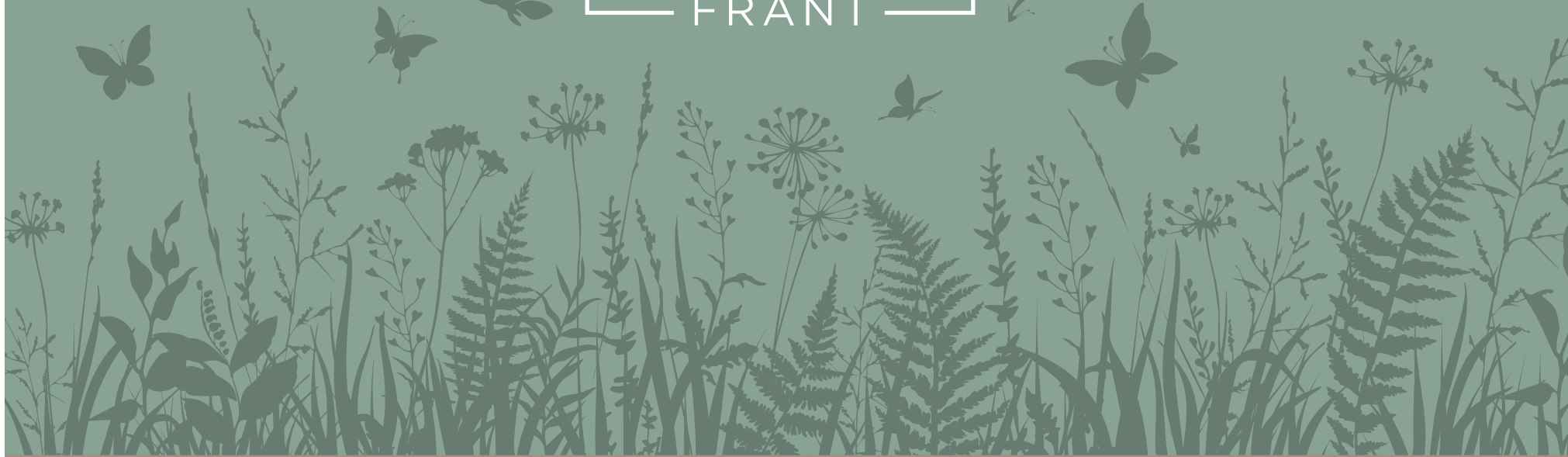
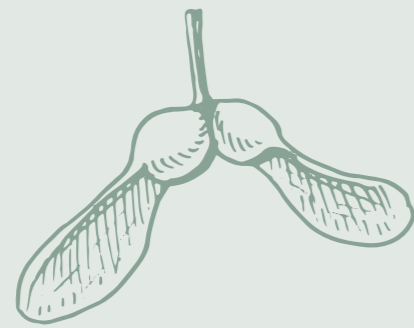




SUSSEX  
VIEW  
FRANT





# SUSSEX VIEW

TO LIVE AT SUSSEX VIEW IS TO LIVE IN THE BEAUTIFUL AND DESIRABLE VILLAGE OF FRANT A FEW MILES SOUTH OF ROYAL TUNBRIDGE WELLS, WITH STUNNING VIEWS ACROSS ERIDGE PARK AND THE WEALD OF SUSSEX BEYOND.

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CGI of Sussex View



## TRADITIONAL ABERGAVENNY STYLE

WITH A RANGE OF HOUSE SIZES BUILT IN THE TRADITIONAL ABERGAVENNY STYLE SET AROUND A LANDSCAPED CENTRAL GREEN, SUSSEX VIEW OFFERS AN IDYLIC VILLAGE LIFE, WITH ITS BEAUTIFUL VIEWS, WALKS AND VILLAGE PUBS.

Sussex View enjoys easy access to excellent rail and road connections and wider range of high quality facilities in Royal Tunbridge Wells and the local area.





# WELCOME TO FRANT

FRANT IS A VERY PICTURESQUE VILLAGE SET AROUND A CENTRAL GREEN SITUATED IN THE WEALDEN DISTRICT OF EAST SUSSEX, AND RENOWNED FOR ITS BUSTLING COMMUNITY SPIRIT AND CLOSE PROXIMITY TO THE POPULAR TOWN OF ROYAL TUNBRIDGE WELLS.

The village itself has a small high street of period buildings, a village shop with café, village hall and hairdresser. There is a choice of two highly-regarded and welcoming village pubs serving a delicious and comprehensive menu.

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# VILLAGE LIVING

## EDUCATION

Local Nursery School and Frant Primary School. Preparatory schools include Holmewood House in Langton Green and Rosehill and The Mead in Tunbridge Wells. Community Colleges in Wadhurst, Crowborough and Heathfield and independent senior schools in the area include Tonbridge for boys, Mayfield for girls, and co-ed options at Sevenoaks, Brighton and Eastbourne.

## LEISURE FACILITIES

Recreational and sporting activities in the area are extensive with cricket, football and bowling clubs within the village; sailing, cycling and fishing at Bewl Water; spectacular walking and riding routes can be found in the Ashdown Forest and nearby racing at Lingfield Park, Plumpton and Brighton. Opera can be enjoyed at Glyndebourne and Polo at Cowdray Park. There are a number of excellent golf courses in the area and several private membership health spas in Tunbridge Wells.

## TRAVEL LINKS

**MAINLINE RAIL SERVICES:** Frant has its own station at Bells Yew Green, reached within 2.3 miles, one stop down from Tunbridge Wells reached within 2.5 miles, which serve London Bridge, Waterloo East, Charing Cross, Cannon Street and Hastings on the south coast.

**MOTORWAY LINKS:** The M25 can be accessed via the A21 just north of Tunbridge Wells, linking to the national motorway networks and airports. Gatwick airport is approximately 26.5 miles to the west and Ashford International Station about 31.7 miles to the east.



# ROYAL TUNBRIDGE WELLS

APPROXIMATELY 3 MILES NORTH OF THE VILLAGE IS THE MAIN TOWN CENTRE OF ROYAL TUNBRIDGE WELLS WHICH IS FAMED FOR ITS GLORIOUS PARKS AND COMMON INCLUDING THE 78 ACRE GRADE II LISTED DUNORLAN PARK WHICH OFFERS A LOVELY BOATING LAKE, PONDS AND MARSHLANDS, A WATER GARDEN AND GRECIAN TEMPLE.

If you are seeking a peaceful oasis in the town centre, Calverley grounds is the perfect place to stroll or enjoy a coffee. In the summer the gardens host live music events and festivals and in the winter there is an ice rink. The Common itself is a perfect picnic spot, a wildlife haven and a great place to sit back and watch the world go by.

For shopping, there is the Pantiles, home to over 70 independent stores, art galleries, cafes,

restaurants and bars, each offering something special. Whilst the Old High Street is home to a range of independent retailers to include Hoopers, in the northern part of the town you will find the Royal Victoria Place Shopping Centre home to Fenwick department store. Leisure facilities include the Assembly Hall, Trinity Theatre and Arts Centre and Tunbridge Wells Sports Centre. Golf clubs include The Nevill with other sports clubs including cricket, rugby and tennis all within easy reach.





IN ASSOCIATION WITH GOLD ROCK HOMES LIMITED

## THE DEVELOPER

GOWING BUILD IS A WELL RESPECTED ESTABLISHED LOCAL BUILDING CONTRACTOR, WORKING WITH GOLD ROCK HOMES LIMITED WHICH IS A YOUNG AND INNOVATIVE COMPANY WITH A PASSIONATE COMMITMENT TO BUILDING SUPERBLY DESIGNED AND SUSTAINABLE HOMES IN THE SOUTH EAST OF ENGLAND.

Sustainability is at the heart of what they do. All of their homes are built with high thermal efficiency using sustainable materials wherever possible.

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# SPECIFICATION

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## KITCHENS

- Comprehensive kitchen from selected range with painted Shaker style doors
- Induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washer/dryer (except where separate utility room)
- Single, double or twin ovens depending on the size of house
- Silestone worktops with 100mm upstands
- Undermounted stainless steel sink
- Chrome mixer tap

## UTILITY (PLOTS 8 & 9 ONLY)

- Shaker style sink base unit
- Silestone worktop
- Undermounted stainless steel sink
- Chrome tap
- Spaces for a washing machine and a tumble dryer

## BATHROOMS

- Modern white sanitary ware with chrome mixer taps
- Black framed shower screens and over bath shower screens
- Wall hung vanity units with shaver points and fixed mirror above
- Separate showers where possible (see individual floor plans)
- Amtico luxury vinyl tiles to floors
- Metro style ceramic tiling to wet areas
- Heavy duty resin shower trays (see individual floor plans)
- Heated black electric towel rails

## SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security locks to external doors & windows
- Build Zone – 10 year warranty

## HOME ENTERTAINMENT & COMMUNICATION

- The houses are BT fibre enabled for high-speed broadband
- Living room, kitchen & bedrooms have TV points installed

## HEATING & LIGHTING

- Underfloor heating via gas boiler with zonal thermostatic room controls to ground floor (plots 8 & 9 to lower ground floor) and radiators to upper floors
- Gas combi boiler hot water system to plots 10, 11, 14 and 15 and pressurised hot water cylinder to plots 6, 7, 8, 9, 12 & 13
- Downlights to kitchen areas

## JOINERY

- All skirting minimum 100mm, pencil round white painted
- Architraves minimum 60mm, pencil round white painted
- Painted semi solid or solid fire doors where required to all internal doors in a 5 panel vertical pattern
- Painted timber staircase with hardwood handrail

## WINDOWS & DOORS

- Hardwood painted double glazed windows throughout
- Painted hardwood French doors
- Entrance door - Painted hardwood composite entrance door
- Plots 8 & 9 - aluminium sliding doors to rear of lower ground floor



## DECORATION

- All walls painted in Wiltshire White
- Plastered ceilings, painted white
- Painted woodwork in white

## HIGH QUALITY FINISHES

- Chrome front door furniture, including restraint chain, night latch, lever mortice
- Door furniture brushed chrome

## FLOORING

- Amtico luxury vinyl floor tiles to ground & lower ground floor areas (excluding separate living rooms) as well as all bathrooms & shower rooms
- Carpet to all bedrooms, home office, separate living rooms, stairs & landings

## EXTERNAL FEATURES

- Extensive landscaping as per the planning consent
- Block paving to parking areas
- Patios & pathways in Indian stone



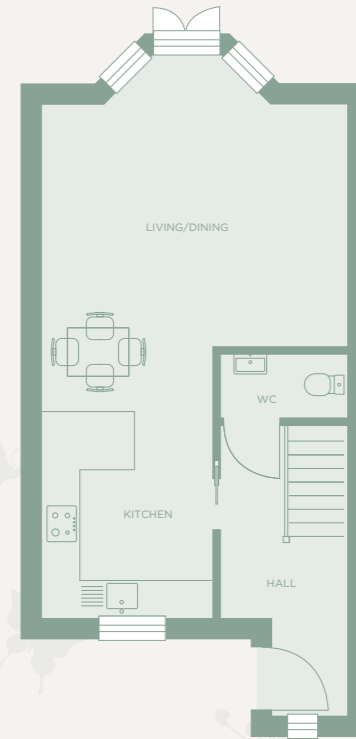


Image from a previous Gowing Build development

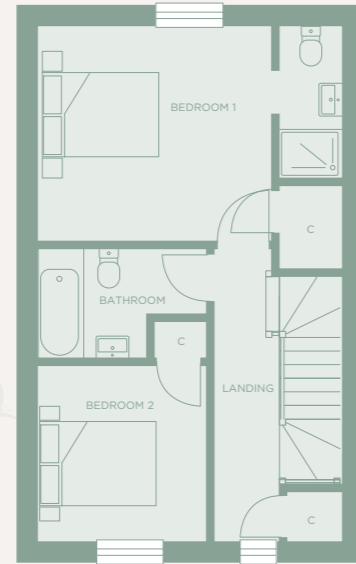


## FLOOR PLANS NUMBER 6

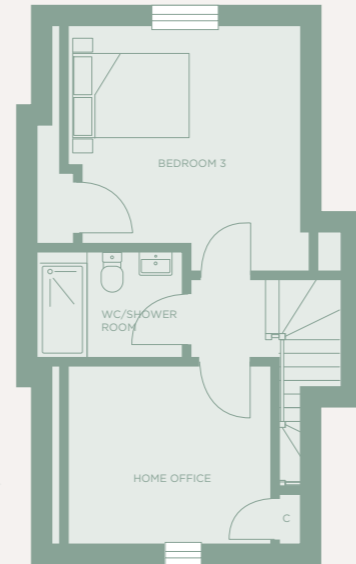
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

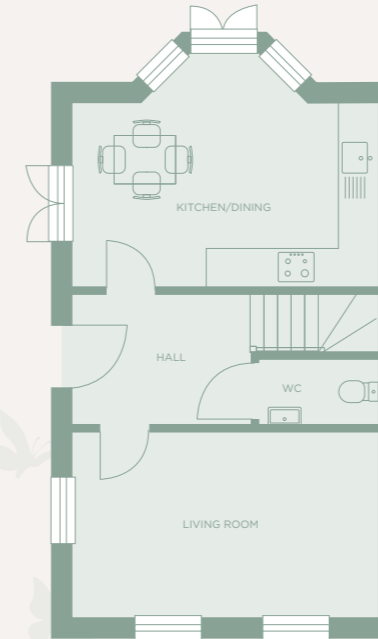


6

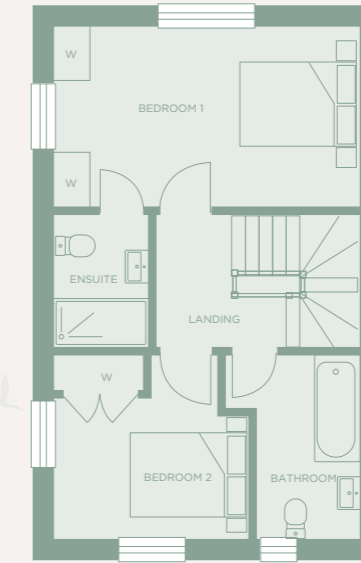
ROOM SIZES	METRES	FEET
Kitchen	2.8 x 4.5	9.2 x 14.8
Living/Dining	5.0 x 4.8	16.4 x 15.7
Bedroom 1	3.9 x 3.5	12.8 x 11.5
Bedroom 2	2.8 x 2.9	9.2 x 9.5
Bedroom 3	3.5 x 3.5	11.5 x 11.5
Home Office	3.4 x 2.9	11.2 x 9.5
<b>TOTAL</b>	<b>126m<sup>2</sup></b>	<b>1360ft<sup>2</sup></b>

## FLOOR PLANS NUMBER 7

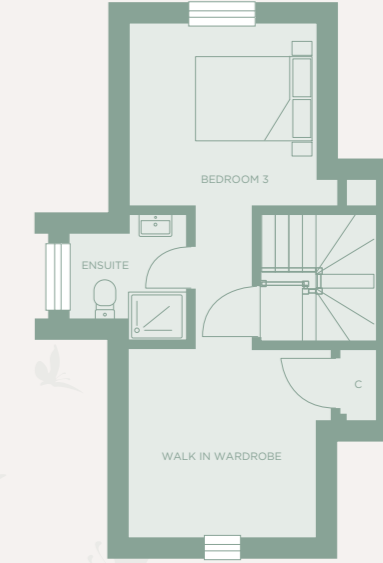
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



7

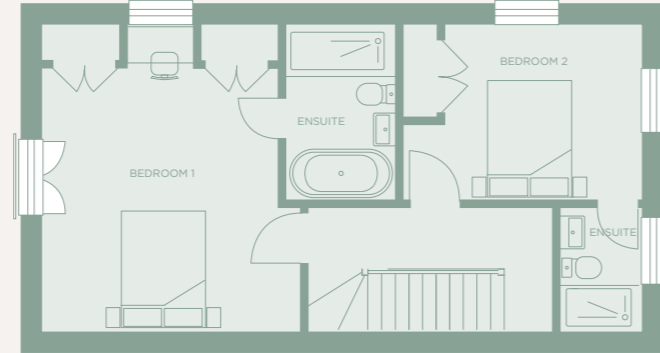
ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 3.9	16.4 x 12.8
Living	5.0 x 3.0	16.4 x 9.8
Bedroom 1	5.0 x 3.0	16.4 x 9.8
Bedroom 2	3.2 x 2.4	10.5 x 7.9
Bedroom 3	3.1 x 3.1	10.2 x 10.2
Home Office	3.1 x 3.0	10.2 x 9.8
<b>TOTAL</b>	<b>119m<sup>2</sup></b>	<b>1284ft<sup>2</sup></b>

## FLOOR PLANS NUMBER 8

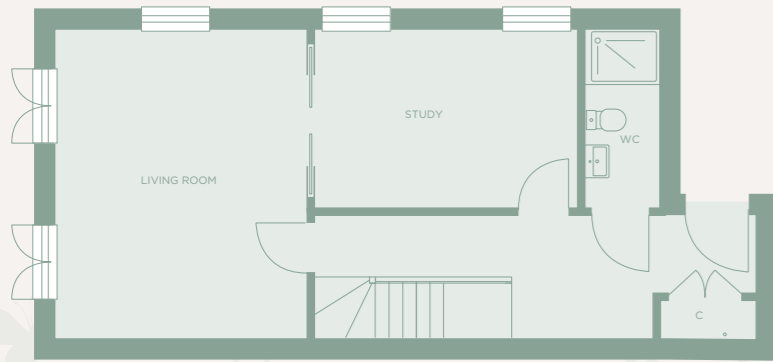
LOWER GROUND FLOOR



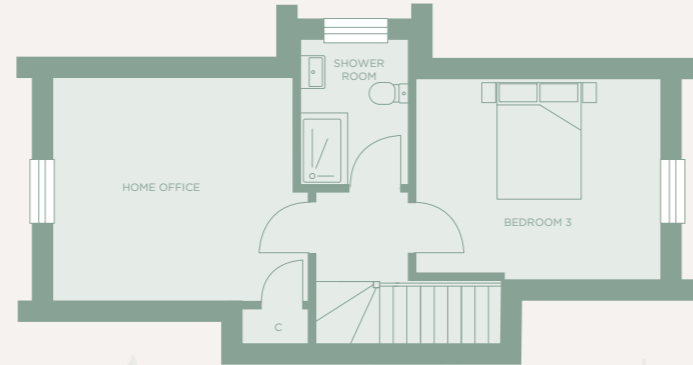
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

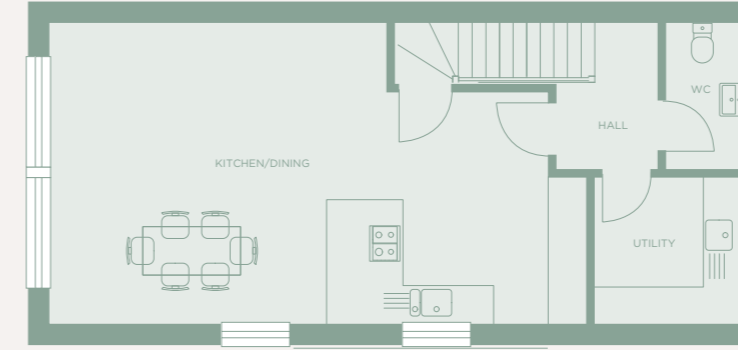


8

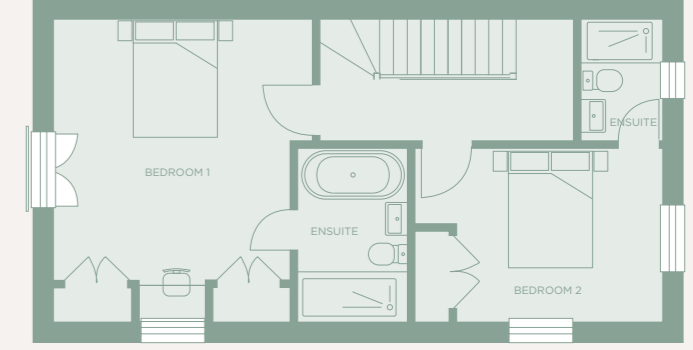
ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 9.3	16.4 x 30.5
Study	2.9 x 4.3	9.5 x 14.1
Living room	5.0 x 4.2	16.4 x 13.8
Bedroom 1	5.0 x 3.9	16.4 x 12.8
Bedroom 2	2.9 x 4.0	9.5 x 13.1
Bedroom 3	3.3 x 4.0	10.8 x 13.1
Home Office	3.3 x 3.9	10.8 x 12.8
<b>TOTAL</b>	<b>196m<sup>2</sup></b>	<b>2115ft<sup>2</sup></b>

## FLOOR PLANS NUMBER 9

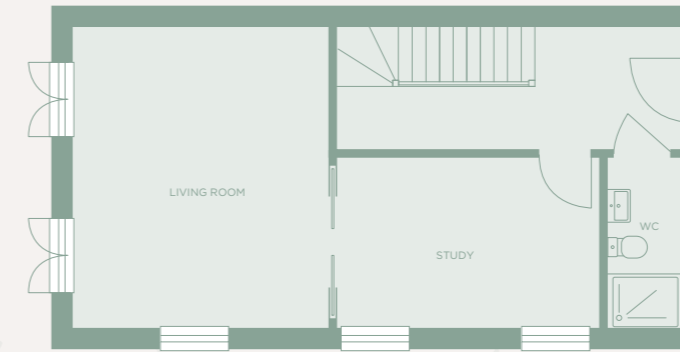
LOWER GROUND FLOOR



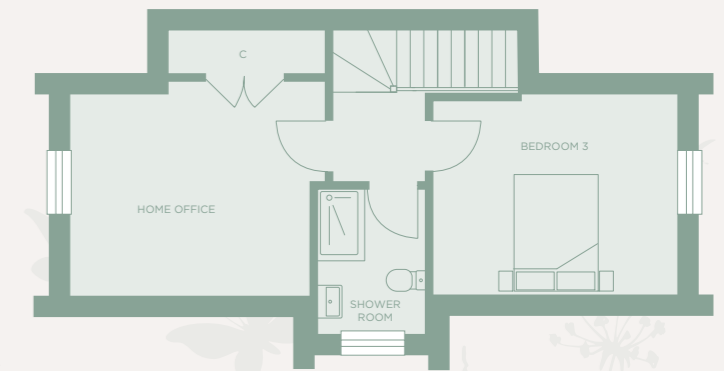
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

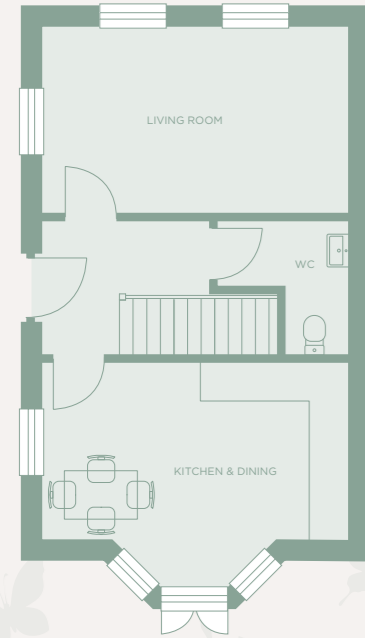


9

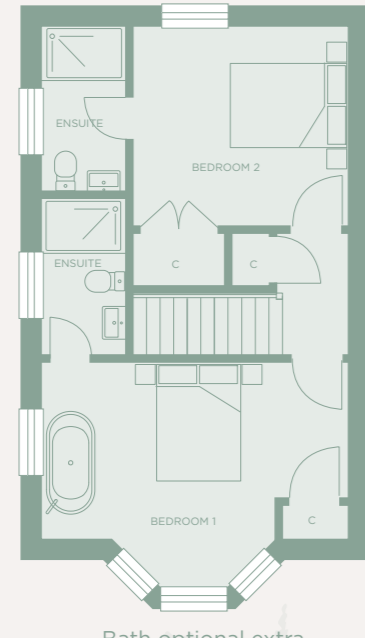
ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 8.9	16.4 x 29.2
Study	2.9 x 4.3	9.5 x 14.1
Living room	5.0 x 4.3	16.4 x 14.1
Bedroom 1	5.0 x 3.9	16.4 x 12.8
Bedroom 2	2.9 x 4.1	9.5 x 13.5
Bedroom 3	3.1 x 4.0	10.2 x 13.1
Home Office	3.1 x 3.9	10.2 x 12.8
<b>TOTAL</b>	<b>194m<sup>2</sup></b>	<b>2093ft<sup>2</sup></b>

## FLOOR PLANS NUMBERS 10 & 11

GROUND FLOOR



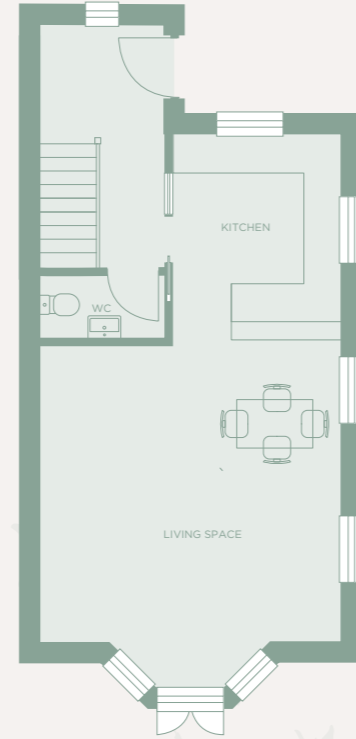
FIRST FLOOR



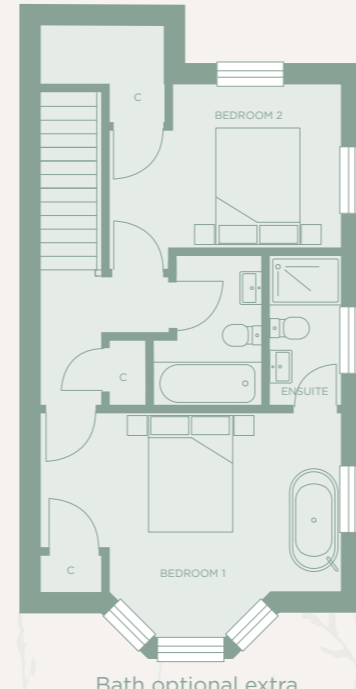
10

11

GROUND FLOOR



FIRST FLOOR

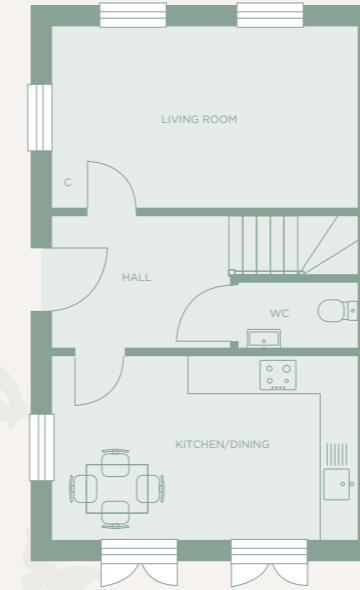


ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 3.7	16.4 x 12.1
Living room	5.0 x 3.0	16.4 x 9.8
Bedroom 1	5.0 x 3.8	16.4 x 12.5
Bedroom 2	3.5 x 3.3	11.5 x 10.8
<b>TOTAL</b>	<b>92m<sup>2</sup></b>	<b>993ft<sup>2</sup></b>

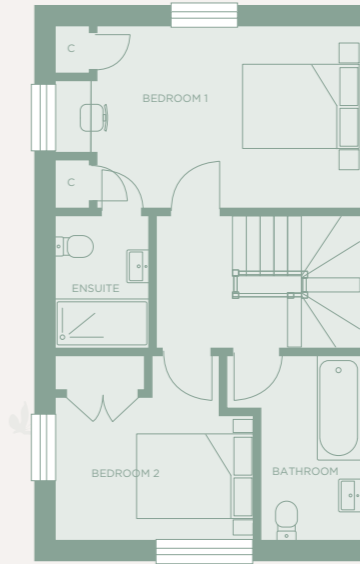
ROOM SIZES	METRES	FEET
Kitchen	2.8 x 3.5	9.2 x 11.5
Living/Dining	5.0 x 5.5	16.4 x 18.0
Bedroom 1	5.0 x 3.7	16.4 x 12.1
Bedroom 2	3.9 x 2.7	12.8 x 8.9
<b>TOTAL</b>	<b>88m<sup>2</sup></b>	<b>950ft<sup>2</sup></b>

## FLOOR PLANS NUMBER 12

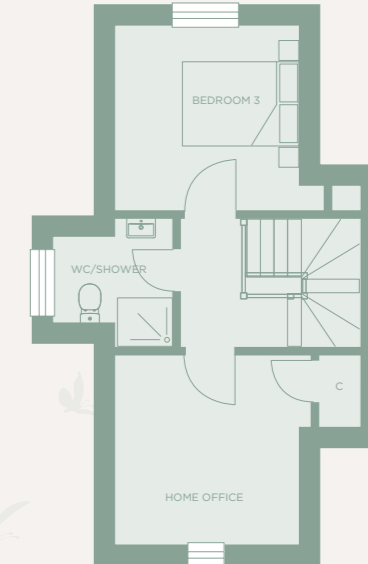
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

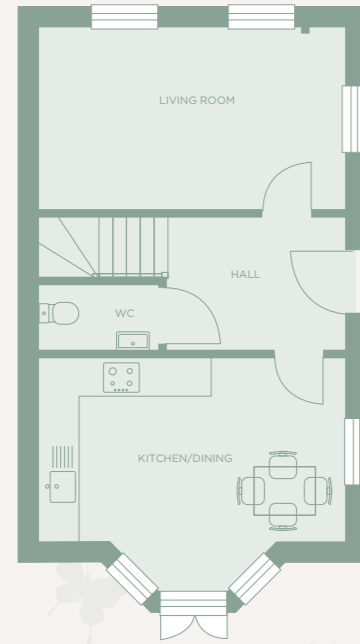


12

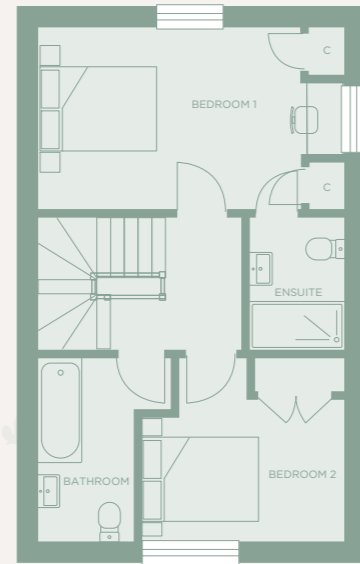
ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 3.0	16.4 x 9.8
Living	5.0 x 3.0	16.4 x 9.8
Bedroom 1	5.0 x 3.0	16.4 x 9.8
Bedroom 2	3.3 x 3.0	10.8 x 9.8
Bedroom 3	3.1 x 3.0	10.2 x 9.8
Home Office	3.1 x 3.0	10.2 x 9.8
<b>TOTAL</b>	<b>126m<sup>2</sup></b>	<b>1360ft<sup>2</sup></b>

## FLOOR PLANS NUMBER 13

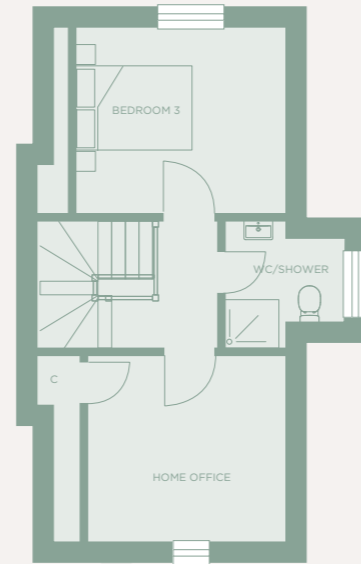
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

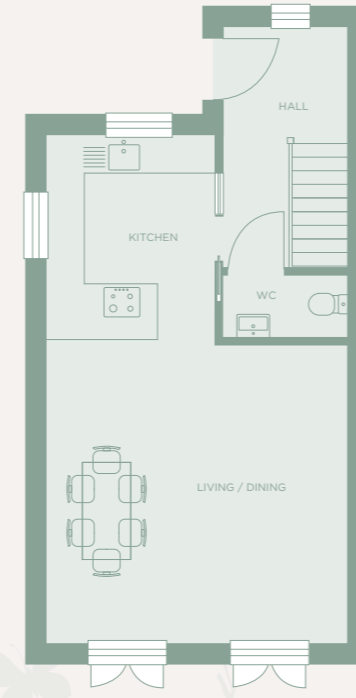


13

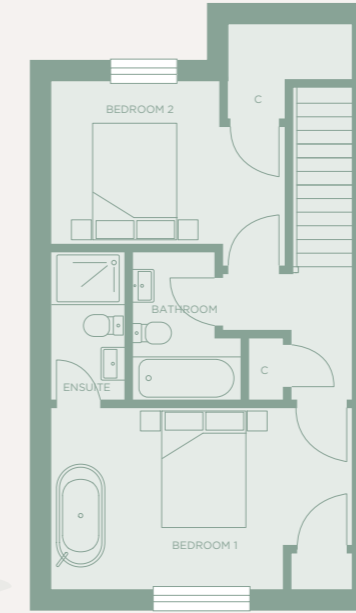
ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 3.0	16.4 x 9.8
Living	5.0 x 3.0	16.4 x 9.8
Bedroom 1	5.0 x 3.0	16.4 x 9.8
Bedroom 2	3.3 x 3.0	10.8 x 9.8
Bedroom 3	3.1 x 3.0	10.2 x 9.8
Home Office	3.1 x 3.0	10.2 x 9.8
<b>TOTAL (excl garage)</b>	<b>126m<sup>2</sup></b>	<b>1360ft<sup>2</sup></b>
Garage	2.9 x 5.6	9.5 x 18.4

## FLOOR PLANS NUMBERS 14 & 15

GROUND FLOOR

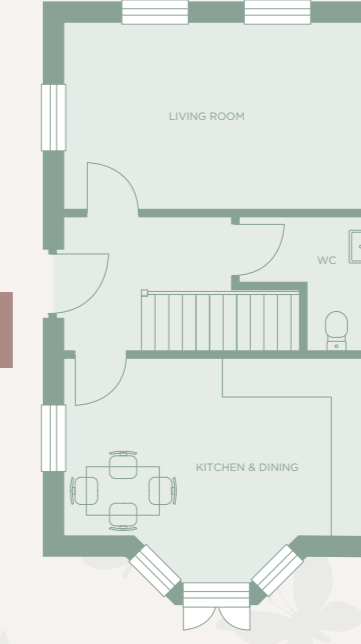


FIRST FLOOR

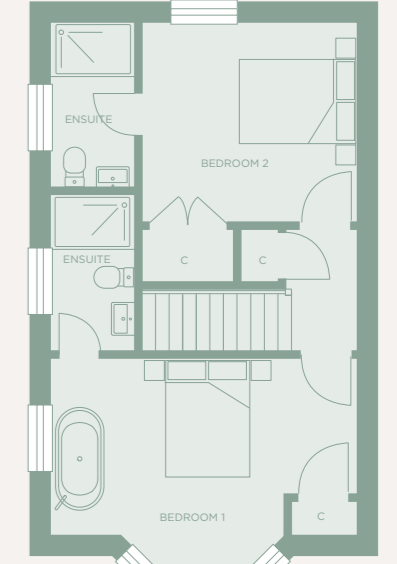


Bath optional extra

GROUND FLOOR



FIRST FLOOR



Bath optional extra

14

15

ROOM SIZES	METRES	FEET
Kitchen	2.8 x 3.5	9.2 x 11.5
Living/Dining	5.0 x 5.5	16.4 x 18.0
Bedroom 1	5.0 x 3.7	16.4 x 12.1
Bedroom 2	3.9 x 2.7	12.8 x 8.9
<b>TOTAL (excl garage)</b>	<b>88m<sup>2</sup></b>	<b>950ft<sup>2</sup></b>
Garage	2.9 x 5.6	9.5 x 18.4

ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 3.7	16.4 x 12.1
Living room	5.0 x 3.0	16.4 x 9.8
Bedroom 1	5.0 x 3.8	16.4 x 12.5
Bedroom 2	3.5 x 3.3	11.5 x 10.8
<b>TOTAL</b>	<b>92m<sup>2</sup></b>	<b>993ft<sup>2</sup></b>



Image from a previous Gowing Build development



ENJOY CONTEMPORARY COUNTRY LIVING  
WITHIN AN AREA OF OUTSTANDING  
NATURAL BEAUTY.

---





SUSSEX  
VIEW  
FRANT

A DEVELOPMENT BY



GOWING  
BUILD

IN ASSOCIATION WITH  
GOLD ROCK HOMES LIMITED

ALL ENQUIRIES



WOOD & PILCHER

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23 HIGH STREET • TUNBRIDGE WELLS KENT • TN1 1UT  
TUNBRIDGEWELLS@WOODANDPILCHER.CO.UK

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