

An idyllic development located within the pretty village of Buxted, set in picturesque rural surroundings.



Beechbrook Park is situated within the pretty village of Buxted, a centre for iron and cannon manufacturing since the 16th and 17th centuries. Located near the High Weald Area of Outstanding Natural Beauty, the area boasts many public footpaths, making it easy to explore the acres of woodland and countryside nearby. The village has excellent local amenities, including a convenience store.

Nearby Uckfield offers a range of supermarkets, as well as a monthly farmers market. There are several educational facilities nearby, including the Buxted C of E Primary School which is within a mile of the development, and Uckfield Community Technology College, which offers a Sixth Form for older students.

You'll never be short of things to do in Buxted. If you're a golf enthusiast, the surrounding area boasts 4 golf courses within a 4 mile radius, including the Triangle and Piltdown golf clubs. If you enjoy keeping active, Uckfield Freedom leisure centre offers a gym, squash courts and swimming facilities.

For keen shopaholics, Tunbridge Wells is the perfect choice. Just 13 miles from Buxted, it boasts an award-winning shopping centre which houses around 100 high street names, making it the perfect destination for those seeking retail therapy.

Commuting shouldn't be a problem either. Beechbrook Park has excellent transport connections to Brighton, Eastbourne and London. The A27 connects with the A22 and A26, linking it to the motorway. Buxted railway station is also a short distance away, and there are 2 local bus services which run through the village. For destinations further afield, London Gatwick airport is approximately 18 miles away.

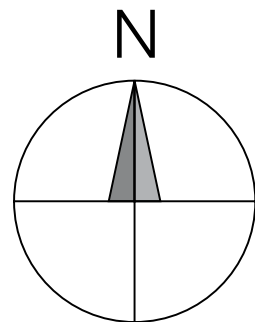
Distances are approximate.



Beechbrook Park

An attractive collection of 4 & 5 bedroom homes.

Homes you'll love, in a carefully chosen location.



4 bedroom homes

- The Easton**
4 bedroom home
Plots 33, 34, 35 & 36
 - The Eskdale**
4 bedroom home
Plot 28
 - The Kentdale**
4 bedroom home
Plots 29 & 31
 - The Thornford**
4 bedroom home
Plots 30, 32 & 37
- ▶ Garage/Car Port Access
▬ Embankment Slope

Find a development and book
an online appointment at:

taylorwimpey.co.uk

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. XTWSW791/May 2014.



The Eskdale is a spacious and stylish 4 bedroom home.

The kitchen with dining area is perfect for bringing the whole family together at meal times, while the spacious living room boasts French doors to the rear garden, letting you bring the outside in. This floor is completed by a downstairs cloakroom, utility room and under stairs cupboard.

On the first floor are the four bedrooms, three of which are doubles, with the master enjoying its own en suite shower room. The master bathroom completes this beautiful home.

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The Eskdale Use of space



Ground Floor

Kitchen/Dining Area (max.)
6.02m x 3.58m 19'9" x 11'9"
Living Room
6.02m x 3.45m 19'9" x 11'4"



First Floor

Bedroom 1 (max. incl. wardrobe)
3.51m x 3.40m 11'7" x 11'2"
Bedroom 2 (max. incl. wardrobe)
3.64m x 2.98m 11'11" x 9'10"
Bedroom 3 (max.)
3.05m x 2.95m 10'0" x 9'8"
Bedroom 4 (max. incl. wardrobe)
3.09m x 2.53m 10'2" x 8'4"
Total Floor Area 112.6 sq. m 1,212.7 sq. ft



With space, style and comfort on offer, The Thornford is perfect for contemporary family living.

On the ground floor, both the living room and the family room boast French doors to the rear garden, making a real feature of the space. You can cook up a storm in the kitchen, whilst the separate dining room is the perfect setting for sit down meals. The under stairs cupboard and downstairs cloakroom are welcome additions.

On the first floor you'll find the four bedrooms, one of which enjoys its own en suite shower room. The master bathroom completes this stunning home.

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The Thornford Use of space



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Ground Floor

Kitchen		
4.79m x 3.32m	15'9" x 10'11"	
Living Room		
4.74m x 3.91m	15'7" x 12'10"	
Family Room		
3.91m x 3.26m	12'10" x 10'8"	
Dining Room		
3.67m x 2.66m	12'1" x 8'9"	



First Floor

Bedroom 1 (max.)		
4.68m x 3.25m	15'4" x 10'8"	
Bedroom 2		
4.00m x 3.32m	13'2" x 10'11"	
Bedroom 3 (max.)		
4.72m x 3.36m	15'6" x 11'0"	
Bedroom 4		
3.81m x 2.33m	12'6" x 8'4"	
Total Floor Area	143.3 sq. m	1,543.2 sq. ft

Please note: *No Bay window on plots 32 & 37.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.

All dimensions are + or - 50mm and floor plans are not shown to scale. XTWSW791/May 2014.



Arranged over two and a half storeys, The Easton is a spacious 4 bedroom home.

The kitchen/breakfast area and the open plan living room/dining area can be found on the ground floor, with the French doors to the rear garden letting you extend your living space outside. Welcome practical touches come in the form of a downstairs cloakroom and under stairs storage cupboard.

The first floor is home to three of the four bedrooms, two of which are doubles. The master bathroom can also be found on this floor. The master bedroom and its en suite shower room occupy the entire second floor, making it the perfect luxurious retreat.

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The Easton Use of space



Ground Floor

Kitchen/Breakfast Area (max.)
3.43m x 3.25m 11'3" x 10'8"
Living Room
4.90m x 4.20m 16'1" x 13'10"



First Floor

Bedroom 2
3.37m x 3.01m 11'1" x 9'11"
Bedroom 3
3.26m x 2.74m 10'9" x 9'0"
Bedroom 4
3.37m x 1.79m 11'1" x 5'11"



Second Floor

Bedroom 1 (max.)
6.16m x 3.85m 20'3" x 12'8"
Total Floor Area 117.8 sq. m 1,268.5 sq. ft

Please note: *Window to plots 34 & 35 only.

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For style that doesn't compromise practicality, look no further than The Kentdale.

The spacious living room is made bright and airy courtesy of the French doors to the rear garden. The kitchen/dining area is ideal for entertaining or enjoying meals with the family and is complemented by a utility area, which also provides access to the outside space. A downstairs cloakroom and under stairs storage cupboard take care of the practical sides of life.

The first floor is home to four bedrooms and the master bathroom. Two of the bedrooms are doubles, and the master bedroom features an en suite shower room.

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The Kentdale Use of space



Ground Floor

Kitchen/Dining Area (max.)
6.02m x 3.58m 19'9" x 11'9"
Living Room
6.02m x 3.45m 19'9" x 11'4"



First Floor

Bedroom 1 (max.)
3.51m x 3.40m 11'7" x 11'2"
Bedroom 2
3.64m x 2.98m 11'11" x 9'10"
Bedroom 3 (max.)
3.05m x 2.95m 10'0" x 9'8"
Bedroom 4 (max.)
3.09m x 2.53m 10'2" x 8'4"
Total Floor Area 113.5 sq. m 1,222.5 sq. ft

Please note: *Bay window to plot 29 only.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.

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All three variants of the Ashdown 5 bedroom home offer space and style in abundance. The ground floor features a stylish fitted kitchen with breakfast area and a convenient under stairs cloakroom. The living room/ dining area offers space to relax and entertain, with French doors leading to the rear garden for extra flexibility in the summer months.

On the first floor you will find the family bathroom, plus two double bedrooms. The master bedroom has an en suite shower room, while Plots 56 and 57 also have an en suite shower to bedroom 2.

The top floor has another shared bathroom and a further three bedrooms – two doubles and a single. On Plots 22 and 59 one of these double bedrooms has an en suite shower room.

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Ground Floor – Plot 56

Kitchen/Breakfast Area (min.)
4.28m x 3.70m 14'1" x 12'2"
Living Room/Dining Area (max.)
5.25m x 5.00m 17'2" x 16'4"



First Floor – Plot 56

Bedroom 1 (max.)
5.25m x 2.88m 17'2" x 9'5"
Bedroom 2
3.80m x 3.03m 12'5" x 9'11"



Second Floor – Plot 56

Bedroom 3 (max.)
5.25m x 2.82m 17'2" x 9'3"
Bedroom 4
3.18m x 3.14m 10'5" x 10'3"
Bedroom 5
3.14m x 2.00m 10'4" x 6'7"
Total Floor Area 145 sq. m 1,556s q. ft



Ground Floor – Plots 22 & 59

Kitchen/Breakfast Area (max.)
4.28m x 3.70m 14'1" x 12'2"
Living Room/Dining Area (max.)
5.25m x 5.00m 17'2" x 16'4"



First Floor – Plots 22 & 59

Bedroom 2 (max. incl. wardrobe)
5.25m x 2.88m 17'2" x 9'5"
Bedroom 3 (max. incl. wardrobe)
5.25m x 3.03m 17'2" x 9'11"



Second Floor – Plots 22 & 59

Bedroom 1 (max.)
5.25m x 2.88m 17'2" x 9'5"
Bedroom 4
3.18m x 3.14m 10'5" x 10'3"
Bedroom 5
3.14m x 2.00m 10'4" x 6'7"
Total Floor Area 150 sq. m 1,619 sq. ft

The Ashdown Use of space



Ground Floor – Plot 57

Kitchen/Breakfast Area (max.)
4.28m x 3.94m 14'0" x 12'11"
Living Room/Dining Area (max.)
5.25m x 5.00m 17'2" x 16'4"



First Floor – Plot 57

Bedroom 1 (max.)
6.09m x 2.88m 19'11" x 9'5"
Bedroom 2
3.80m x 3.03m 12'5" x 9'11"



Second Floor – Plot 57

Bedroom 3 (max.)
5.25m x 2.82m 17'2" x 9'3"
Bedroom 4
3.18m x 3.14m 10'5" x 10'3"
Bedroom 5
3.14m x 2.00m 10'3" x 6'6"
Total Floor Area 145 sq. m 1,556 sq. ft



Beechbrook Park

High Street, Buxted, Uckfield, TN22 2LA

Satnav postcode: TN22 2LA

Sales Hotline: 01825 700 774

Find the current opening hours for Beechbrook Park at taylorwimpey.co.uk

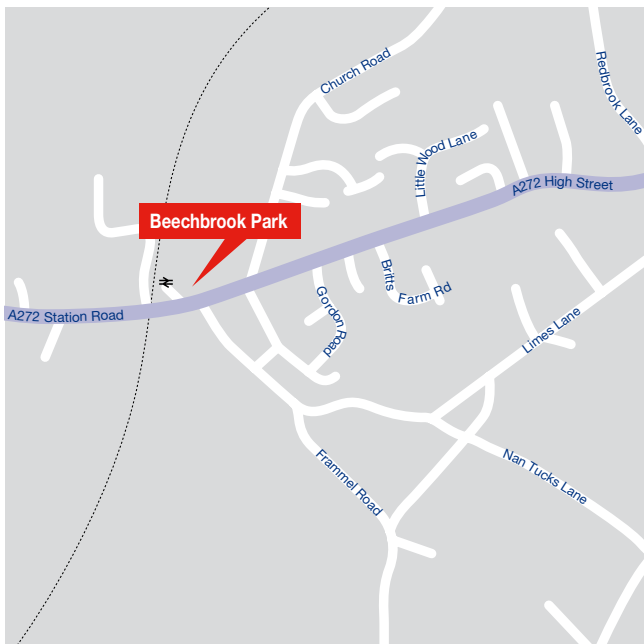
How to find us

From the M23

Head north east on the M23. At Junction 10, take the A264 exit to Crawley/East Grinstead. At the roundabout, take the 3rd exit onto Copthorne Way/A264 heading to East Grinstead and continue to follow the road going through 1 roundabout. Turn left at Copthorne Common Road/A264 and continue to follow the road going through 1 roundabout. Turn right at London Road/A22 and follow the road through 4 roundabouts. At Lampool roundabout, take the 2nd exit and stay on the A22. Go through 1 roundabout and at Black Down roundabout, take the 1st exit onto the A26. At the A272, take the 3rd exit onto London Road/A272 and continue to follow the road. Beechbrook Park will be on the right.

From Brighton

Head West on Madeira Drive and at the roundabout take the 3rd exit onto Marine Parade/A259. Turn left at Bedford Street, continue onto Upper Bedford Street and then onto Freshfield Road. Go through 1 roundabout and then turn right onto Warren Road. Turn left onto Falmer Road/B2123 and go through 1 roundabout. At the next roundabout, take the 2nd exit onto the A27 ramp and merge onto the A27. Go through 1 roundabout, and at the next roundabout, take the 1st exit onto the A26, heading towards East Grinstead. At the roundabout, take the 2nd exit onto Malling St/A26 and continue to follow. At Little Horsted Roundabout, take the 1st exit onto A22 and go through one roundabout. At Black Down Roundabout, take the 2nd exit onto A26. At the next roundabout, take the 3rd exit onto London Rd/ A272 and continue to follow. Beechbrook Park will be on the right.



Maps not to scale.

XTWSW791

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Beechbrook Park

An attractive collection
of 4 & 5 bedroom homes.

Homes you'll love, in a
carefully chosen location.

Look inside for
development layout.