



# HILLBURY FIELDS

TICEHURST, EAST SUSSEX  
TN5 7EX

*Fernham*  
HOMES



# HILLBURY FIELDS

Located in the heart of the High Weald an Area of Outstanding Natural Beauty, Hillbury Fields is an exciting new development in the charming village of Ticehurst, East Sussex. Featuring 30 spacious one, two, three and four bedroom homes, offering modern country living in an enviable setting for first-time buyers, downsizers and growing families alike.



# AN IDEAL PLACE TO PUT DOWN ROOTS

Designed to blend harmoniously with Ticehurst's historic architecture, Hillbury Fields combines rustic brick, weatherboarding, with clay tiled roofs to create an aesthetically pleasing environment. Bounded by ancient woodland and open fields, and with easy access to the High Street, just a few minutes away, the development includes a children's play area alongside an enhanced ecological wildlife area, while at its heart, a central pond provides a haven for wildlife.

There are 30 new houses here, with a choice of one, two, three and four bedrooms. Each home has been thoughtfully designed to maximise light and space with private gardens, allocated parking and views of the Kent Weald.







## SUSSEX CHARM

Just a few minutes' walk from Hillbury Fields, Ticehurst's bustling village hub beckons. Peppering its picture-postcard streetscape, an eclectic collection of independent stores offers everyday essentials and more, while friendly local hostelrys range from traditional pubs like the Chequers Inn and The Bell (which hosts regular movie and comedy nights), to quirky cafés such as The Greedy Goat.

For sophisticated shopping and culture, Royal Tunbridge Wells is just over 10 miles away, providing an elegant setting for stylish department stores, boutique high street chains and household brands. With a wide range of restaurants, bars and cafés to suit all tastes, the town's theatres, cinemas, galleries and varied menu of events will keep all the family entertained.

*"Surrounded by open countryside, enjoy the best that Sussex has to offer"*



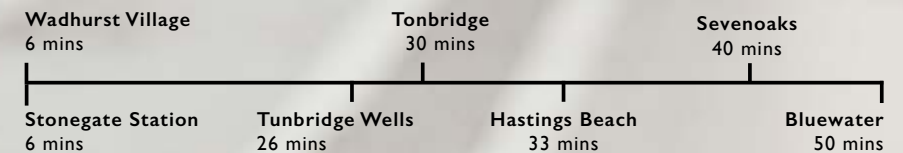


# HOME & AWAY

Hillbury Fields is ideally located, easily accessible to the South Coast and Central London. By road, the A21 is just a few minutes away, with the A229 beyond, which brings you to the thriving towns of Royal Tunbridge Wells and Maidstone and, in the opposite direction to Hastings and, via the A268, to Rye. Trains from either Stonegate or Etchingam are just over 3.1 miles and 4.2 miles away, and run hourly to Hastings, London Bridge and Charing Cross. There is also a regular bus service between Tunbridge Wells and Hurst Green, taking in Wadhurst, Hawkhurst and Flimwell.

\*Train times taken from Trainline.com correct at time of publication.  
Driving times are an estimation taken from  
Google Maps at time of publication.

## BY CAR FROM HILLBURY FIELDS



## BY TRAIN FROM STONEGATE STATION



# SITE PLAN

## KEY

- THE PASHLEY - PLOTS 21 & 22  
2 BED
- THE MAYFIELD - PLOTS 2, 3, 9, 10, 18, 25 & 26  
2 BED
- THE HEATHFIELD - PLOTS 20 & 30  
2 BED
- THE ALFRISTON - PLOTS 28 & 29  
2 BED
- THE STONEGATE - PLOT 1  
3 BED
- THE SANDHURST - PLOTS 11, 12, 13 & 19  
4 BED
- THE PENHURST - PLOTS 17 & 24  
3 BED
- THE KILNDOWN - PLOT 27  
3 BED
- THE BECKLEY - PLOTS 4 & 5  
3 BED
- THE BRIGHTLING - PLOTS 7 & 8  
4 BED
- THE ROLVENDEN - PLOTS 15 & 23  
4 BED
- THE DALLINGTON - PLOTS 6, 14, 16  
4 BED

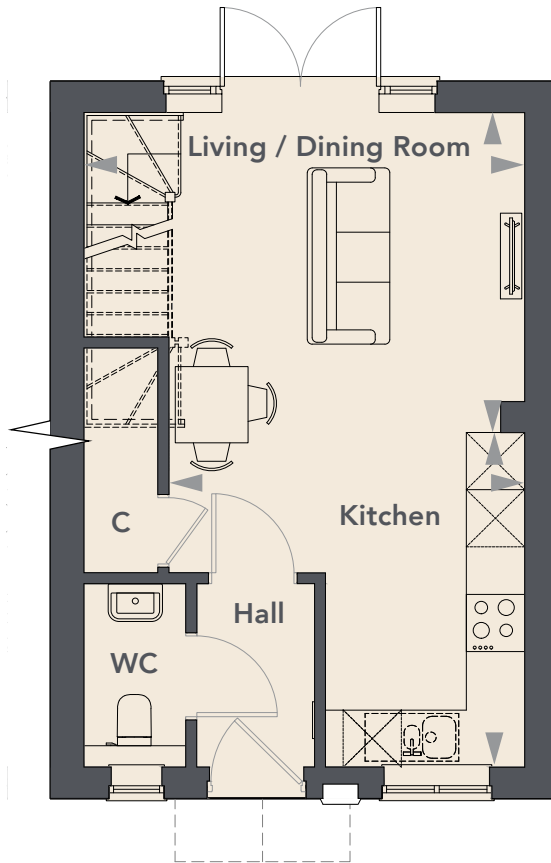




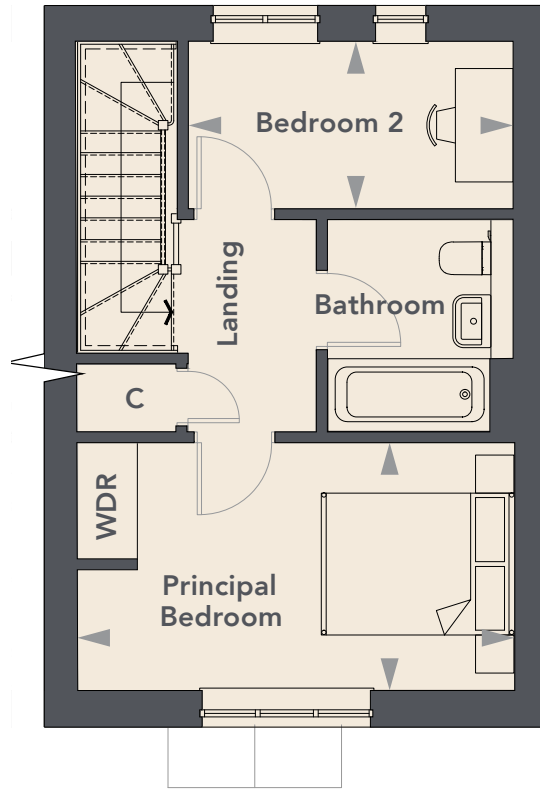
# THE PASHLEY 2 BEDROOM HOME PLOTS 21 & 22



THE PASHLEY



GROUND FLOOR



FIRST FLOOR



**Living / Dining Room**

4.54 x 3.36 (14'9" x 11'0")

**Kitchen**

3.66 x 3.51 (12'0" x 11'5")

**Principal Bedroom**

4.54 x 2.62 (14'9" x 8'6")

**Bedroom 2**

3.39 x 1.77 (11'1" x 5'8")

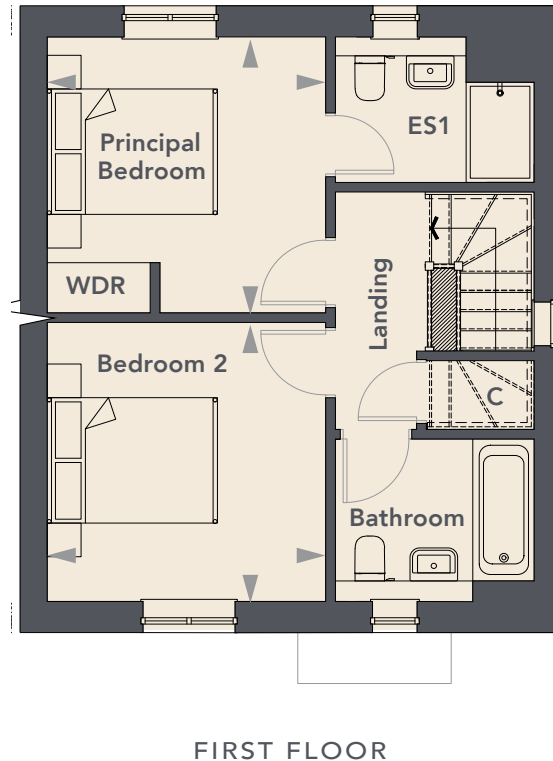
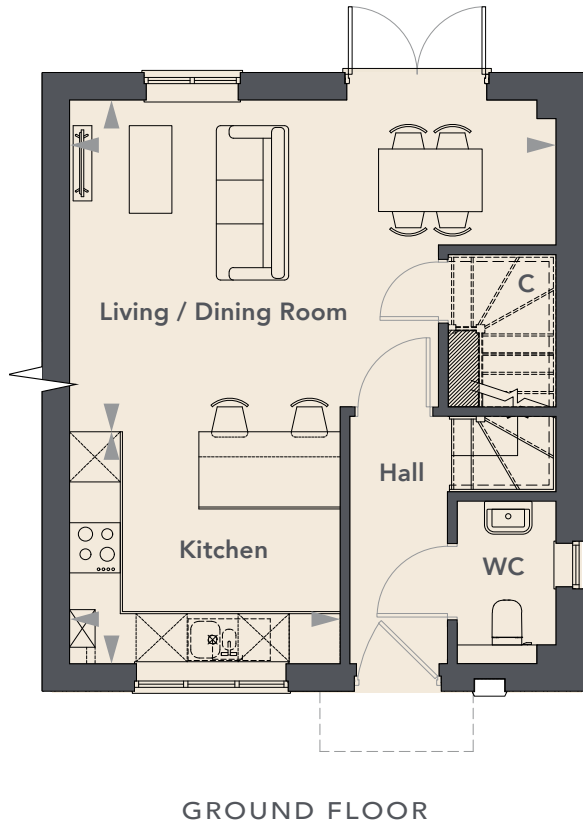
TOTAL FLOOR AREA : 62.43m<sup>2</sup> (671.98ft<sup>2</sup>)

NOTE: Plot 21 is a mid-terrace located between plots 20 and 22. Plot 22 is end of terrace.

HILLBURY FIELDS - FLOOR PLANS



# THE MAYFIELD 2 BEDROOM HOME PLOTS 2, 3, 9, 10, 18, 25 & 26



### Living / Dining Room

5.72 x 3.98 (18'8" x 13'1") PLOTS 2, 3, 18, 25, 26

5.74 x 3.98 (18'8" x 13'1") PLOTS 9, 10

### Kitchen

3.18 x 2.78 (10'4" x 9'1") PLOTS 2, 3, 18, 25, 26

3.20 x 2.78 (10'5" x 9'1") PLOTS 9, 10

### Principal Bedroom

3.30 x 3.27 (10'8" x 10'7") PLOTS 2, 3, 18, 25, 26

3.30 x 3.29 (10'8" x 10'8") PLOTS 9, 10

### Bedroom 2

3.34 x 3.27 (10'10" x 10'7") PLOTS 2, 3, 18, 25, 26

3.34 x 3.29 (10'10" x 10'8") PLOTS 9, 10

### PLOTS 2, 3, 18, 25, 26

TOTAL FLOOR AREA : 77.37m<sup>2</sup> (832.81ft<sup>2</sup>)

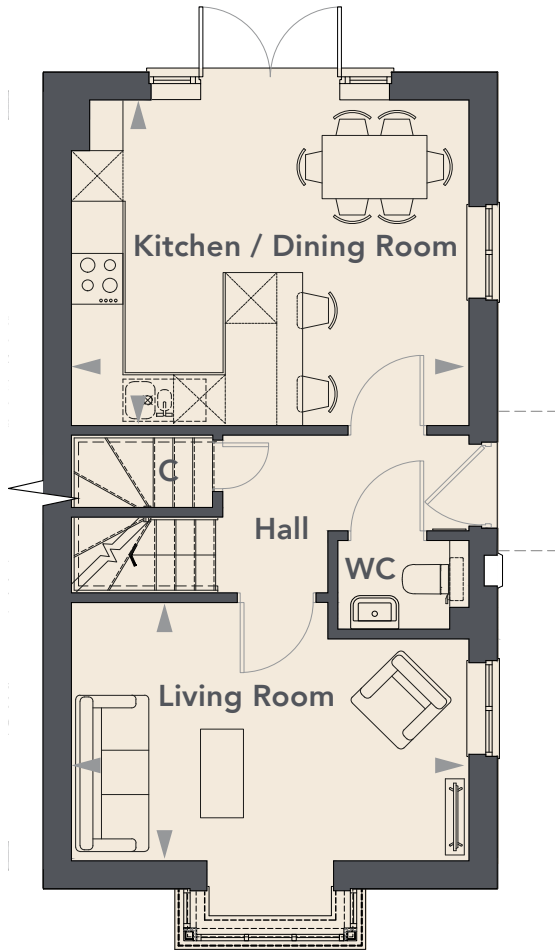
### PLOTS 9, 10

TOTAL FLOOR AREA : 77.54m<sup>2</sup> (834.65ft<sup>2</sup>)

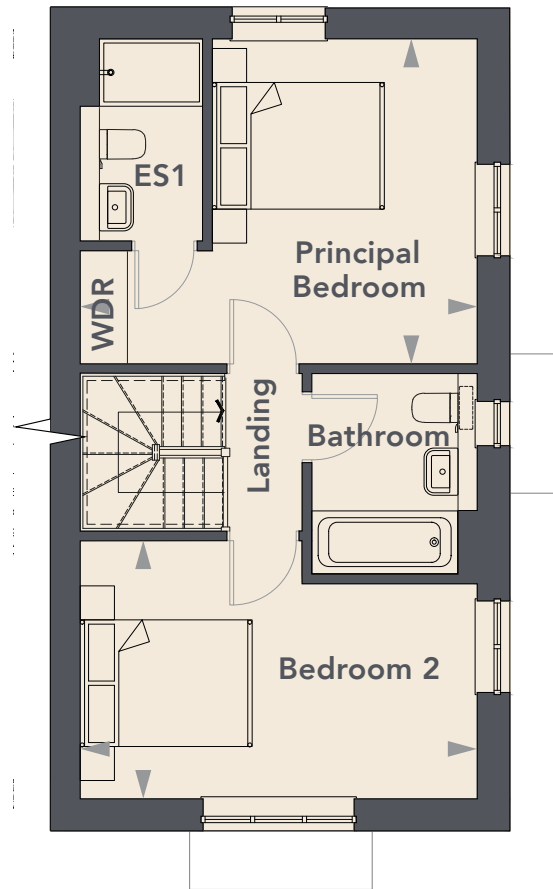
NOTE: Plots 2, 3, 18, 25 and 26 are as shown. Plots 2, 18, 25 and 26 are mid terrace and do not have windows to the WC and landing due to party wall. Plot 3 is end-terraced. Plot 9 as per above. Plot 10 is a handed version of the above, without the ground floor side window.



# THE HEATHFIELD 2 BEDROOM HOME PLOTS 20 & 30



GROUND FLOOR



FIRST FLOOR



**Kitchen / Dining Room**

4.62 x 3.85 (15'2" x 12'6")

**Living Room**

4.62 x 3.06 (15'2" x 10'0")

**Principal Bedroom**

4.62 x 3.85 (15'2" x 12'6") **PLOT 30**

3.85 x 3.08 (12'6" x 10'1") **PLOT 20**

**Bedroom 2**

4.62 x 3.06 (15'2" x 10'0")

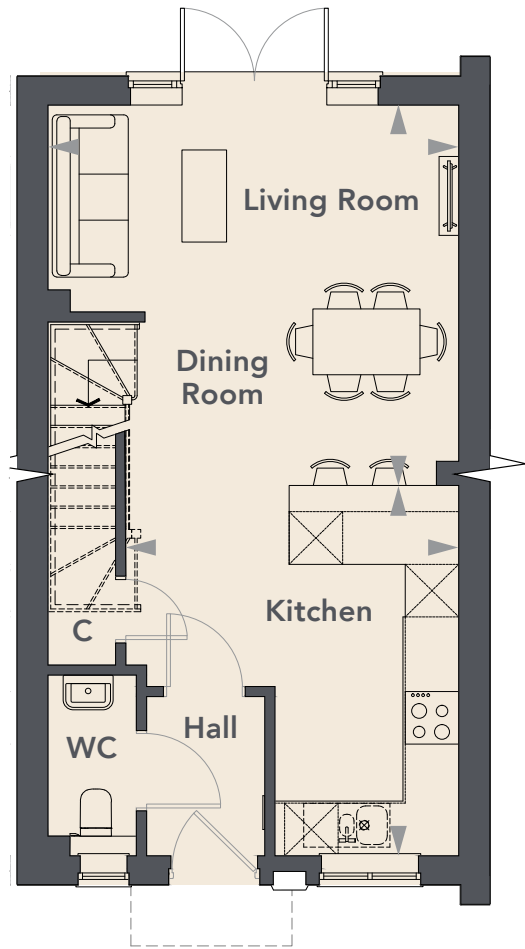
**PLOT 30** TOTAL FLOOR AREA : 84.29m<sup>2</sup> (907.30ft<sup>2</sup>)

**PLOT 20** TOTAL FLOOR AREA : 85.28m<sup>2</sup> (917.99ft<sup>2</sup>)

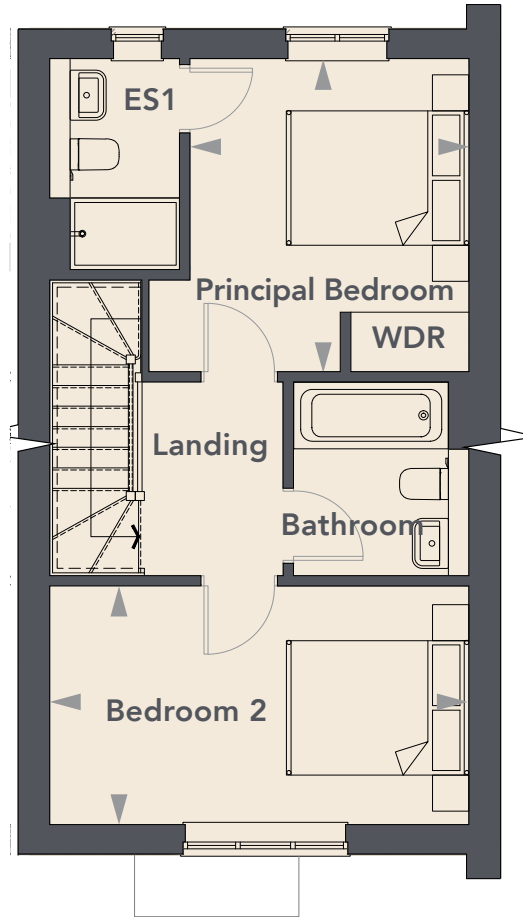
NOTE: Plot 30 is as shown. Plot 20 is handed and includes a bay window to the dining room.



# THE ALFRISTON 2 BEDROOM HOME PLOTS 28 & 29



GROUND FLOOR



FIRST FLOOR



**Living Room**

4.60 x 2.36 (15'1" x 7'7")

**Dining Room**

3.73 x 1.98 (12'2" x 6'5")

**Kitchen**

4.22 x 3.73 (13'9" x 12'2")

**Principal Bedroom**

3.50 x 3.06 (11'5" x 10'0")

**Bedroom 2**

4.60 x 2.67 (15'1" x 8'8")

TOTAL FLOOR AREA : 78.75m<sup>2</sup> (847.67ft<sup>2</sup>)

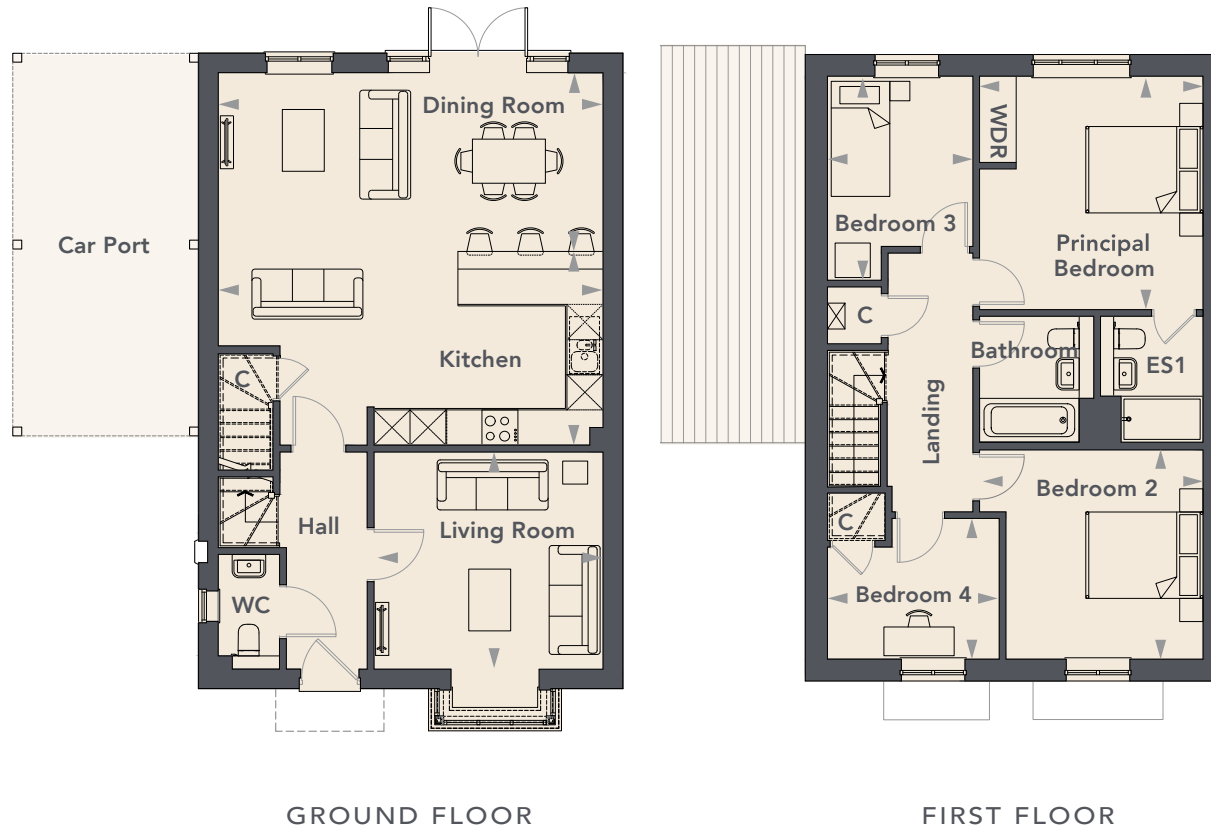
NOTE: Plots 28 and 29 as shown. Plot 28 is end of terrace and plot 29 is mid-terrace.



# THE SANDHURST 4 BEDROOM HOME PLOTS 11, 12, 13 & 19



THE SANDHURST



**Dining Room**  
6.42 x 3.04 (21'1" x 10'0")

**Kitchen**  
6.42 x 3.29 (21'1" x 10'8")

**Living Room**  
3.82 x 3.69 (12'5" x 12'1")

**Principal Bedroom**  
4.06 x 3.81 (13'3" x 12'5")

**Bedroom 2**  
3.81 x 3.64 (12'5" x 11'9")

**Bedroom 3**  
3.55 x 2.44 (11'6" x 8'11")

**Bedroom 4**  
2.93 x 2.45 (9'6" x 8'0")

TOTAL FLOOR AREA : 131.18m<sup>2</sup> (1412.04ft<sup>2</sup>) PLOTS 13 & 19

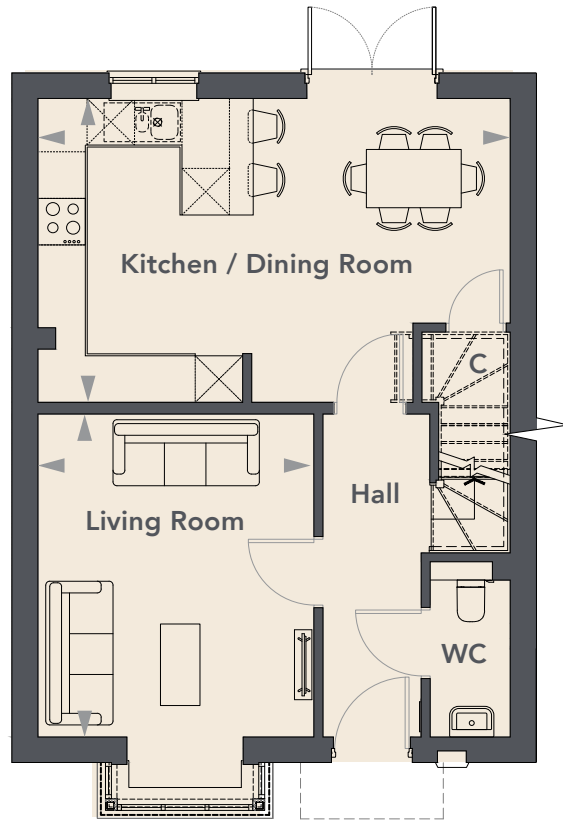
TOTAL FLOOR AREA : 130.93m<sup>2</sup> (1409.31ft<sup>2</sup>) PLOTS 11 & 12

NOTE: Plots 12, 13 and 19 are as shown. Plot 11 is handed. Plots 11, 12 and 19 are semi-detached. Plot 13 is fully detached.

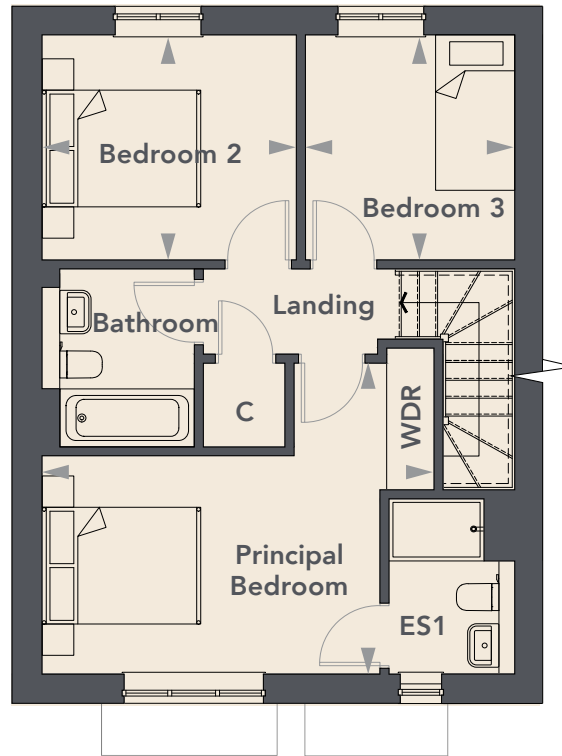
HILLBURY FIELDS - FLOOR PLANS



# THE PENHURST 3 BEDROOM HOME PLOTS 17 & 24



GROUND FLOOR



FIRST FLOOR



### Kitchen / Dining Room

5.97 x 3.91 (19'6" x 12'8")

### Living Room

4.16 x 3.49 (13'6" x 11'5")

### Principal Bedroom

4.95 x 2.81 (16'3" x 9'2")

### Bedroom 2

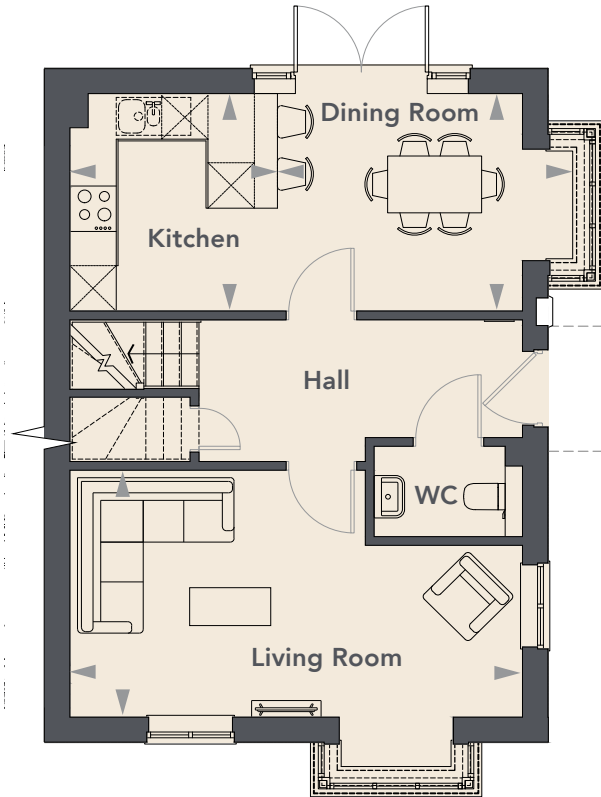
3.21 x 2.89 (10'5" x 9'5")

### Bedroom 3

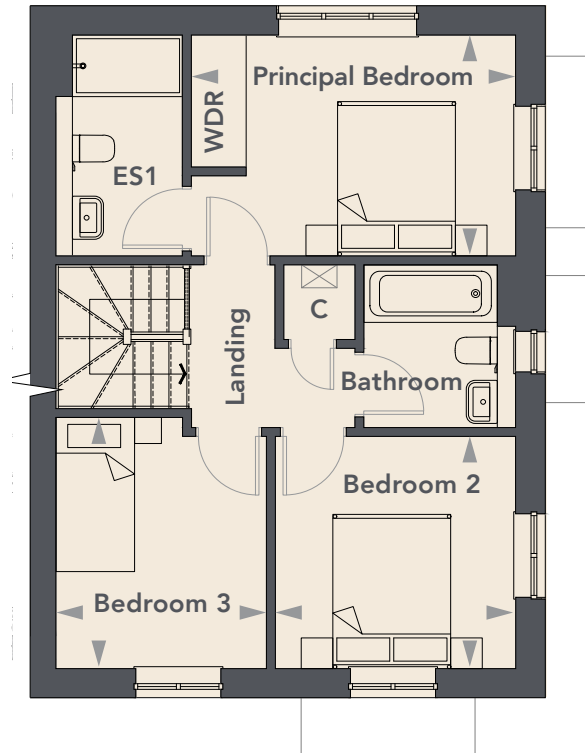
2.90 x 2.64 (9'5" x 8'7")

TOTAL FLOOR AREA : 99.26m<sup>2</sup> (1068.47ft<sup>2</sup>)

# THE KILNDOWN 3 BEDROOM HOME PLOT 27



GROUND FLOOR



FIRST FLOOR



**Living Room**  
5.86 x 3.29 (19'2" x 10'7")

**Dining Room**  
3.82 x 2.89 (12'5" x 9'4")

**Kitchen**  
2.87 x 2.69 (9'4" x 8'8")

**Principal Bedroom**  
4.13 x 2.89 (13'6" x 9'4")

**Bedroom 2**  
3.06 x 3.01 (10'0" x 9'9")

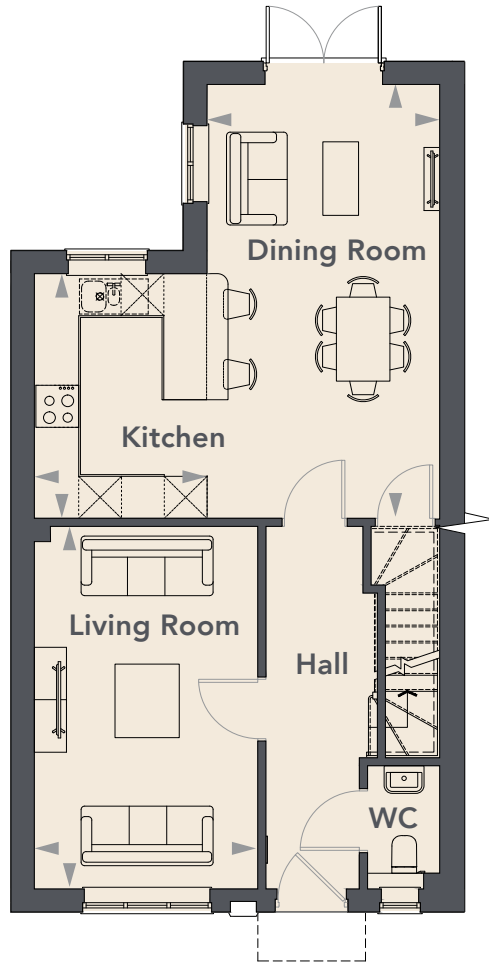
**Bedroom 3**  
3.26 x 2.68 (10'7" x 8'8")

TOTAL FLOOR AREA : 98.35m<sup>2</sup> (1058.59ft<sup>2</sup>)

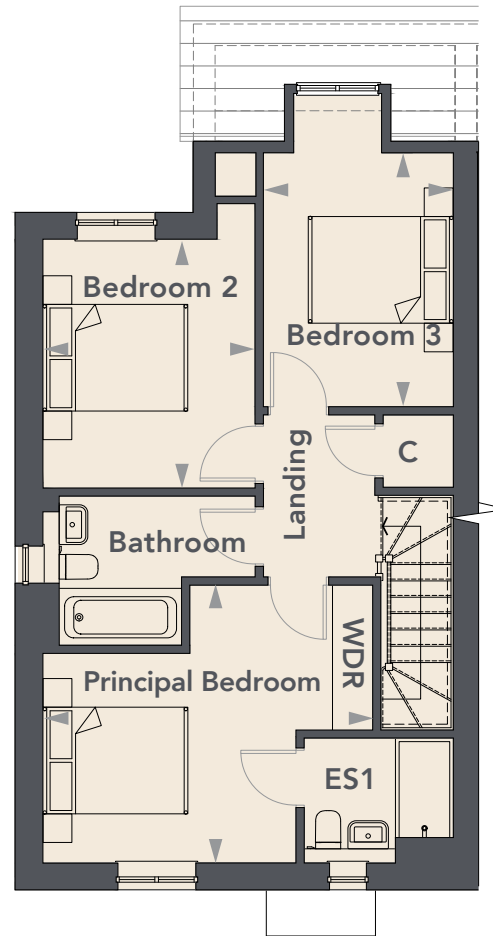




# THE BECKLEY 3 BEDROOM HOME PLOTS 4 & 5



GROUND FLOOR



FIRST FLOOR



**Dining Room**  
6.19 x 3.26 (20'3" x 10'7")

**Kitchen**  
3.49 x 2.41 (11'5" x 7'9")

**Living Room**  
5.18 x 3.13 (17'0" x 10'3")

**Principal Bedroom**  
4.58 x 3.91 (14'10" x 12'8")

**Bedroom 2**  
3.50 x 2.94 (11'5" x 9'6")

**Bedroom 3**  
4.41 x 2.62 (14'5" x 8'6")

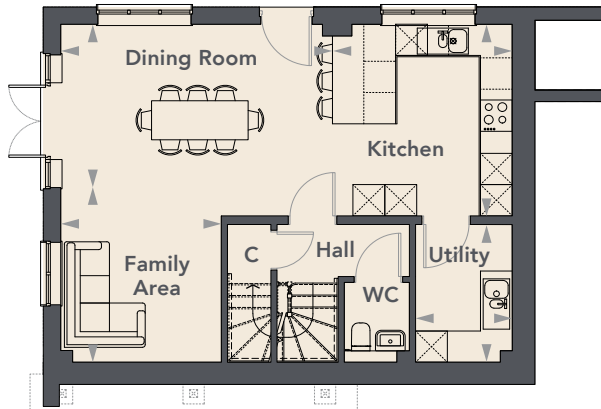
TOTAL FLOOR AREA: 113.16m<sup>2</sup> (1218.06ft<sup>2</sup>)

NOTE: Plot 4 as shown. Plot 5 is a handed.

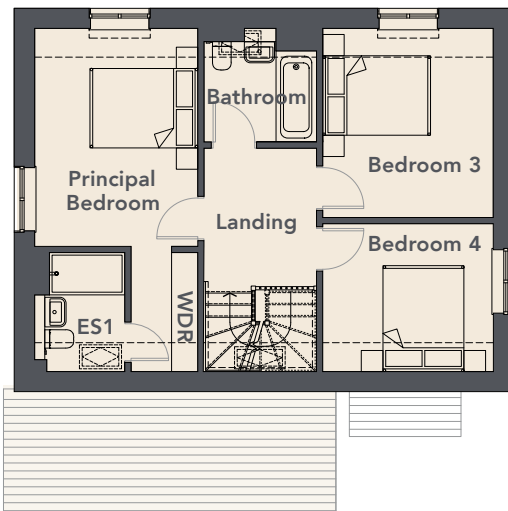
# THE BRIGHTLING 4 BEDROOM HOME PLOTS 7 & 8



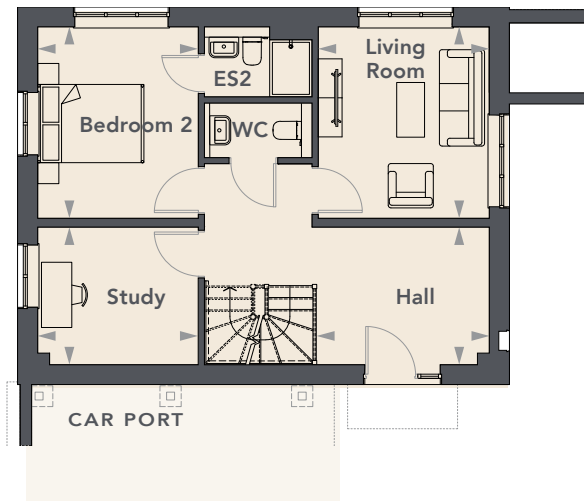
LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



**Dining Room**

5.12 x 3.13 (16'10" x 10'3")

**Kitchen**

3.55 x 3.21 (11'8" x 10'7")

**Family Area**

3.21 x 3.03 (10'7" x 9'11")

**Living Room**

3.55 x 3.22 (11'8" x 10'7")

**Principal Bedroom**

4.12 x 3.03 (13'6" x 9'11")

**Bedroom 2**

3.55 x 3.03 (11'8" x 9'11")

**Bedroom 3**

3.58 x 3.17 (11'9" x 10'5")

**Bedroom 4**

3.17 x 2.78 (10'5" x 9'2")

**Study**

3.03 x 2.77 (9'11" x 9'1")

TOTAL FLOOR AREA : 163.38m<sup>2</sup> (1758.60ft<sup>2</sup>)

NOTE: Entry level is on the ground floor. Plot 7 as shown. Plot 8 is handed.



# THE ROLVENDEN 4 BEDROOM HOME PLOTS 15 & 23



### Dining Room

4.48 x 2.94 (14'7" x 9'8")

### Living Room

6.98 x 4.19 (22'11" x 13'9")

### Kitchen

4.44 x 4.05 (14'7" x 13'4")

### Principal Bedroom

5.58 x 3.80 (18'3" x 12'6")

### Bedroom 2

3.85 x 3.38 (12'8" x 11'1")

### Bedroom 3

4.10 x 3.02 (13'5" x 9'11")

### Bedroom 4

3.91 x 3.06 (12'10" x 10'1")

TOTAL FLOOR AREA : 169.15m<sup>2</sup> (1820.72ft<sup>2</sup>)

NOTE: Plot 15 is as shown. Plot 23 is handed. Carport location varies on Plot 23. \*Plot 23 contains window instead of french casement doors as depicted above.



# THE DALLINGTON 4 BEDROOM HOME PLOTS 6, 14 & 16



THE DALLINGTON

HILLBURY FIELDS - FLOOR PLANS



### Dining Room

3.69 x 2.68 (12'1" x 8'8")

### Kitchen

3.96 x 3.69 (13'0" x 12'1")

### Living Room

4.51 x 3.54 (14'8" x 11'6")

### Study

3.54 x 2.02 (11'6" x 6'6")

### Principal Bedroom

3.91 x 3.57 (12'8" x 11'7")

### Bedroom 2

3.69 x 3.28 (12'1" x 10'8")

### Bedroom 3

3.56 x 2.62 (11'7" x 8'6")

### Bedroom 4

3.25 x 2.59 (10'6" x 8'5")

TOTAL FLOOR AREA : 127.62m<sup>2</sup> (1373.72ft<sup>2</sup>)

NOTE: Plots 6 and 16 are as shown. Plot 14 is handed. Carport location varies for Plot 14.

# IN PERFECT HARMONY

The ultimate combination of traditional craftsmanship with contemporary layouts and a 21<sup>st</sup> century specification, these homes demonstrate an uncompromising attention to detail in every aspect of their design.



# SPECIFICATION

## INTERIORS AND GENERAL FEATURES

---

<b>Guarantee</b>	NHBC 10 Year Warranty 2 year customer care
<b>Doors</b>	Chrome door furniture
<b>Wardrobes</b>	Built-in wardrobes to principal bedroom
<b>Walls</b>	Internal walls decorated in white throughout
<b>Flooring</b>	*Flooring included throughout (*Colour choices available, subject to build dates, please speak to the sales advisor for further information)
<b>Windows</b>	Double glazed UPVC windows

## CONTEMPORARY FITTED KITCHENS

---

<b>Appliances</b>	Integrated fridge freezer, double ovens (plot specific), induction hobs, dishwasher and wine coolers (plot specific) Washer/dryer provided to kitchen or suitable cupboard
<b>Worktops</b>	Laminate worktops & upstands (to utility rooms where applicable) Silestone worktops & upstands to plots 11, 12, 13, 14, 15 & 16
<b>Lighting</b>	LED low energy recessed ceiling downlighters LED under unit lighting
<b>General</b>	Soft close handle-less drawers/doors

## WC, BATHROOMS & EN-SUITES

---

<b>Sanitary ware</b>	White suite with polished chrome bath fittings Shaver point
<b>Tiling</b>	Full or half height ceramic wall tiling to selected walls Tiled shower enclosures (en-suite)
<b>Lighting</b>	LED low energy recessed ceiling downlighters

## HEATING, SECURITY & SAFETY FEATURES

---

<b>Heating</b>	Gas condensing 'A rated' boiler & mains pressure unvented hot water Wall mounted radiators throughout
<b>General</b>	Smoke detectors Carbon monoxide detector External lighting to front Low energy LED security porch light Composite secure front doors

## MEDIA

---

<b>TV Points</b>	TV point provided in the living room and principal bedroom
<b>Charger Points</b>	USB charger points in the kitchen/dining areas and principal bedroom
<b>Telecom Points</b>	Living room and principal bedroom
<b>Internet</b>	Fibre Optic

## EXTERIOR FEATURES

---

<b>Garden</b>	Turf and planting to front garden Outside tap Patio & turf to rear garden
<b>Tenure</b>	Freehold
<b>Council Tax</b>	Please speak to your sales advisor
<b>Estate Charge</b>	All properties on the development will contribute towards the maintenance of the managed areas. This fee is plot specific, please speak to your sales advisor for further information.

Intending purchasers must satisfy themselves by inspection or otherwise of items included.

The specification may be liable to change due to availability of materials and changing products. Information correct at time of going to press.





# TEST OF TIME

With over 25 years experience in delivering superb homes across Kent, Sussex and Surrey, Fernham Homes is committed to creating homes that will stand the test of time. From employing exceptional design and attention to detail to ensure each home blends seamlessly within its surroundings, to combining traditional materials and

meticulous craftsmanship with the latest in product design, technology and energy efficiency. Fernham Homes is passionate about creating homes that people want to live in. Homes that enhance their communities and the local landscape around them, that create pride from their owners, that will last for generations to come.

*"Dedicated to enhancing the areas of Kent, Surrey, Sussex and Greater London with only the finest new homes."*



# LOCATION



SAT NAV: TN5 7EX



The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Fernham Homes show house and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.











WWW.FERNHAM-HOMES.CO.UK

