAGE	6.00 X 6.13 (19'8" X 20'1")

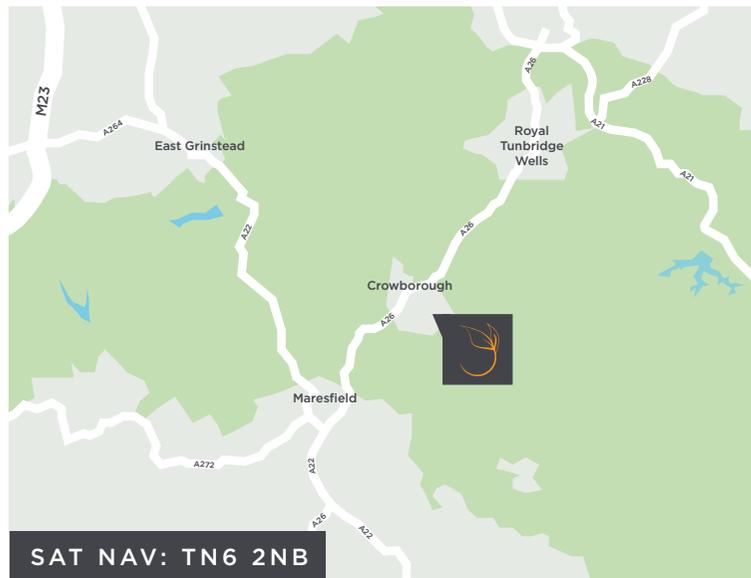
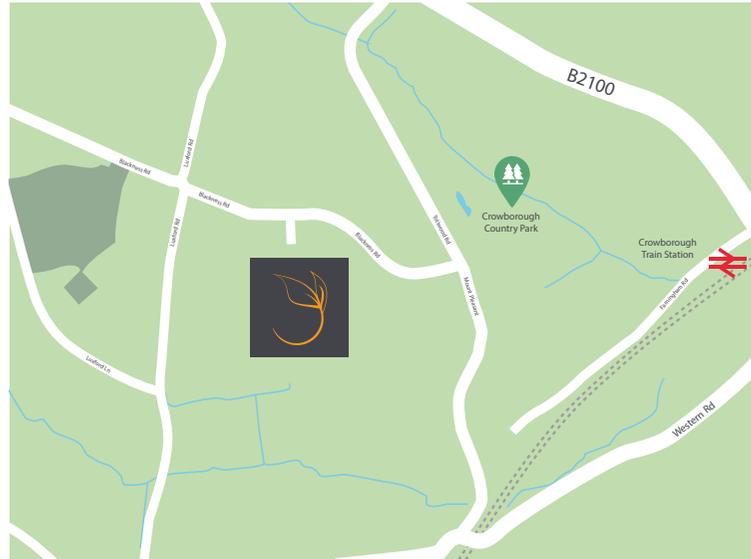


FIRST FLOOR

BED 1	4.07 X 6.04 (13'4" X 19'9")	TOTAL AREA (excl. garage) 192 m ² (2071 ft ²)
BED 2	3.05 X 4.55 (10'0" X 14'11")	
BED 3	2.90 X 4.43 (9'6" X 14'6")	GARAGE 39 m ² (414 ft ²)
BED 4	2.90 X 4.67 (9'6" X 21'2")	
BED 5	3.35 X 3.95 (10'11" X 12'11")	TOTAL AREA (inc. garage) 231 m ² (2486 ft ²)

*Floor plans are not to scale.
All room dimensions are approximate and for general guidance only.

LOCATION



SAT NAV: TN6 2NB

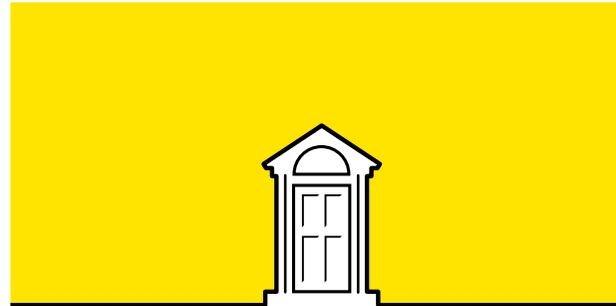
SITE PLAN



*Site plan not to scale and for guide only.



“GREENE PARK PLACE...
THE PERFECT PLACE
TO CALL HOME”



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