

Six New Three Bedroom Mews Houses



STATION

M E W S

Cooksbridge Near Lewes, East Sussex

A development by

RIVER OAKS

H O M E S

Cooksbridge, East Sussex

The picturesque village of Cooksbridge is situated just under 3 miles from the Historic County Town of Lewes and is on the edge of the South Downs National Park.

It is believed the village got its name from the Cooks who fed the soldiers of Simon de Montfort from the bridge on their way to the battle of Lewes in 1264. The troops came from nearby Fletching where they spent the night in prayer on their way to defeat King Henry III.

Cooksbridge has the benefit of a mainline station with trains going direct into London Victoria making it an ideal commuter village. During peak times these trains run at 2 per hour taking, 1 hour and 1 hour 15 minutes. It also has excellent road links giving quick and easy access to the A27 and A26 connecting you to Eastbourne, Tunbridge Wells and the City of Brighton & Hove, which is only eight miles away.

Train Journey Times

| | |
|-----------------|------------|
| London Victoria | 60 minutes |
| Gatwick | 29 minutes |
| Brighton | 25 minutes |
| Eastbourne | 25 minutes |
| Lewes | 4 minutes |

For those who like to walk, cycle or horseride Cooksbridge offers you the ideal starting point as it enjoys easy access to the South Downs Way, River Ouse and numerous well established footpaths in the area.

The village itself has a lovely family community vibe and offers many activities, hobbies and events which take place at the nearby and recently developed Beechwood Community Hall where you will also find a large playing field and small children's park. Cooksbridge is very proud of the small local primary school which is situated in the centre of the village. There is also a small convenience store within the local petrol station.

For all your other needs, nearby Lewes town centre offers them all. From local independent shops to High Street names. It boasts a Waitrose and Tescos, banks, many coffee shops, bars and restaurants.

There are lots of fine country pubs within a 15 minute drive, along with local high quality farm shops and a butchers within an easy drive.

The Lewes district boasts a fine selection of both public and private schools.

Keen golfers can enjoy local courses such as Lewes, Piltdown, Hassocks and the East Sussex National.



The nearby historic County Town of Lewes

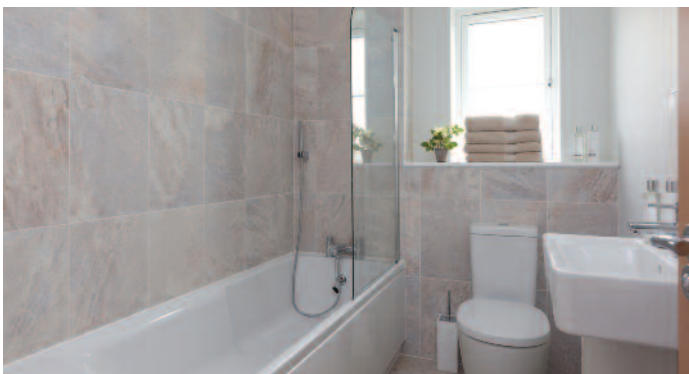


Cooksbridge main line Railway Station



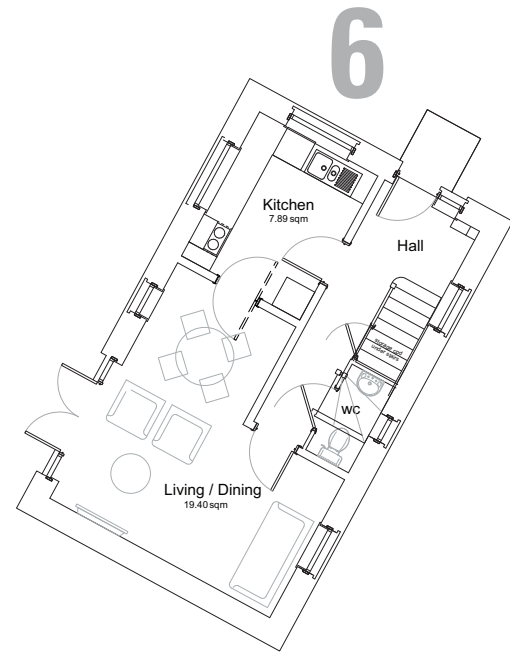
Surrounded by beautiful woodland walks

River Oak Homes at Station Mews, Cooksbridge

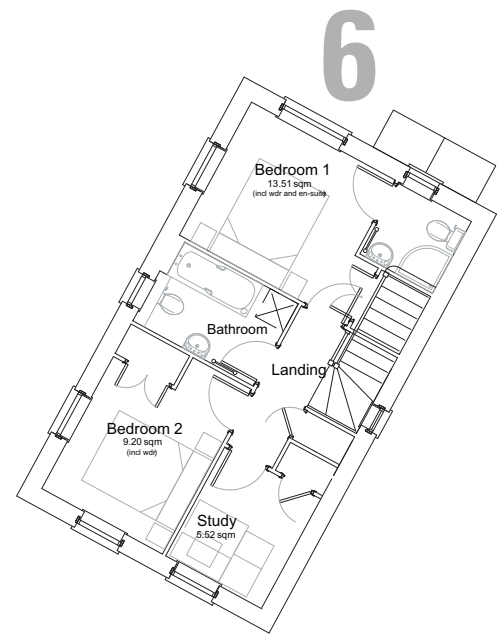
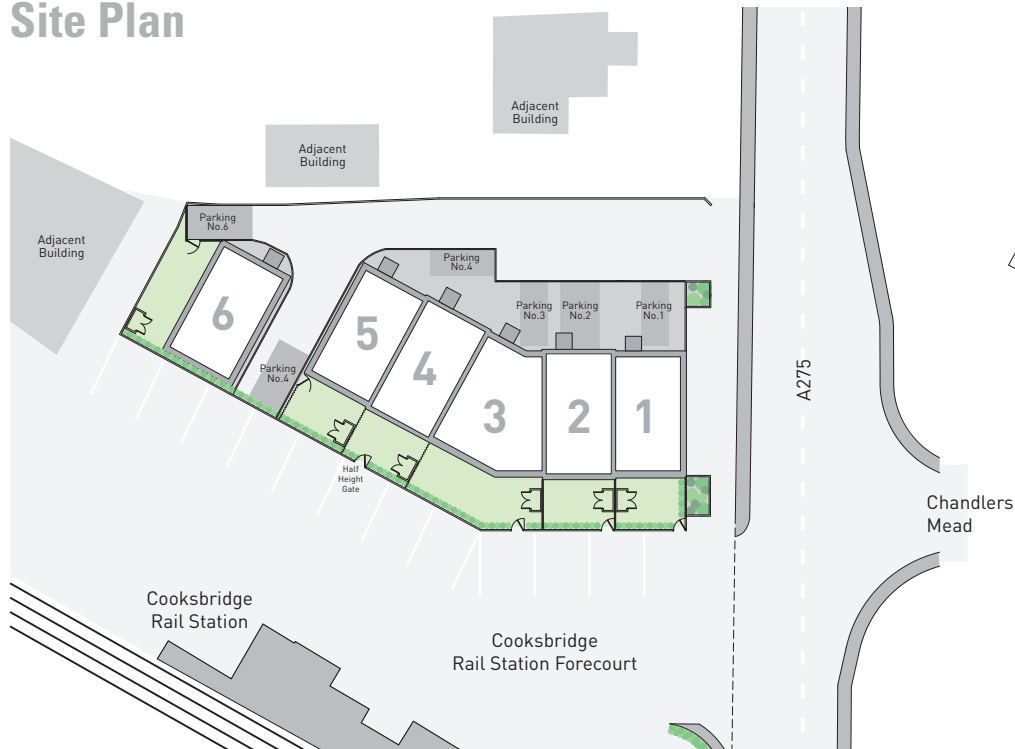


Property Sizes

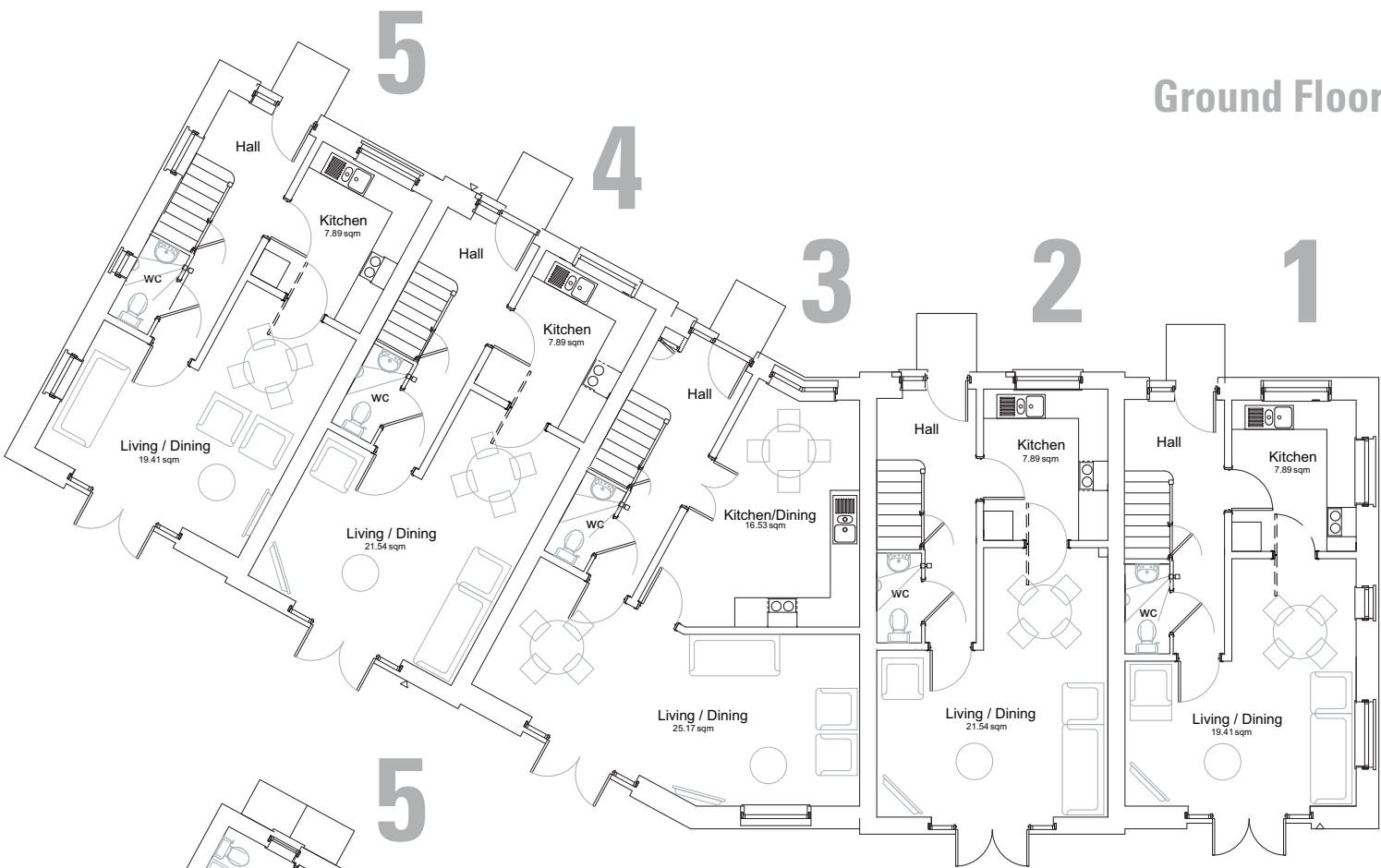
| | Size in m ² | Size in ft ² | Status |
|---------------|------------------------|-------------------------|-------------|
| Plot 1 | 78.78 m ² | 848 ft ² | |
| Plot 2 | 84.04 m ² | 905 ft ² | SOLD |
| Plot 3 | 107.66 m ² | 1159 ft ² | |
| Plot 4 | 84.04 m ² | 905 ft ² | SOLD |
| Plot 5 | 78.78 m ² | 848 ft ² | |
| Plot 6 | 78.78 m ² | 848 ft ² | |



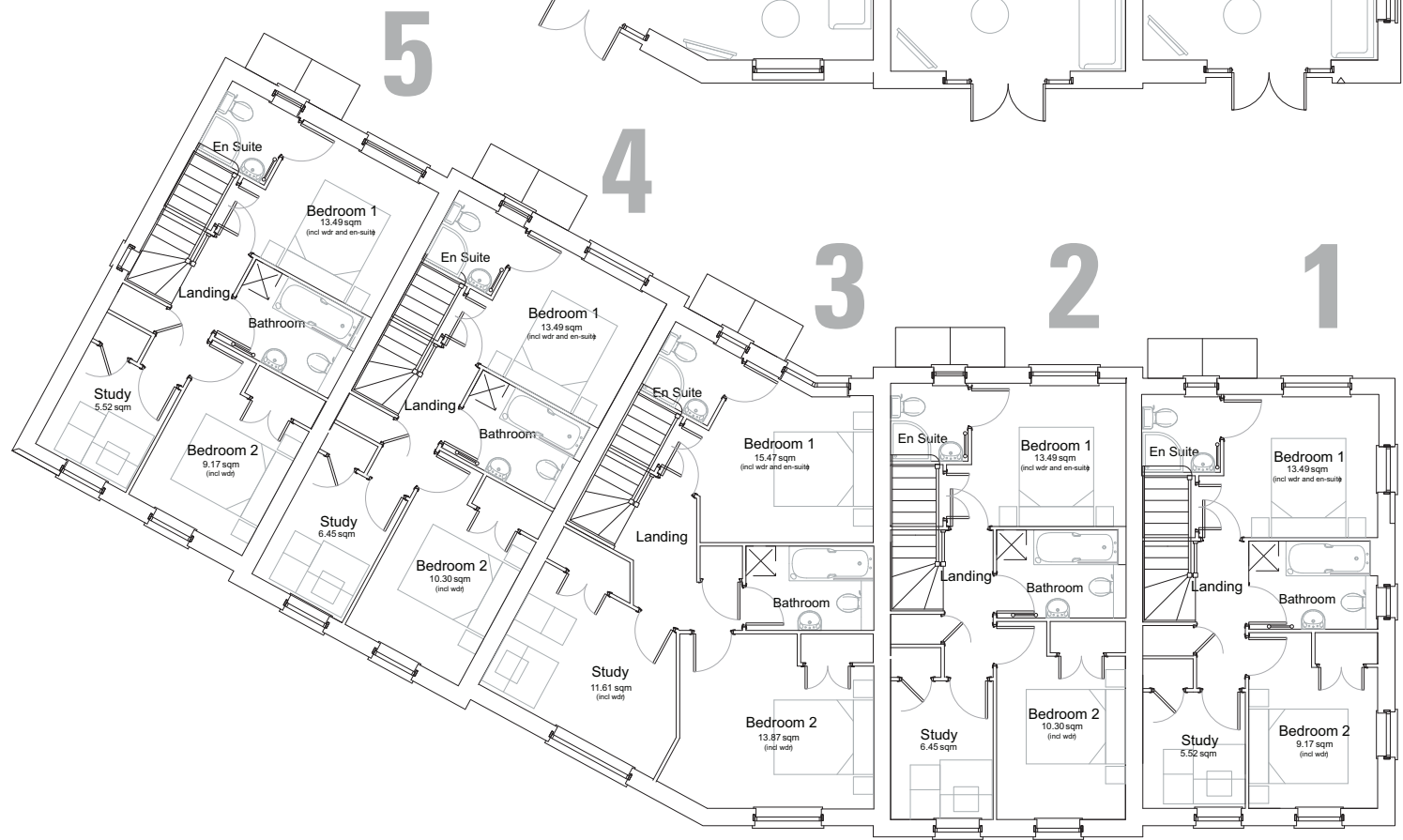
Site Plan



Ground Floor



First Floor



River Oak Homes at Station Mews, Cooksbridge

River Oak Homes was established in 1995 and has built over 100 houses and 30 apartments in the south east. River Oak Homes have won various national awards and have an excellent reputation due to the thought and energy they put into ensuring every house maximises its potential for living. River Oak Homes offer the commitment to the quality of service that only a specialist developer can provide.

Station Mews consists of five x 3 bedroom mews style houses and one 3 bedroom detached house. They all benefit from allocated parking, private rear gardens and are immediately adjacent to Cooksbridge train station. Station Mews is ideal for commuting and for those families who wish to benefit from the use of sustainable travel you can literally roll out of bed and onto the train!

Station Mews has been built to the highest modern construction standards, blending traditional materials with modern construction techniques. The mews has a warm and welcoming feel by virtue of the use of quality materials which include natural slate pitched roofs, elevations are Hanson Hampton Rural Blend red brick and maintenance free timber look cladding, timber casement double glazed windows, pitched and gabled entrance porticos, block paving and landscaping.

- Traditionally constructed to a high standard
- 2 Double bedrooms and study/bedroom
- Central Heating through environment friendly Air Source Heat pumps
- En suite to master bedroom
- Adjacent Cooksbridge Station with direct London access
- Private allocated parking
- Premier Construction Guarantee



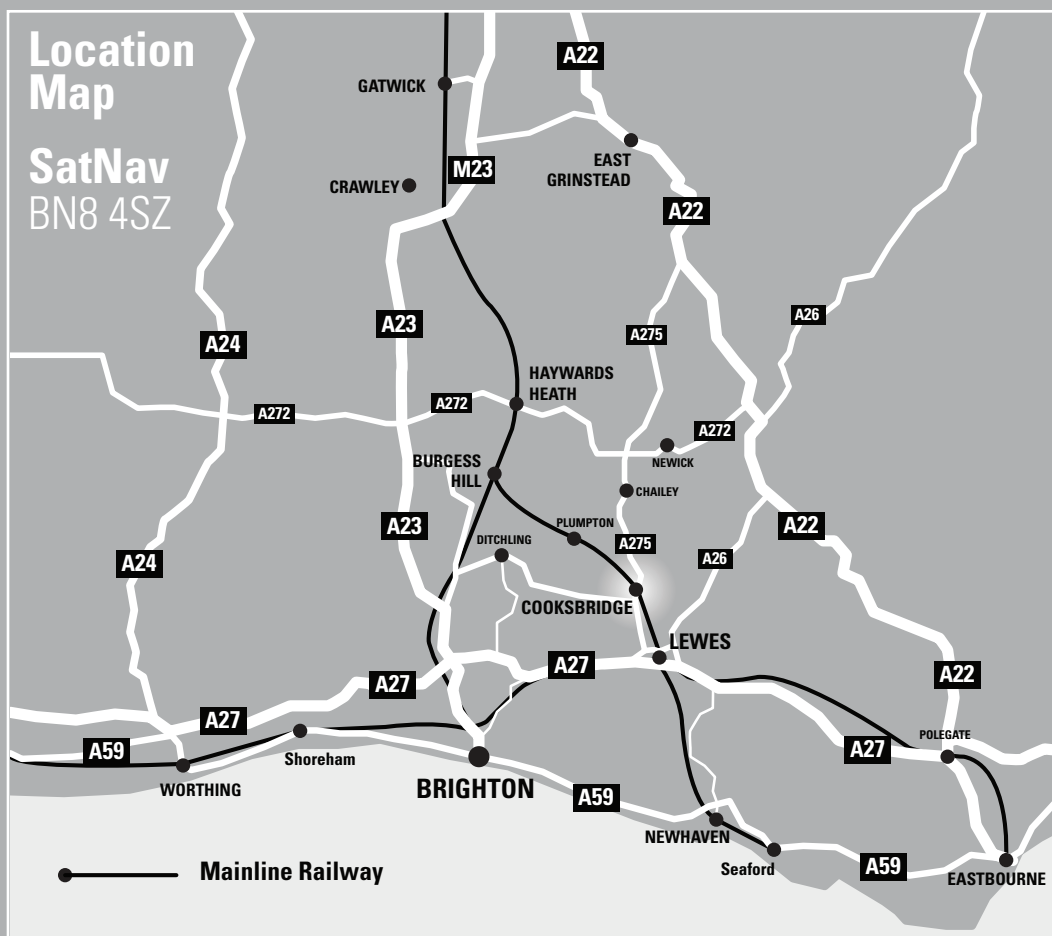


Specification Each of the homes will incorporate:-

- Fully fitted Paula Rosa Turin range kitchens with handleless & soft closing doors and drawers, 'Quadra' Brown Sahara laminate worktops, under counter feature lights and integral triple recycle bins.
- Built in stainless steel appliances include Zanussi appliances (Dishwasher, Free Standing Fridge/Freezer, Oven & Hob), Electrolux cooker hood and Franke sink & taps.
- Kitchen floor and Bathrooms are tiled with Porcelanosa tiles.
- Kitchen floor 'Cube Nature'.
- Family Bathroom Arizona 'Caliza' wall tile and 'Caliza' floor tile.
- Ensuite Arizona 'Stone' wall tile and 'Stone' floor tile.
- Fully fitted Furlong carpet 100% wool 91 'Dark Stone' for staircase and 1st floor excluding bathroom and ensuite.
- Kronofix 7mm Light Varnished Oak 9748 laminate wood to ground floor excluding kitchen.
- Darma range Roca/Ideal Standard sanitary ware to bathrooms and ensuite in white with mixer taps, shower screen, and hand spray hose to main bath.
- Double glazing throughout.
- Wired for satellite tv
- Sustainable central heating through air source heat pumps.
- Lofts are well insulated with loft hatch & loft ladders.
- Gardens/patio areas are flag paving to patio door areas and laid to lawn.
- Landscaped and brick pavioured shared surfaces and driveways.
- Parking - each house will have its own private parking space. There are also two additional parking spaces available at the front of the site.

River Oak Homes reserve the right to vary the above specification through the development process as necessary

STATION M E W S



Viewing

By appointment through Sole Agents Oakley Residential Lewes Office • Bryn Thomas • brynt@oakleyresidential.com • T: 01273 487444



Warranty

Station Mews has been designed by RIBA award winning Architects ECE and constructed by award winning Contractors Westridge Construction of Sussex. Each house will benefit from a Premier Guarantee Building Defects Warranty.

Tenure

The houses will be sold freehold with the private access road maintained through a management company.

Price on application

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