



CHERRY TREE *Cottages*





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Live the sweet life at Cherry Tree Cottages!

Cherry Tree Cottages is a newly built development of homes surrounded by trees, overlooking the neighbouring fields, and intelligently configured for modern living. With a spacious lounge/diner and a light filled kitchen with all the latest appliances and fittings, these are perfect starter homes for first time buyers, growing families and downsizers. The aesthetic of the homes is free flowing with the pale green front door, window frames and kitchen cabinets allowing the décor to feel consistent throughout. With oak porches and landscaped front and rear gardens, the elegant specification with premium materials and designer finishes makes these homes stand out.

The green shaker style kitchen boasts granite worktops, an induction hob and quality branded integrated appliances making them a pleasure to cook a quick midweek meal or culinary feast when you are entertaining friends and family. Moving through to the lounge/diner, you will find the perfect space for quality time, especially with the cottage style doors to a spacious rear garden complete with patio area.

Upstairs, the two bedrooms make for a welcoming sanctuary at the end of the day. Both bedrooms are bright and spacious with carpeting and built in storage space. The shared bathroom comprises white sanitaryware including a wall hung vanity unit with storage, bath and a separate shower enclosure. Fully tiled walls and a fitted mirror above the sink make this a haven for relaxation considering the heated towel rail to keep things cosy in the winter.

One of the best things about Cherry Tree Cottages is the sustainability of the homes. All properties come with solar panels fitted to the roof to help reduce your energy bills and an Air Source heat pump to keep things green and affordable. This all feeds into the underfloor heating throughout the ground floors that can be controlled by Smart digital thermostats. There are also two parking spaces per home at the rear of the development.

All in all, Cherry Tree Cottages is a sweet escape from the pressures of everyday life.



LOCATION

Crowborough train station is less than 4 miles away and Uckfield (end of line) train station is a distance of 8 miles with regular trains to London Bridge. For drivers, Uckfield town centre is 5-minutes' away, offering a diverse collection of shops, leisure centres, gyms and sports clubs. Uckfield is loved by residents for its strong community ties. It's proximity to the seaside towns of East Sussex also make day trips to the beach a breeze.

The vibrant high street offers an interesting alternative to the usual town centre shopping experience, including an old-style traditional cinema and more contemporary shops and eateries in the pedestrianised shopping area Bell Walk. Tesco superstore is also only 4 miles from Cherry Tree Cottages for everyday conveniences.

From an education standpoint, Manor Twiglets Nursery has an Outstanding rating from Ofsted while Harlands Community Primary School & Nursery is also rated Good.



FLOOR PLANS



GROUND FLOOR

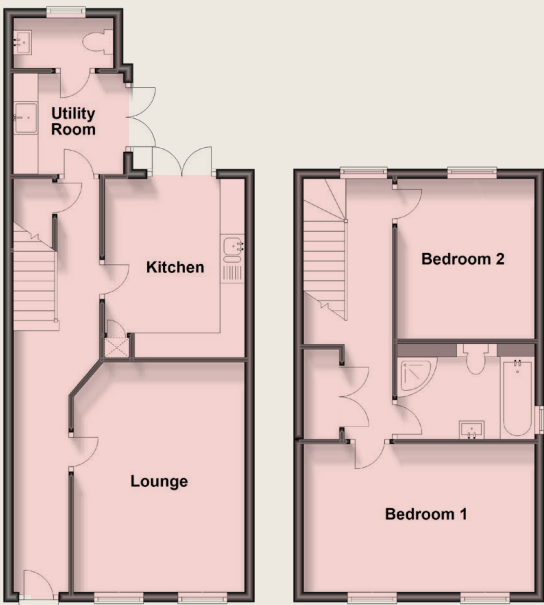
FIRST FLOOR

PLOTS 1 & 2 (HANDED)

GROUND FLOOR	
Lounge/Dining Room	6.13m x 4.78m / 20'11 x 15'7 at widest point
Kitchen	3.47m x 3.32m / 11'4 x 10'9
Entrance Hall	
Cloakroom	
FIRST FLOOR	
Bedroom 1	4.78m x 3.14m / 15'7 x 10'3
Bedroom 2	3.29m x 2.47m / 10'8 x 8'10
Bathroom	3.26m x 1.67m / 10'7 x 5'5
Total	89.80sqm / 966.7sq ft

PLOTS 3 & 4 (HANDED)

GROUND FLOOR	
Lounge/Diner	4.66m x 3.47m / 15'3 x 11'4
Kitchen	3.38m x 2.86m / 11'11 x 9'4
Utility Room	2.25m x 2.07m / 7'4 x 6'8
Entrance Hall	
Cloakroom	
FIRST FLOOR	
Bedroom 1	4.78m x 2.77m / 15'7 x 9'10
Bedroom 2	3.29m x 2.80m / 10'8 x 9'2
Bathroom	2.77m x 1.76m / 9'1 x 5'8
Total	85.95sqm/ 925.2sq ft



GROUND FLOOR

FIRST FLOOR

SPECIFICATION

KITCHEN

- Bespoke designed kitchen
- Induction hob
- Stainless steel extractor hood
- Integrated appliances
- Stainless steel sink and mixer tap
- Neff or similar appliances
- Granite worktops

BATHROOMS

- White sanitaryware
- Wall hung vanity units with storage below
- Fitted mirrors above sinks
- Chrome brassware and thermostatic showers
- Fully tiled shower, half height to other walls
- Electric heated towel rails

HEATING AND ELECTRICAL

- Air Source heat pump
- Solar panels
- Underfloor heating throughout ground floors
- Radiators with TRV's to first floors
- Smart digital thermostats within habitable rooms (for underfloor heating)
- Mains operated smoke detectors
- Brushed chrome switches and sockets to ground floor
- Pre-wired for TV aerial fitted in loft area
- Home network data points
- Fitted burglar alarms

INTERNAL FIXTURES & FITTINGS

- Cottage style doors
- Modern skirting and architraves
- Chrome door furniture
- Vertical sliding sash windows
- Double glazed windows
- Fitted flooring to hallway, kitchen and living areas
- Carpet to bedrooms, stairs and landings

EXTERNAL FEATURES

- Landscaped gardens
- Turfed lawns
- Oak porch
- 10 year new build warranty



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Blackboys Road, Framfield, Uckfield TN22 5PN

cubitt&west
Land & New Homes

01825 768915
uckfield@cubittandwest.co.uk

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