

The background is a solid teal color. In the center, there is a white rectangular box with a thin gold border. Inside the box, the text "The ORCHARDS" is written in white. "The" is in a cursive font, and "ORCHARDS" is in a bold, all-caps serif font. To the top right of the box, there is a gold illustration of a branch with two leaves and a small fruit. To the bottom left, there is a gold illustration of a branch with several leaves. On the right side of the image, there is a large, faint, light teal illustration of a branch with several large, detailed leaves.

The
ORCHARDS



The ORCHARDS

About The Orchards

Stepping inside The Orchards development will unveil a beautifully designed interior throughout, featuring elegant porcelain non-slip tiled floors in bathrooms and cloakrooms, complemented by matching porcelain wall tiles. The living areas and hallways are graced with stunning oak flooring and handrails, adding that extra touch of sophistication.

Moving into the stylish custom-designed contemporary kitchens with a durable stonework surfaces, you'll love the convenience of integrated Neff appliances, including a fridge/freezer, dishwasher, multifunctional single oven, combi-microwave oven, and five-zone induction hobs accompanied by a sleek Elica extractor. Experience mood lighting with under cabinet LED lights beneath eye-level units and choose from a charming breakfast bar or practical island.

For the busy family home, you'll be sure to appreciate the utility room offering a practical space, fitted with a selection of storage cabinets. Integrated washing machines and tumble dryers make chores a breeze.

Enjoy luxurious bathrooms that showcase contemporary white sanitaryware with chrome fittings and soft-closing toilet seats. Indulge in the comfort of heated electric towel rails, thoughtfully placed vanity units, shaver points, and designer mirrors. Family bathrooms come with a shower over the bath and a glass enclosure for a sleek finish. En-suites provide the same premium features with an inviting rainfall shower, complete with an additional handheld shower head. All cloakrooms are equipped with elegant vanity units, heated towel rails, and the warmth of underfloor heating.

Externally you'll love the impressive collection of property features including single or double garages, ample sized driveways, EV charging points and attractive rear gardens for use all year round.

For peace of mind, there is a 10-year Structural Defect Warranty.

A development of just 9 homes in one of the most exclusive postcodes of East Sussex

The Orchards is nestled on the outskirts of Uckfield in East Sussex, combining natural beauty with practical living, making it a highly desirable location.

You'll benefit from excellent transport connections, due to the fact the development is located near to both Uckfield and neighbouring Lewes. Both towns' railway stations provide services to London Bridge, making it a convenient option for commuters. The nearby A22 provides ready easy access to Eastbourne, the M25 and Gatwick Airport.

From primary to secondary levels, there is a selection of institutions rated 'Good' or 'Outstanding' by Ofsted.

Local nurseries and playgroups also cater to younger children, providing ample educational opportunities for the modern family unit.

Residents can enjoy access to stunning outdoor spaces, including nearby Sheffield Park and Garden, which is ideal for walking, cycling, and a plethora of outdoor facilities. You'll also enjoy the close proximity to East Sussex National and its championship golf, health club and spa facilities.

If looking to travel a little further afield, you can readily access larger towns including Eastbourne, Tunbridge Wells and Brighton within the hour.



Location



↑
Ashdown
Forest

↑
M&S Food

A22

Lakewood

Soiree
Lounge Bar

🛒 Tesco Express

SHORTBRIDGE

Cinema & Picture
House restaurant
Hartfields Cafe
Tesco

🌊 Uckfield Leisure
Centre

🛒 Waitrose

🚆 Train Station

🚌 Bus Station

A22

UCKFIELD

FRAMFIELD

Victoria Park
Playing Fields
& Cricket Club

🏠 The Highlands Inn

🛒 Co-Op Local

The
ORCHARDS

Ridgewood
Post Office
and Store

A22

🌳 Millennium Green
Nature Reserve

🏌️ East Sussex
National Golf ↓



Plot 1

4-BEDROOM HOUSE

GROUND FLOOR

Entrance Hall		
Lounge	4.17m x 4.88m	13.8 x 16'0
Kitchen/Dining/Family Room		
	4.29m x 7.65m	14'0 x 25'1
Playroom	2.86m x 3.77m	9'4 x 12'4
Utility	1.58m x 2.34m	5'2 x 7'8
WC	1.28m x 2.14m	4'2 x 7'0

FIRST FLOOR

Bedroom 1	4.17m x 3.65m	13'8 x 11'11
Ensuite	1.78m x 2.99m	5'10 x 9'9
Bedroom 2	3.28m x 3.82m	10'9 x 12'6
Ensuite 2	1.72m x 3.12m	5'7 x 10'2
Bedroom 3	3.2m x 3.82m	10'6 x 12'6
Bedroom 4	2.85m x 4.27m	9'4 x 14'0
Bathroom	2.08m x 2.17m	6'9 x 7'1

TOTAL

170.84 sqm / 1839 sqft



Plot 2

5-BEDROOM HOUSE

GROUND FLOOR

Entrance Hall

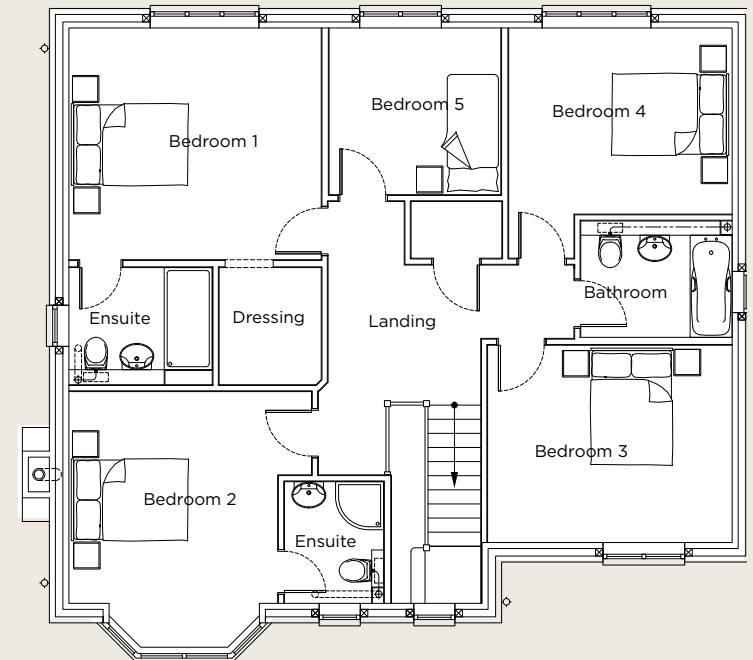
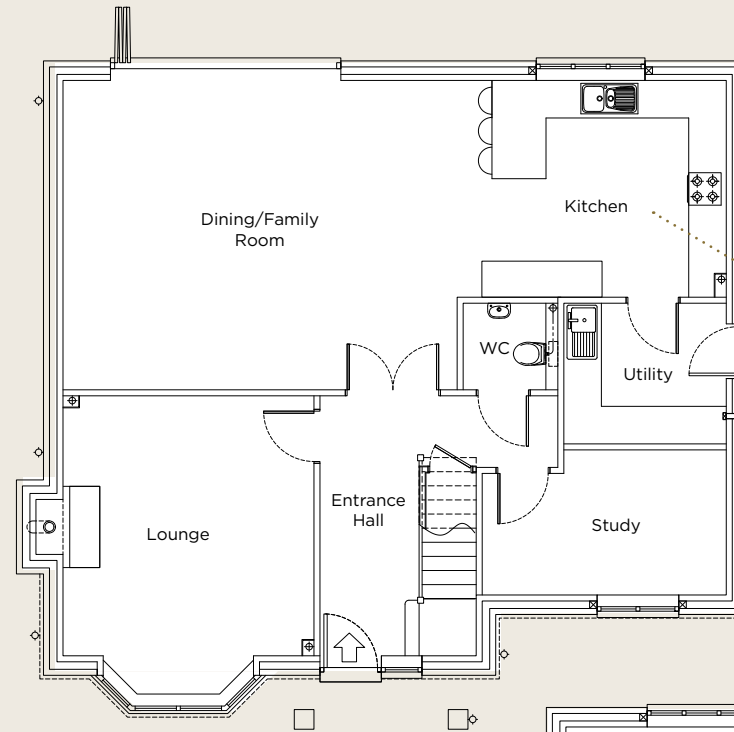
Lounge	4.17m x 4.32m	13'8 x 14'2
Kitchen	3.60m x 4.47m	11'9 x 14'8
Dining/Family Room	5.15m x 6.56m	16'10 x 21'6
Utility	2.34m x 2.66m	7'8 x 8'8
WC	1.44m x 1.57m	4'8 x 5'1
Study	2.41m x 4.06m	7'10 x 13'3

FIRST FLOOR

Bedroom 1	3.85m x 4.20m	16'7 x 13'9
Ensuite	1.95m x 2.38m	6'4 x 7'9
Dressing Room	1.70m x 1.95m	5'6 x 6'4
Bedroom 2	3.47m x 3.25m	11'4 x 10'8
Ensuite 2	1.65m x 2.02m	5'5 x 6'7
Bedroom 3	3.28m x 4.07m	10'9 x 13'4
Bedroom 4	3.09m x 3.72m	10'1 x 12'2
Bedroom 5	2.72m x 2.85m	8'11 x 9'4
Bathroom	1.93m x 2.52m	6'4 x 8'3

TOTAL

202.43sqm / 2179 sqft



Plot 3

4-BEDROOM HOUSE

GROUND FLOOR

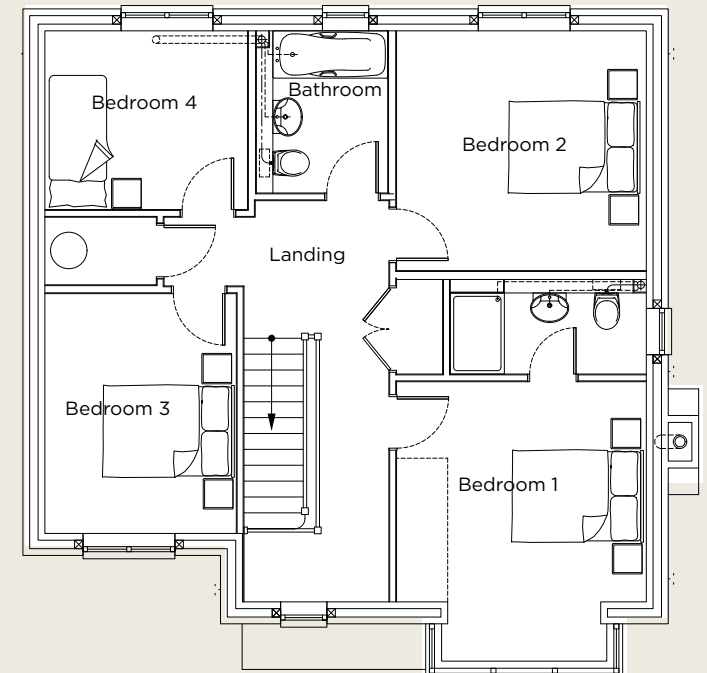
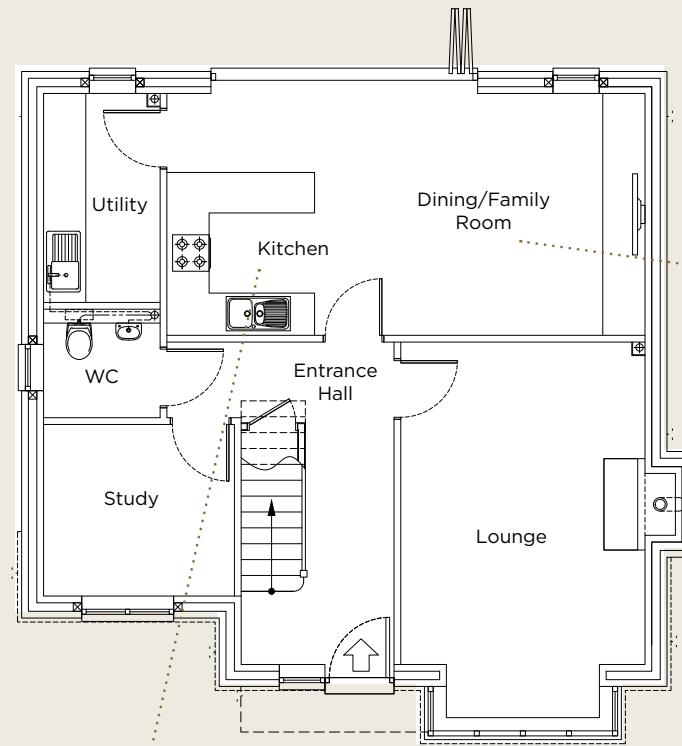
Entrance Hall			
Lounge	3.26m x 4.77m	10'8 x 15'7	
Kitchen/Dining/Family Room	7.07m x 3.58m	23'2 x 11'9	
Study	2.54m x 2.82m	8'4 x 9'3	
Utility	1.72m x 3.09m	5'7 x 10'1	
WC	1.60m x 1.72m	5'3 x 5'7	

FIRST FLOOR

Bedroom 1	3.25m x 3.69m	13'8 x 11'11	
Ensuite	1.40m x 2.90m	4'7 x 9'6	
Bedroom 2	3.54m x 3.69m	11'7 x 12'1	
Bedroom 3	3.25m x 3.69m	10'8 x 12'1	
Bedroom 4	2.64m x 3.00m	8'8 x 9'10	
Bathroom	1.94m x 2.40m	6'4 x 7'10	

TOTAL

145.30sqm / 1564 sqft



Plot 4

4-BEDROOM HOUSE

GROUND FLOOR

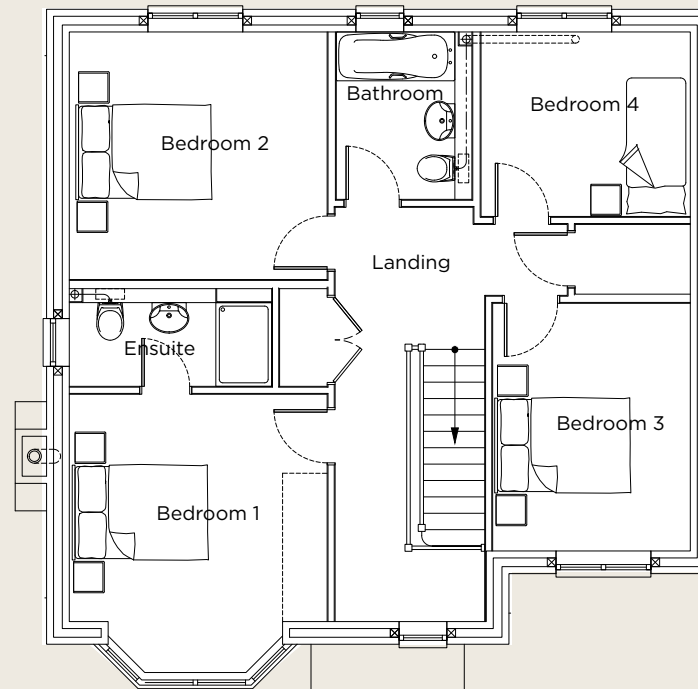
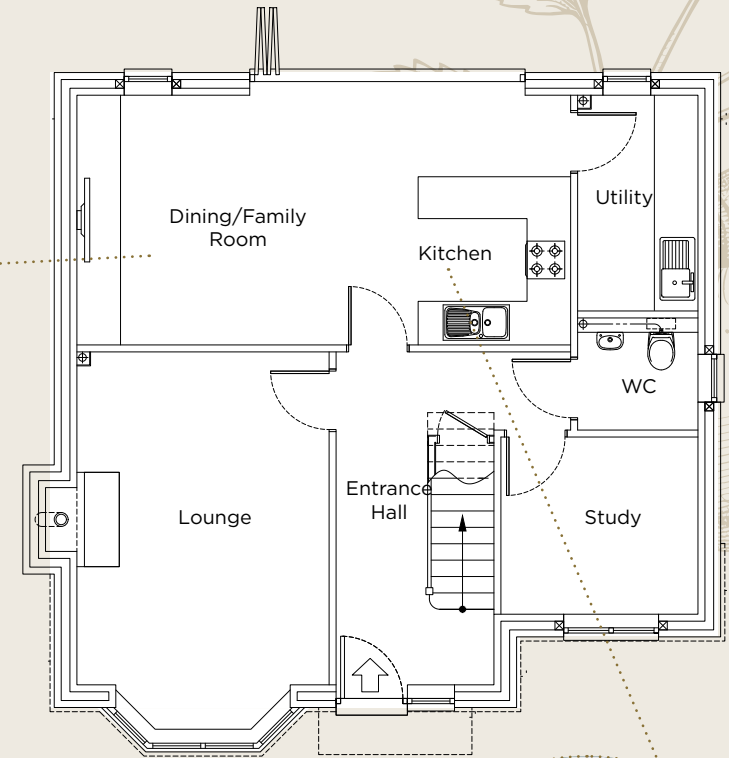
Entrance Hall			
Lounge	3.26m x 4.77m	10'8 x 15'7	
Kitchen/Dining/Family Room	7.07m x 3.58m	23'2 x 11'9	
Study	2.54m x 2.82m	8'4 x 9'3	
Utility	1.72m x 3.09m	5'7 x 10'1	
WC	1.60m x 1.72m	5'3 x 5'7	

FIRST FLOOR

Bedroom 1	3.25m x 3.69m	13'8 x 11'11	
Ensuite	1.40m x 2.90m	4'7 x 9'6	
Bedroom 2	3.54m x 3.69m	11'7 x 12'1	
Bedroom 3	3.25m x 3.69m	10'8 x 12'1	
Bedroom 4	2.64m x 3.00m	8'8 x 9'10	
Bathroom	1.94m x 2.40m	6'4 x 7'10	

TOTAL

145.30sqm / 1564 sqft



Plot 5

5-BEDROOM HOUSE

GROUND FLOOR

Entrance Hall

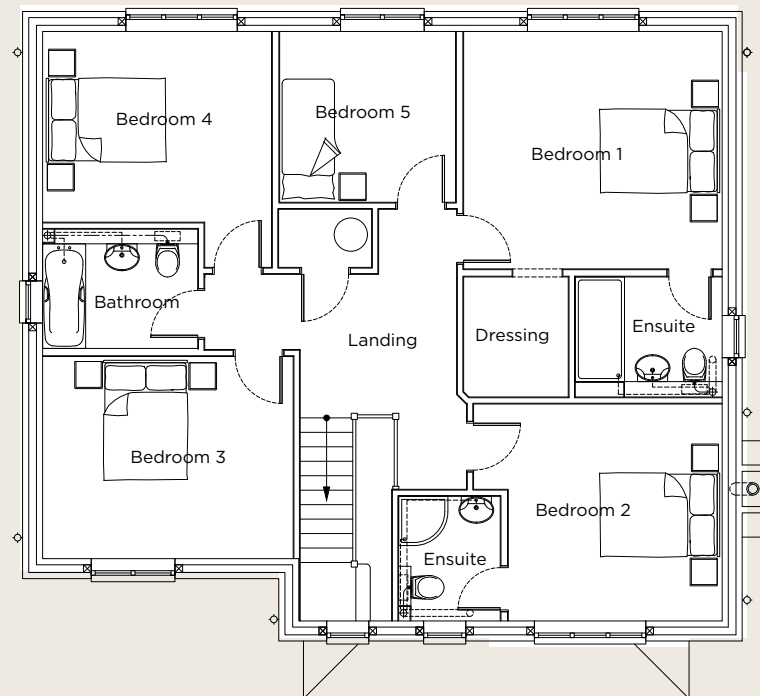
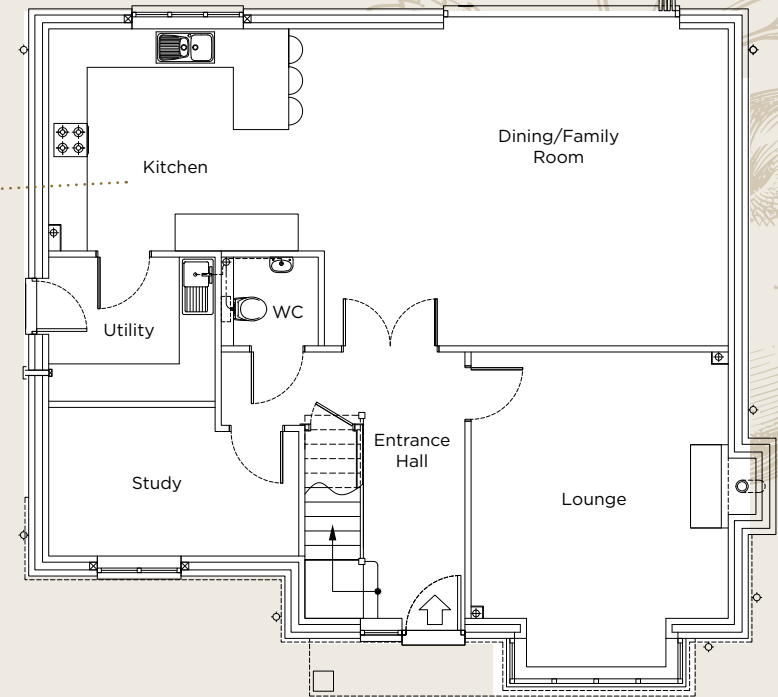
Lounge	4.17m x 4.32m	13'8 x 14'2
Kitchen	3.60m x 4.47m	11'9 x 14'8
Dining/Family Room	5.15m x 6.56m	16'10 x 21'6
Utility	2.34m x 2.66m	7'8 x 8'8
WC	1.44m x 1.57m	4'8 x 5'1
Study	2.41m x 4.06m	7'10 x 13'3

FIRST FLOOR

Bedroom 1	3.85m x 4.20m	16'7 x 13'9
Ensuite	1.95m x 2.38m	6'4 x 7'9
Dressing Room	1.70m x 1.95m	5'6 x 6'4
Bedroom 2	3.47m x 3.25m	11'4 x 10'8
Ensuite 2	1.65m x 2.02m	5'5 x 6'7
Bedroom 3	3.28m x 4.07m	10'9 x 13'4
Bedroom 4	3.09m x 3.72m	10'1 x 12'2
Bedroom 5	2.72m x 2.85m	8'11 x 9'4
Bathroom	1.93m x 2.52m	6'4 x 8'3

TOTAL

202.43sqm / 2179 sqft



Plot 6

4-BEDROOM HOUSE

GROUND FLOOR

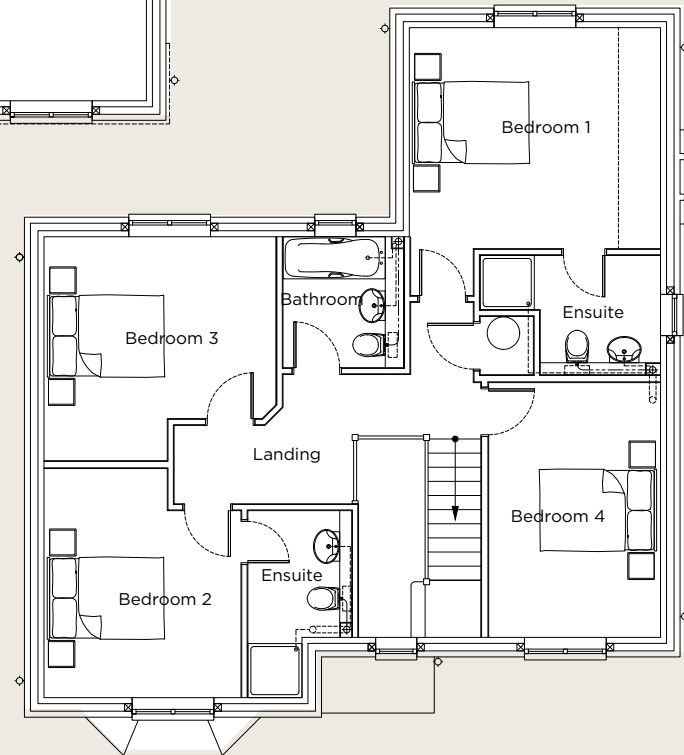
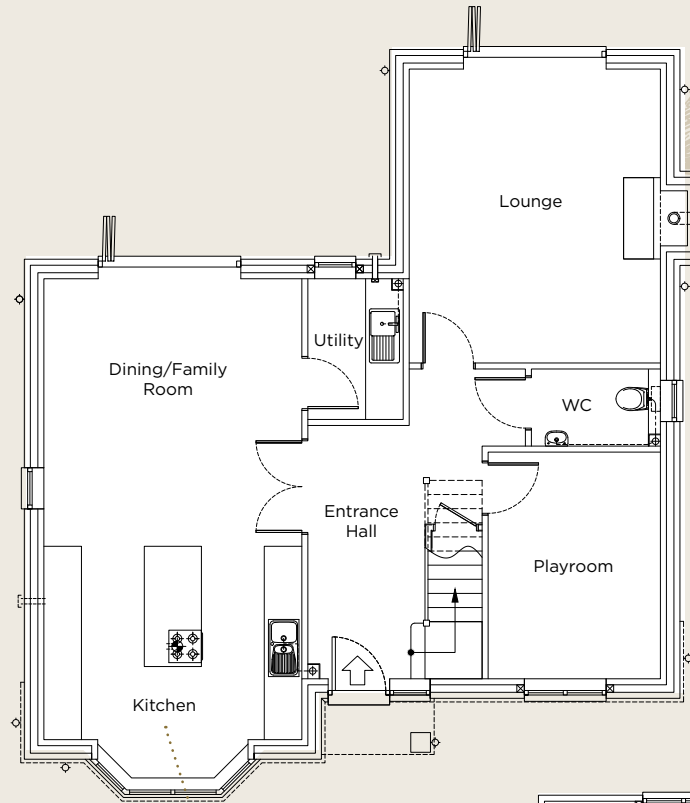
Entrance Hall		
Lounge	4.17m x 4.88m	13.8 x 16'0
Kitchen/Dining/Family Room	4.29m x 7.65m	14'0 x 25'1
Playroom	2.86m x 3.77m	9'4 x 12'4
Utility	1.58m x 2.34m	5'2 x 7'8
WC	1.28m x 2.14m	4'2 x 7'0

FIRST FLOOR

Bedroom 1	4.17m x 3.65m	13'8 x 11'11
Ensuite	1.78m x 2.99m	5'10 x 9'9
Bedroom 2	3.28m x 3.82m	10'9 x 12'6
Ensuite 2	1.72m x 3.12m	5'7 x 10'2
Bedroom 3	3.2m x 3.82m	10'6 x 12'6
Bedroom 4	2.85m x 4.27m	9'4 x 14'0
Bathroom	2.08m x 2.17m	6'9 x 7'1

TOTAL

170.84 sqm / 1839 sqft



Plot 7

3-BEDROOM BUNGALOW

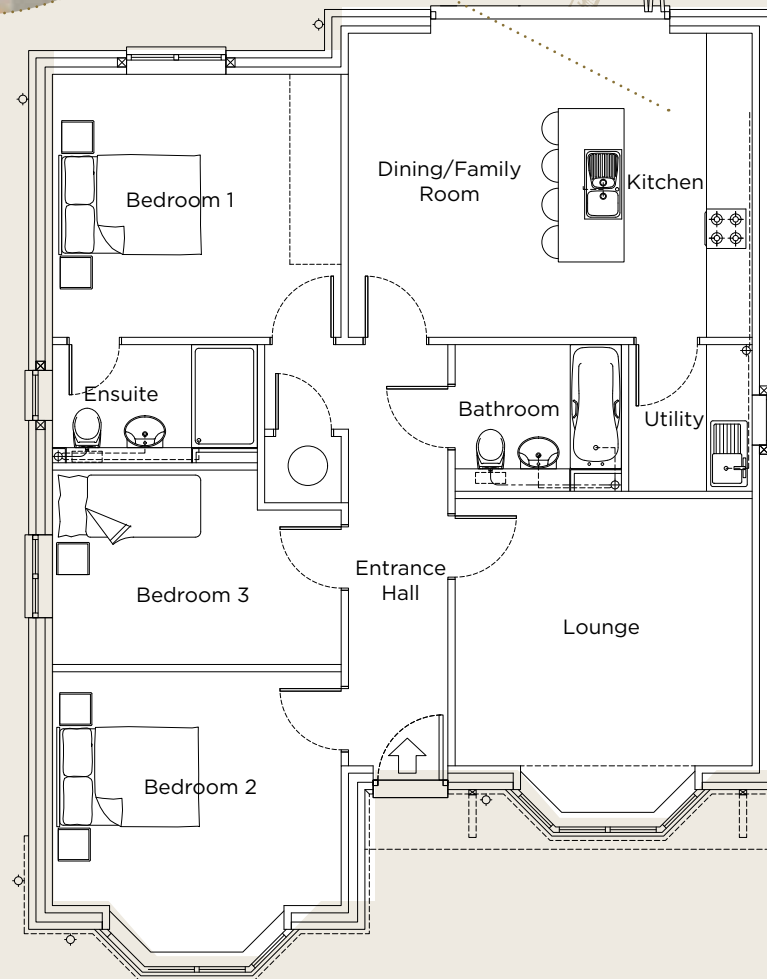
GROUND FLOOR

Entrance Hall		
Lounge	3.65m x 4.06m	11'11 x 13'3
Kitchen/Dining/Family Room		
	4.16m x 5.52m	13'8 x 18'1
Bedroom 1	3.60m x 3.95m	11'9 x 12'11
Ensuite	1.60m x 2.80m	5'3 x 9'2
Bedroom 2	3.23m x 3.95m	10'7 x 12'11
Bedroom 3	2.66m x 3.95m	8'8 x 12'11
Bathroom	2.00m x 2.27m	6'6 x 7'5

TOTAL

101.91 sqm / 1097 sqft

**Kitchen image is of the show home for illustrative purposes only, finishes and layouts may vary.*



Plot 8

3-BEDROOM BUNGALOW

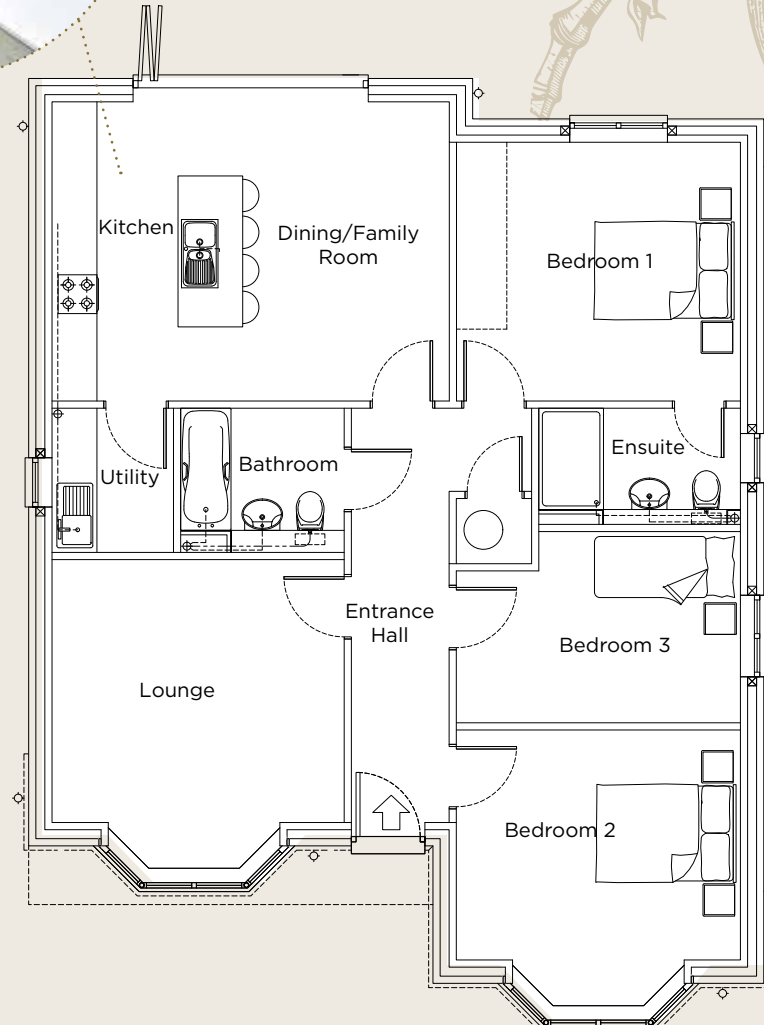
GROUND FLOOR

Entrance Hall			
Lounge	3.65m x 4.06m	11'11 x 13'3	
Kitchen/Dining/Family Room			
	4.16m x 5.52m	13'8 x 18'1	
Bedroom 1	3.60m x 3.95m	11'9 x 12'11	
Ensuite	1.60m x 2.80m	5'3 x 9'2	
Bedroom 2	3.23m x 3.95m	10'7 x 12'11	
Bedroom 3	2.66m x 3.95m	8'8 x 12'11	
Bathroom	2.00m x 2.27m	6'6 x 7'5	

TOTAL

101.91 sqm / 1097 sqft

**Kitchen image is of the show home for illustrative purposes only, finishes and layouts may vary.*



Plot 9

3-BEDROOM BUNGALOW

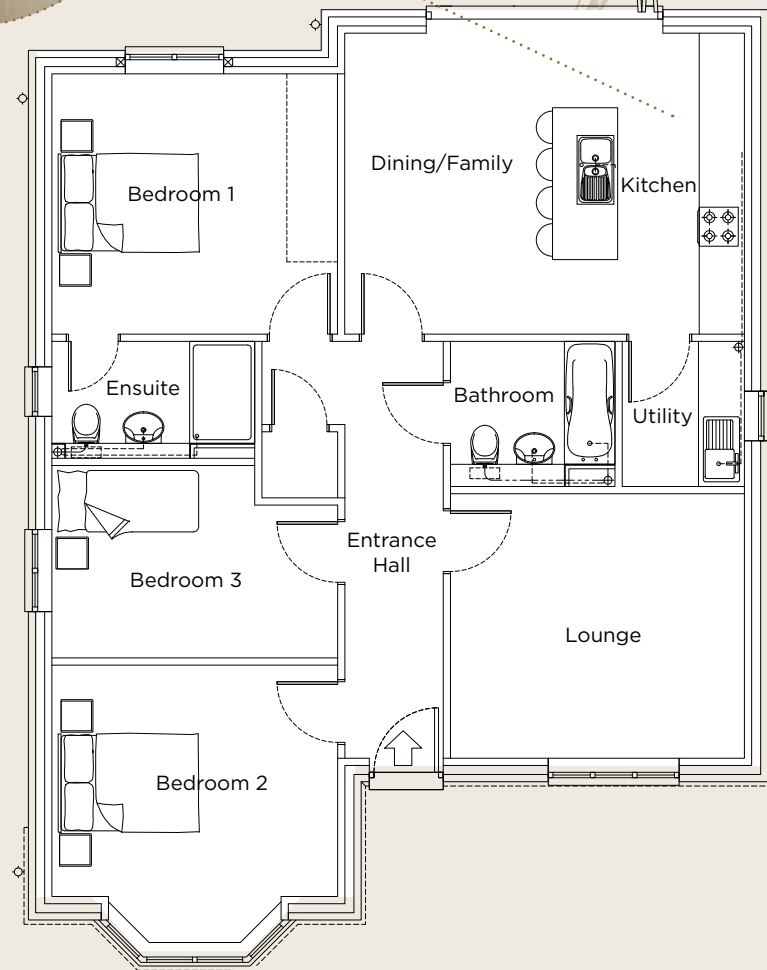
GROUND FLOOR

Entrance Hall		
Lounge	3.65m x 4.06m	11'11 x 13'3
Kitchen/Dining/Family Room		
	4.16m x 5.52m	13'8 x 18'1
Bedroom 1	3.60m x 3.95m	11'9 x 12'11
Ensuite	1.60m x 2.80m	5'3 x 9'2
Bedroom 2	3.23m x 3.95m	10'7 x 12'11
Bedroom 3	2.66m x 3.95m	8'8 x 12'11
Bathroom	2.00m x 2.27m	6'6 x 7'5

TOTAL

101.91 sqm / 1097 sqft

**Kitchen image is of the show home for illustrative purposes only, finishes and layouts may vary.*



Site Plan

- 3-BEDROOM BUNGALOWS
- 4/5-BEDROOM HOUSES





Specification

Kitchens

- Stylish custom-designed contemporary kitchens with fitted wall and base units featuring stone worktops and upstands.
- Integrated Neff appliances including fridge-freezer, dishwasher complemented by multifunctional single oven, combi-microwave oven, 5-zone induction hobs and Elica extractor.
- Under-cabinet LED lighting beneath eye-level units.
- Breakfast bar or island in selected houses.
- Low-energy ceiling downlighters

Utility Rooms

- Utility rooms are fitted with a range of storage cabinets, with sink and separate integrated washing machine and tumble dryer.

Internal Features

- Elegant porcelain non-slip tiled floors to bathrooms, ensuites and cloakroom, with porcelain wall tiles to bathroom and ensuites.
- Oak plank flooring to living areas and hallways.
- Fitted carpets and underlay to all bedroom areas, stairs and landings.
- Attractive white satin painted skirtings and architraves provided throughout.
- White satin painted internal moulded doors with polished chrome ironmongery.
- Bespoke white painted staircase with oak handrail.

Bathroom, Ensuite and Cloakroom

- Bathrooms in all homes feature contemporary white sanitaryware with chrome fittings and soft-closing toilet seats, heated electric towel rails, vanity units, shaver points, fitter mirrors and a shower over the bath with glass enclosure in the family bathroom.
- Ensuites include the same contemporary white sanitaryware with chrome fittings, shaver points, vanity units, rainfall shower with additional hand-held shower head.
- All cloakrooms benefit from vanity units, heated electric towel rails and underfloor heating.

Heating and Electrical

- LED recessed downlights to kitchen/dining area, bathroom, ensuites and hallway, with low-energy pendant fittings to separate living room, all bedrooms and landing.
- Generous supply of white power outlets throughout, including USB charge points to kitchen, living room, master bedroom and study where applicable.
- Telephone point in hallway, living room and master bedroom.
- Homes wired for Sky & Freeview TV distribution to living room, dining room, study and all bedrooms.
- Power and lighting provided to loft space and garages.
- Underfloor heating provided to downstairs with NeoStat (or similar) heating control, upstairs heated via radiators, all powered by an energy efficient air source heat pump.

External Features

- Single or double garages with lighting and power.
- Turf, patio area and close-board fencing (plus gate) to enclosed rear garden with turf and feature landscaping to front garden.
- Block-paved driveways.
- Indian sandstone (or similar) patio.
- Cold mains outside tap to all homes.
- Electric vehicle charging point (EVCP) to all homes.
- PIR convenience lighting to front and rear.

Safety and Security

- Mains operated smoke and heat detectors with battery back-up.
- PVCu double-glazed windows and external doors with multipoint locking system.
- Ring-wired front doorbell to all homes.

Customer Care

- 10-Year Structural Defect Warranty.

Maintenance

- The communal areas of the development will be maintained via a management company.
- Once the development is completed, ownership of the management company will be transferred to the homeowners.

SAT NAV POSTCODE: TN22 5SL

cubitt & west
Land & New Homes

01825 768 915
uckfield@cubittandwest.co.uk

sancus 
straightforward financing

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 2ft and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.