



THE
ORCHARDS
CLAYHILL · RINGMER





A BOUTIQUE DEVELOPMENT OF NINE SUBSTANTIAL 3 & 4
BEDROOM BEAUTIFULLY APPOINTED, ARCHITECTURALLY
DESIGNED HOMES LOCATED JUST OUTSIDE LEWES & RINGMER

THE
ORCHARDS
CLAYHILL · RINGMER



LOCATION

The Orchards is conveniently located around 2 miles North of Lewes just outside Ringmer.

Close by is the 16th Century Cock Inn Country pub with beautiful gardens, oak beams, flagstone floors, log fire, serving real ales and homecooked food. In the other direction equally close is the local convenience store selling groceries.

Ringmer is one of the largest villages in the south of England dating as early as Roman times. The village church, dedicated to St Mary, is said to be built in the 13th century. Ringmer boasts 2 village pubs, The Anchor and The Green Man both known for excellent home cooked food and real ales. The village shops offer a selection of amenities including a general store, various food outlets as well as independent pet store, hairdressers and bakers. Ringmer has two schools, Ringmer Primary School for ages 4-11 and Kings Academy for students aged 11-16. The Village has a county league football team and at the centre is Ringmer Cricket club.

Lewes is home to a wealth of creative industries and the vibrant patronage of the arts can be felt through the character of its lanes and twittens, as you wander through the town.

Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Dining out in Lewes is a pleasure with a selection of restaurants and Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery.

Visit the farmers market on the first Saturday of every month to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's, the local brew, and take in some music in one of the many friendly pubs in the area.

Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities. Easy access is afforded to the Leisure facilities of Brighton Marina, within 10 miles, which is the largest man-made marina in Europe, and also hosts a multiplex cinema.

Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VIII. South Downs College is located in Lewes offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer.

The City of Brighton is only 8 miles away from Lewes on the South Coast and there are also direct rail links to London Victoria, in a little over one hour. Lewes has a maverick population, which over the centuries has resulted in the town developing a truly unique place in history. Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII. The character of Lewes is such that it can boast the first assembly of Parliament!

COMMUTING

The Orchards offers easy access to Lewes with buses running around every 15 minutes to Lewes Train Station. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

TRAIN TIMES

Lewes to Brighton	16 minutes
Lewes to London Victoria	65 minutes
Lewes to Gatwick	31 minutes
Lewes to Haywards Heath	16 minutes
Lewes to Seaford	17 minutes
Lewes to Eastbourne	20 minutes

BLUE SONIC

Blue Sonic is a specialist house building company dedicated quite simply to creating and delivering homes designed specifically with the owner in mind. Blue Sonic was founded in 2005 by local businessman Andrew Newton and have created several landmark builds in recent years in and around Sussex. Blue Sonic are dedicated to constructing homes with precise attention to architectural design technology using the latest engineering and construction methods.

Blue Sonic place great importance on all aspects of each development from the earliest planning stages to the final landscape design ensuring it creates a unique living environment. Attention to the minutest detail sets Blue Sonic apart from other house builders.





SPECIFICATION

KITCHENS

- Contemporary designed luxury fitted kitchen with quartz style worktops & upstands
- A range of high quality appliances including: fridge/freezer, hob, oven, dishwasher, extractor hood
- Stainless steel 1½ bowl sink & mixer tap
- Toughened glass splashback
- Karndean wood effect flooring

ELECTRICAL

- A generous provision of power points & lights to all rooms
- TV aerial to living room & master bedrooms
- Mechanical ventilation to all bathrooms & en-suites
- Smoke & heat detectors (mains wired)
- Ground source heat pump supplying under floor heating to the ground floors & radiators to the upper floors.

BATHROOMS & EN-SUITES

- Feature Porcelanosa tiled walls
- White sanitaryware from our selected range
- Contemporary chrome plated taps & fittings
- Vanity mirrors with light & shaver socket to selected areas
- Chrome heated towel rails with summer control valves

FLOORING

- A selection of Karndean wood effect flooring and high quality carpets fitted throughout

PARKING

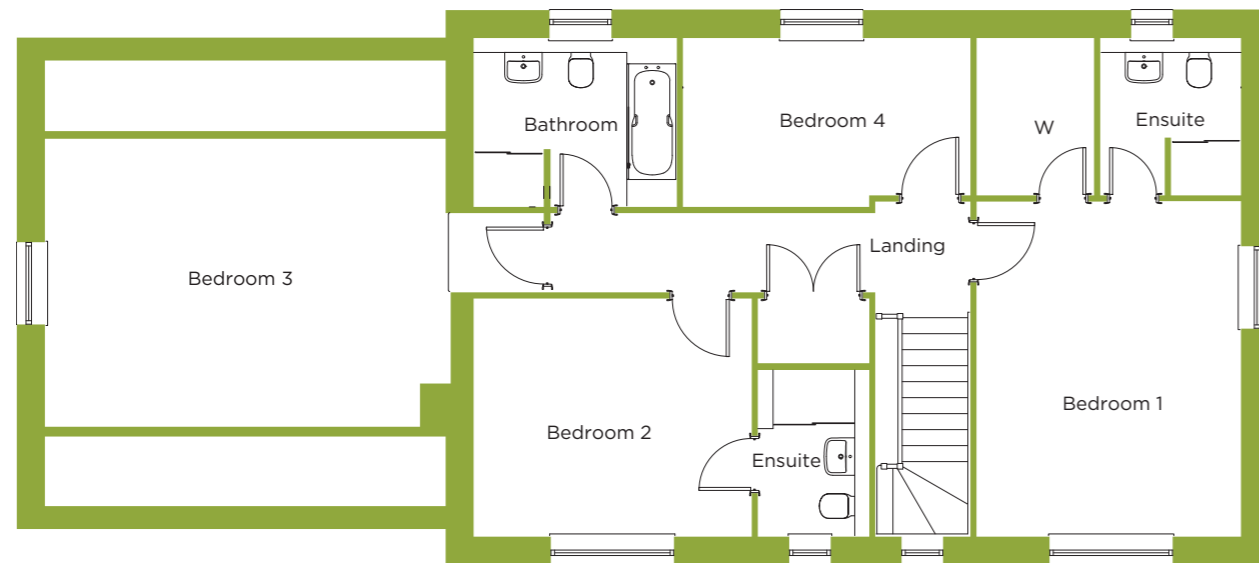
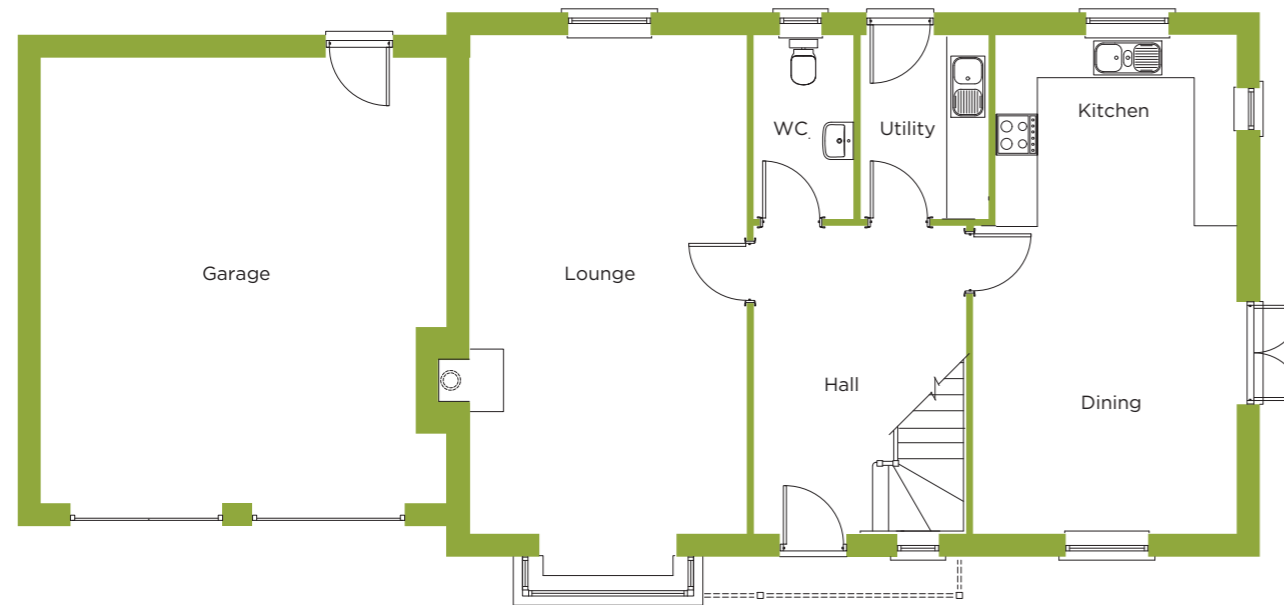
- Each property benefits from a range of either allocated parking spaces, detached garage or integral garage

WARRANTY

- 10 Year New Homes Warranty with every home



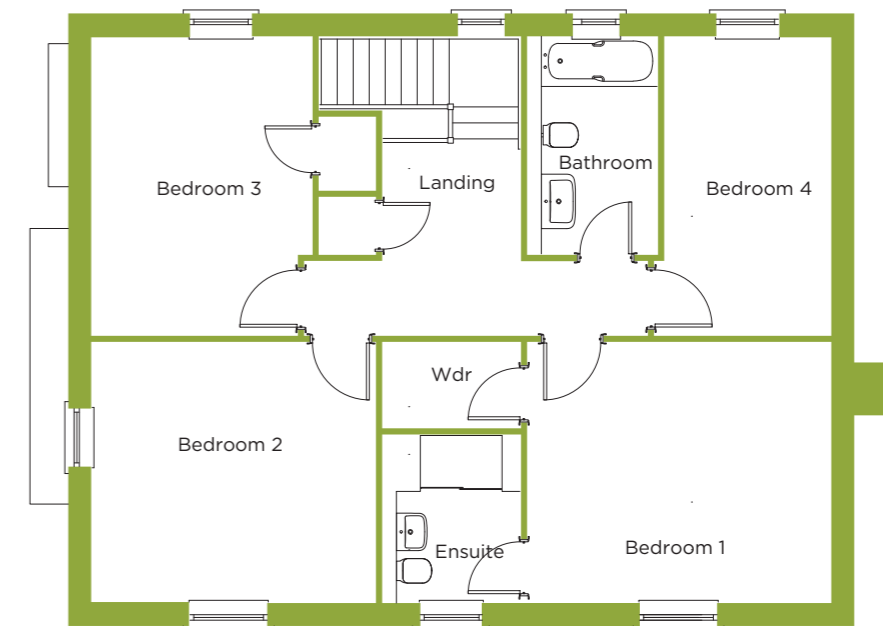
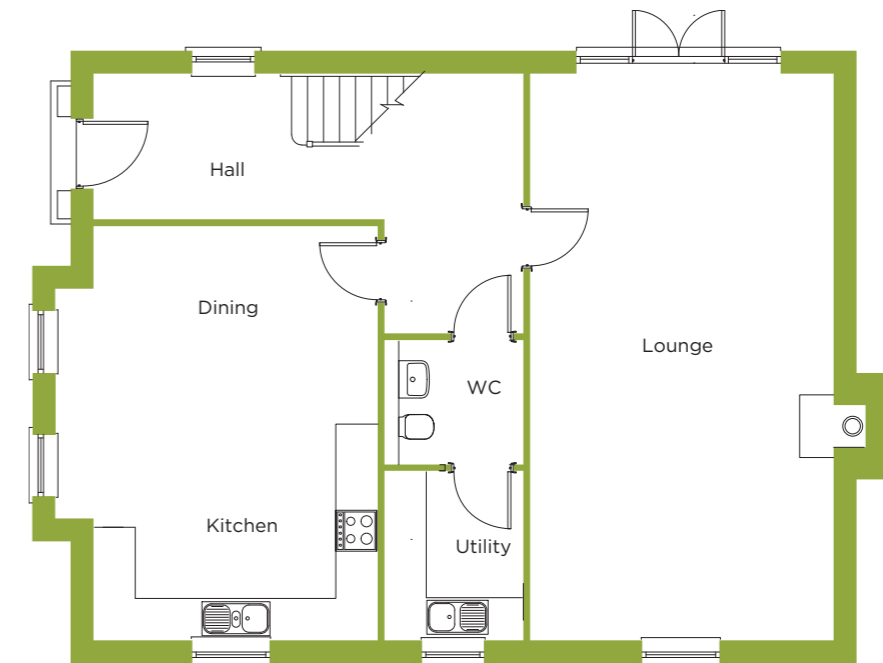
No 1 FLOOR PLANS



NO. 1 4 BEDROOM DETACHED HOUSE

ROOM	SIZE (M)
Lounge	7.9 x 4.0
Kitchen/Dining Room	7.3 x 3.8
Bedroom 1	4.9 x 3.9
Bedroom 2	4.1 x 3.5
Bedroom 3	7.4 x 4.2
Bedroom 4	4.2 x 2.5
Integral Garage	39m ²
TOTAL	230.5m²

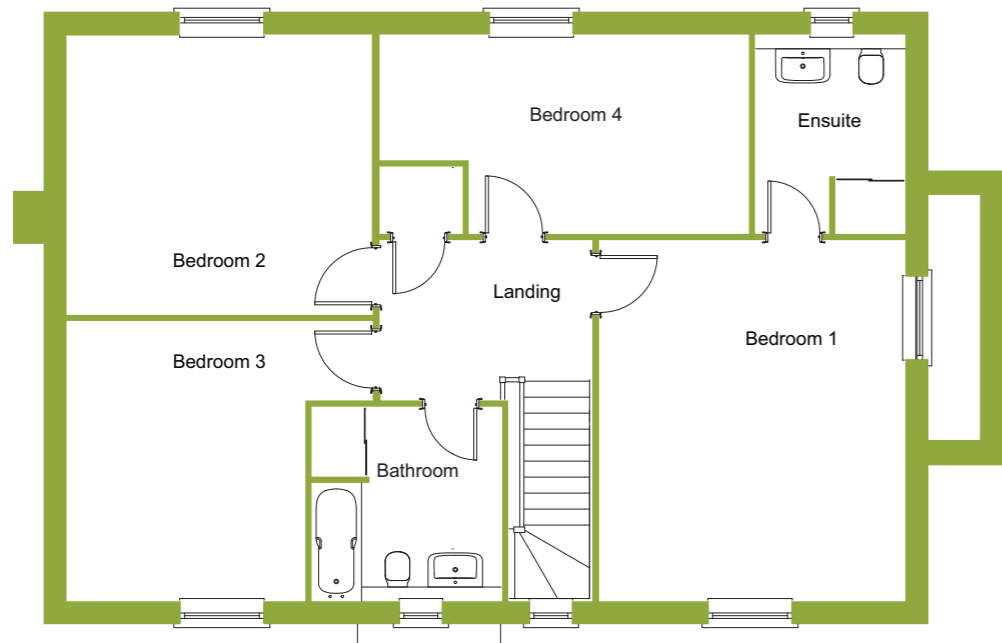
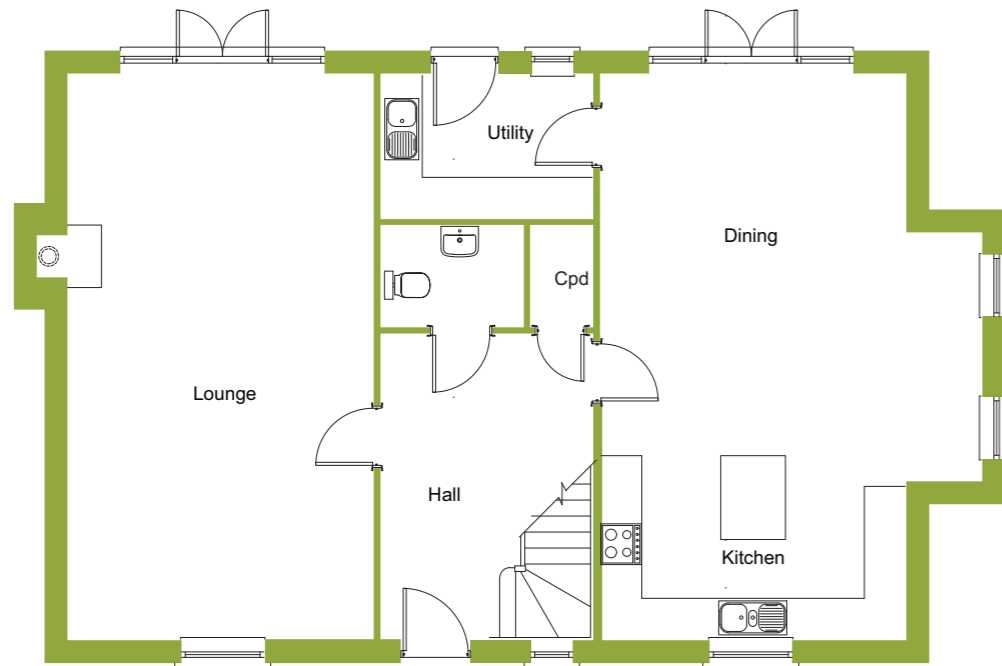
No 2 FLOOR PLANS



NO. 2 4 BEDROOM DETACHED HOUSE

ROOM	SIZE (M)
Lounge	8.3 x 4.4
Kitchen/Dining Room	6.1 x 4.7
Bedroom 1	4.4 x 3.8
Bedroom 2	4.2 x 3.8
Bedroom 3	4.4 x 3.2
Bedroom 4	4.4 x 2.6
Detached Garage	34.2m ²
TOTAL	217.2m²

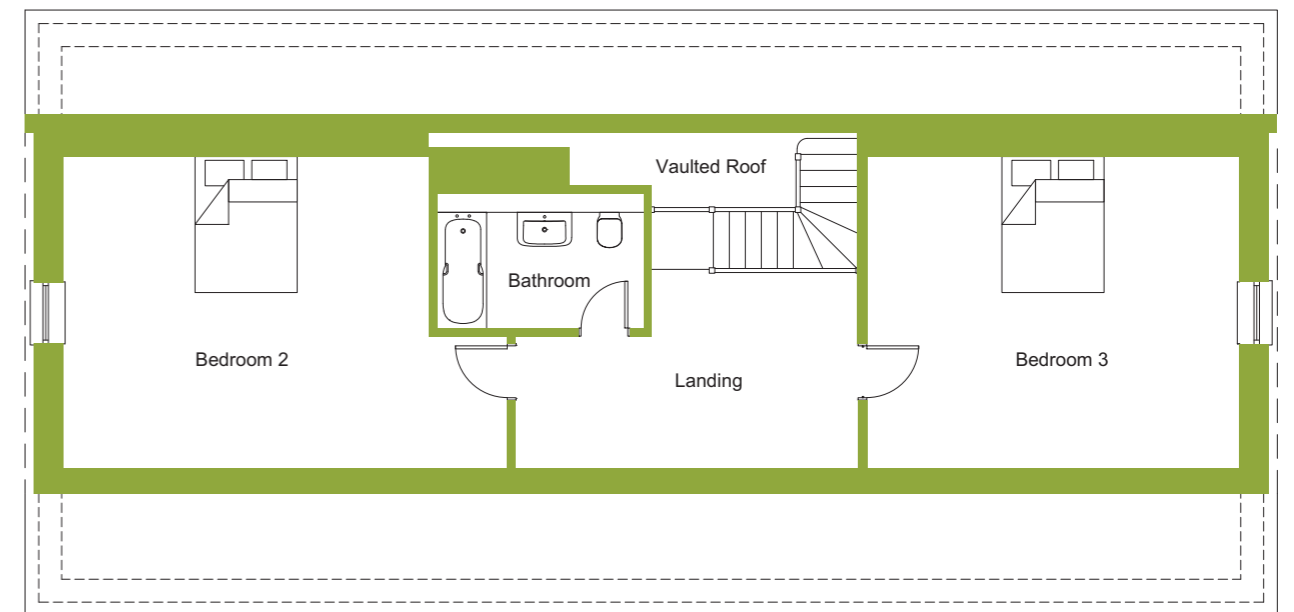
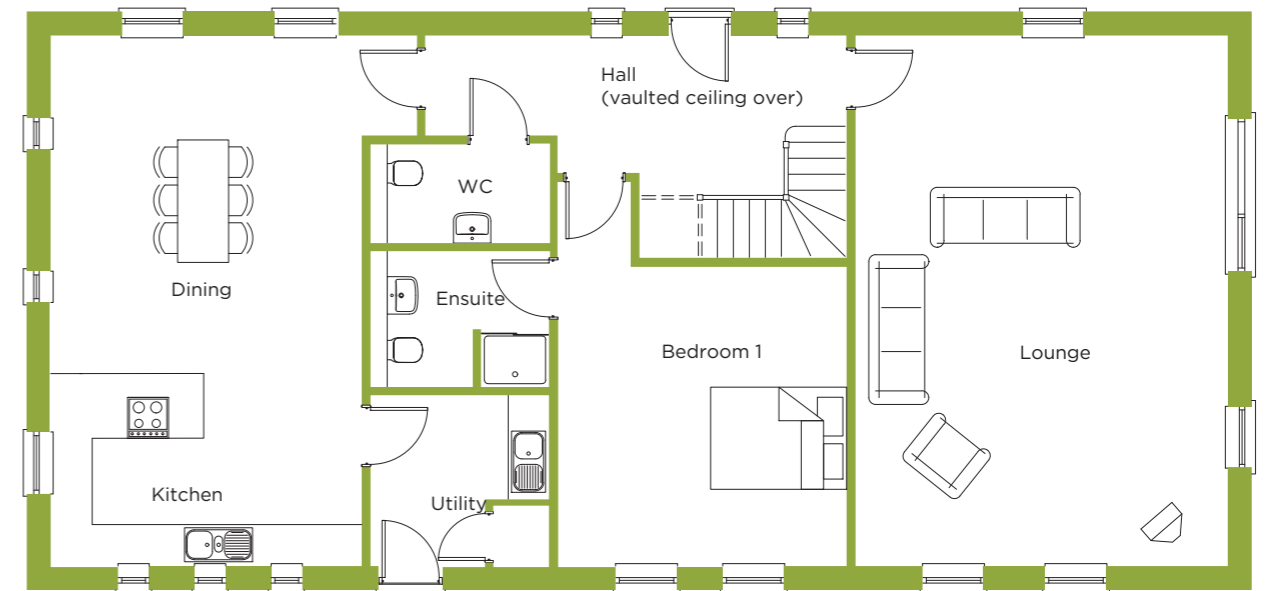
No 3 FLOOR PLANS



NO. 3 4 BEDROOM DETACHED HOUSE

ROOM	SIZE (M)
Lounge	8.3 x 4.5
Kitchen/Dining Room	8.3 x 5.6
Bedroom 1	5.3 x 4.5
Bedroom 2	4.5 x 4.1
Bedroom 3	4.5 x 4.1
Bedroom 4	5.4 x 2.9
Detached Garage	34.2m ²
TOTAL	243.8m²

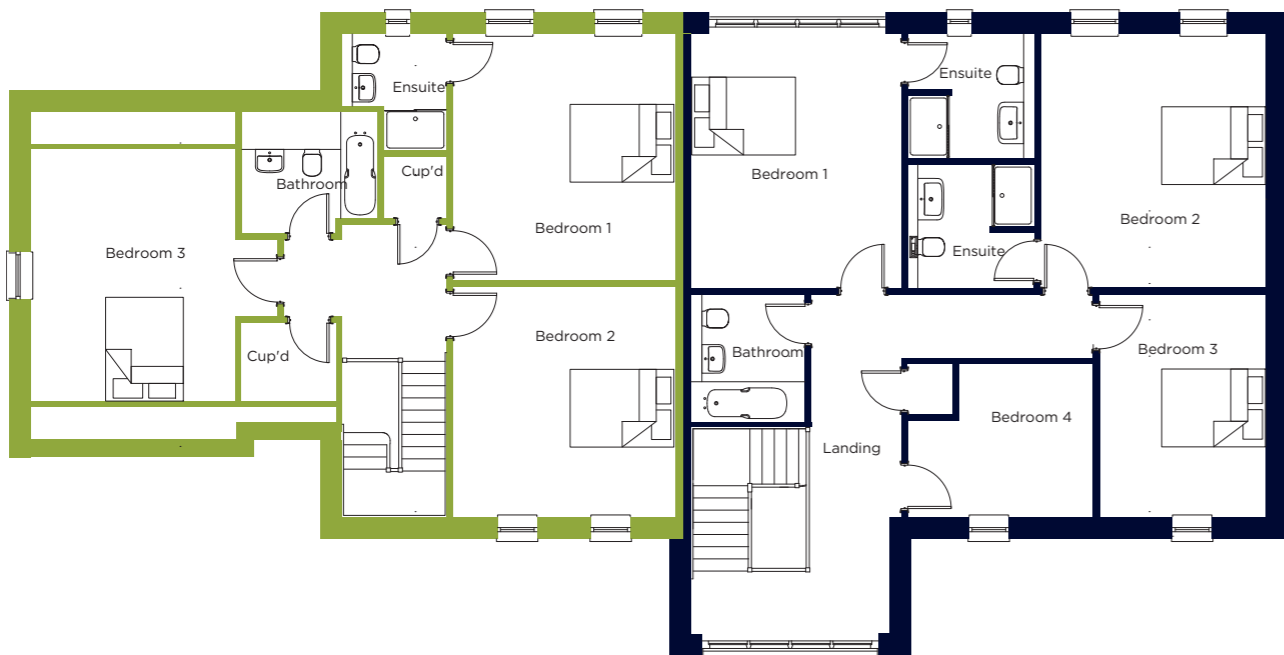
No 4 FLOOR PLANS



NO. 4 3 BEDROOM DETACHED HOUSE

ROOM	SIZE (M)
Lounge	7.8 X 5.5
Kitchen/Dining Room	7.8 X 5.4
Bedroom 1	5.6 X 4.2
Bedroom 2	6.5 X 4.6
Bedroom 3	5.5 X 4.6
TOTAL	207.7m²

No 5 FLOOR PLANS No 6 FLOOR PLANS



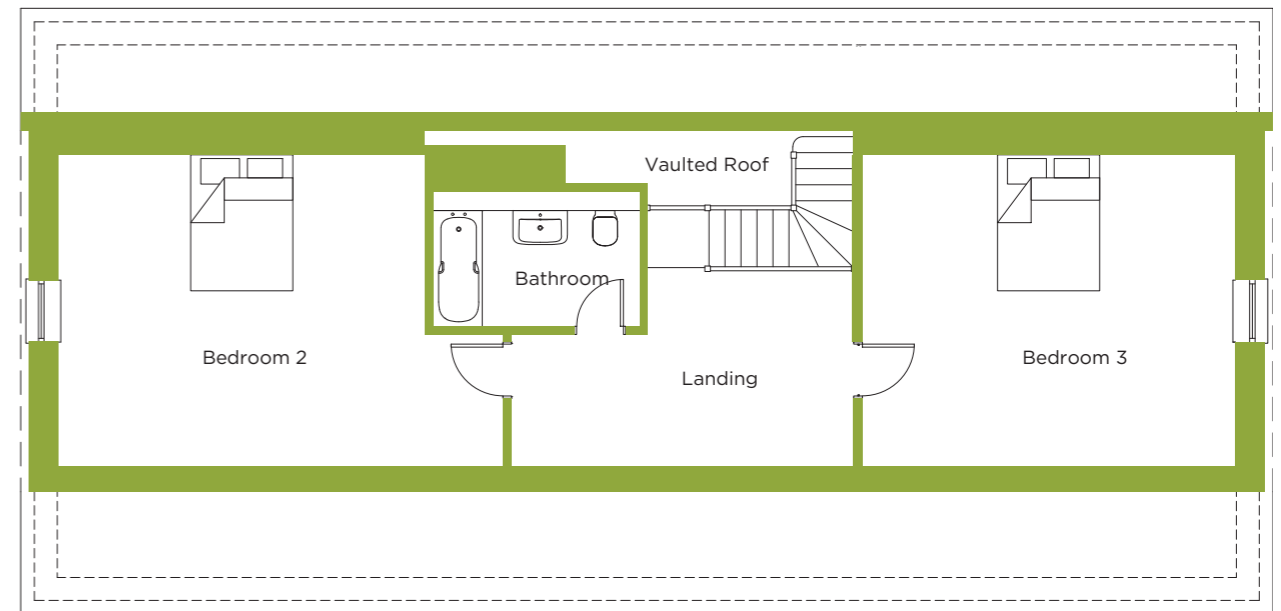
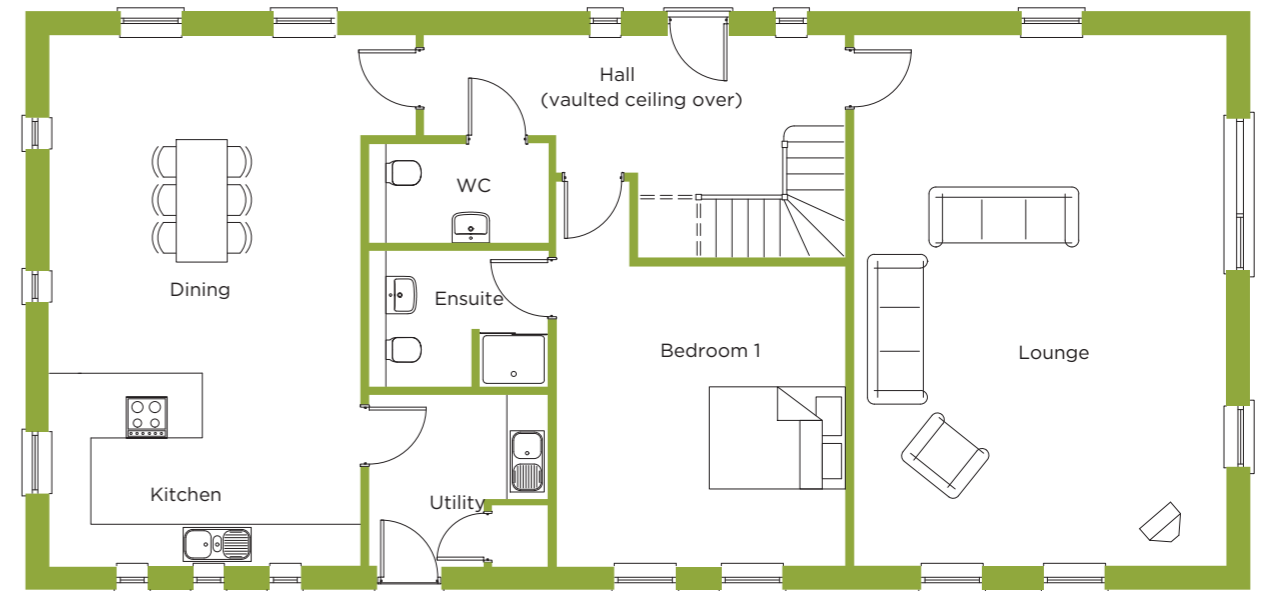
NO. 5 3 BEDROOM HOUSE

ROOM	SIZE (M)
Lounge	6.3 X 3.9
Kitchen/Dining Room	9.3 X 4.3
Bedroom 1	4.7 X 4.3
Bedroom 2	4.4 X 4.3
Bedroom 3	4.8 X 4.7
TOTAL	188m²

NO. 6 4 BEDROOM HOUSE

ROOM	SIZE (M)
Lounge	6.4 X 4.9
Kitchen/Dining Room	9.3 X 4.5
Bedroom 1	4.9 X 4
Bedroom 2	4.9 X 4.3
Bedroom 3	4.3 X 3.2
Bedroom 4	3.6 X 2.9
TOTAL	225.1m²

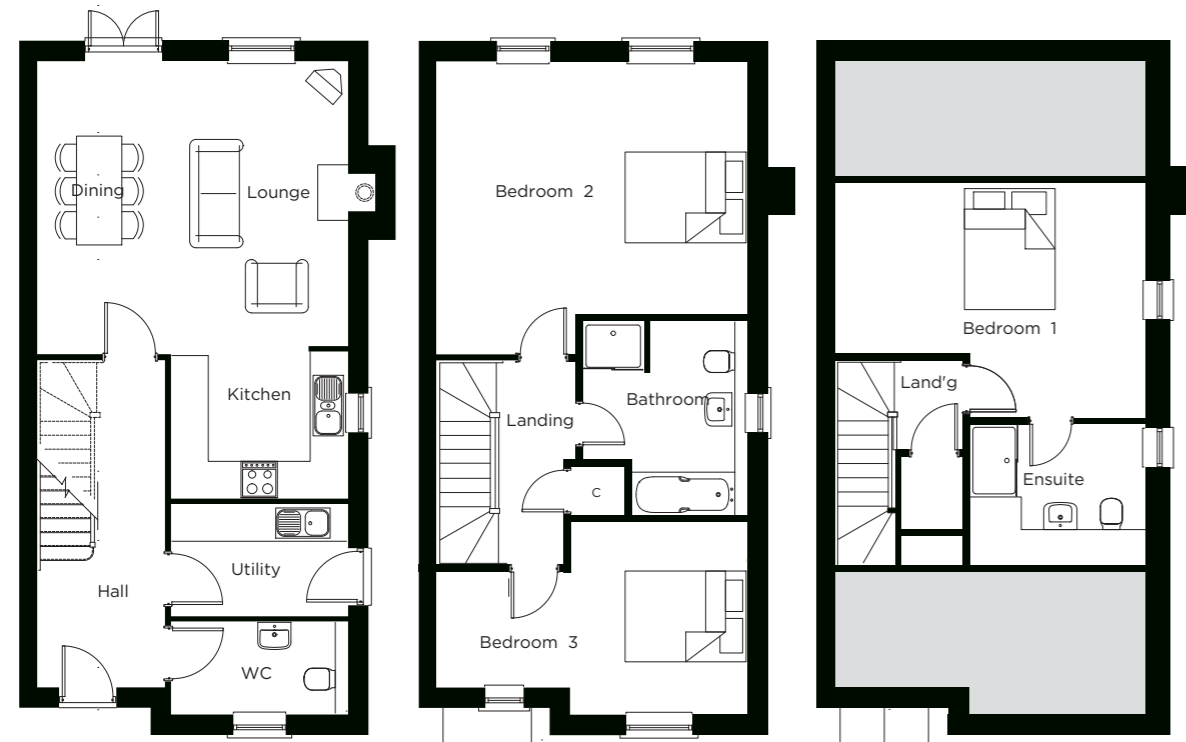
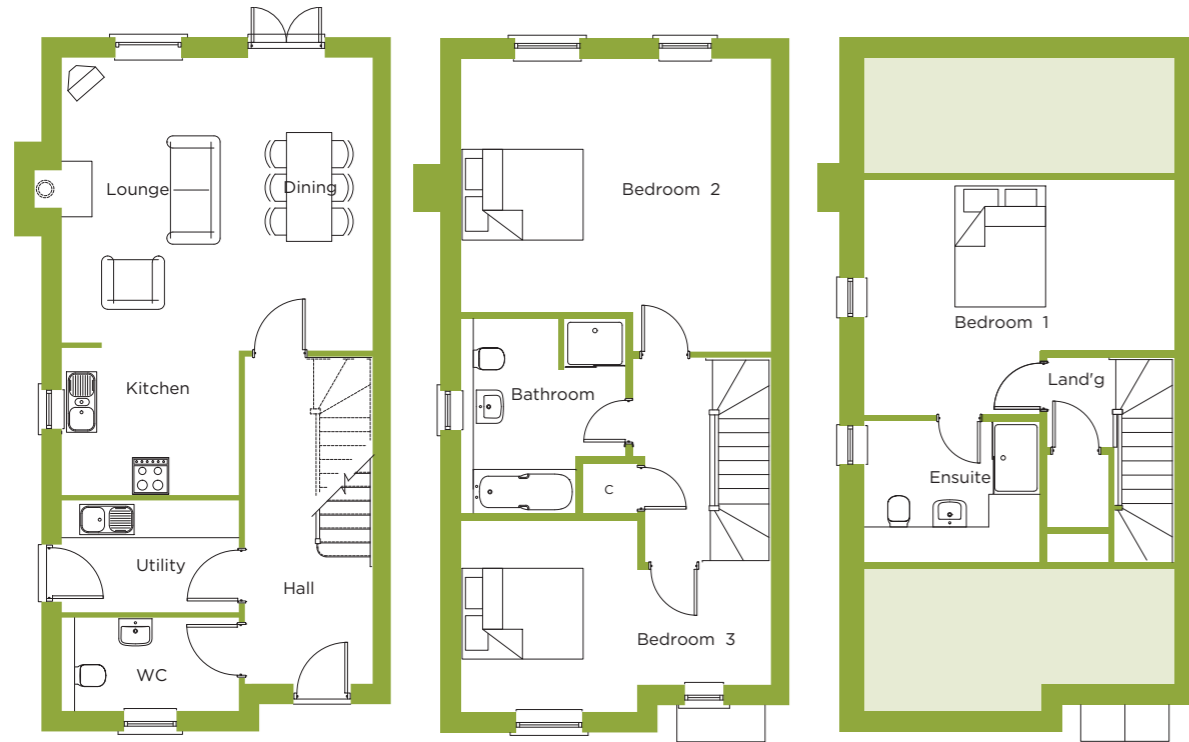
No 7 FLOOR PLANS



NO. 7 3 BEDROOM HOUSE

ROOM	SIZE (M)
Lounge	7.8 X 5.5
Kitchen/Dining Room	7.8 X 5.4
Bedroom 1	5.6 X 4.2
Bedroom 2	6.5 X 4.6
Bedroom 3	5.5 X 4.6
TOTAL	225.1m²

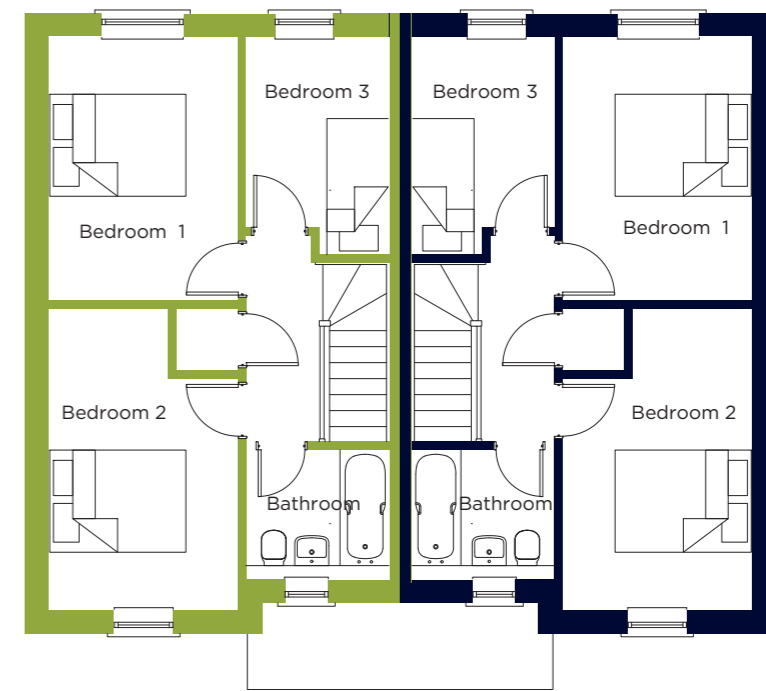
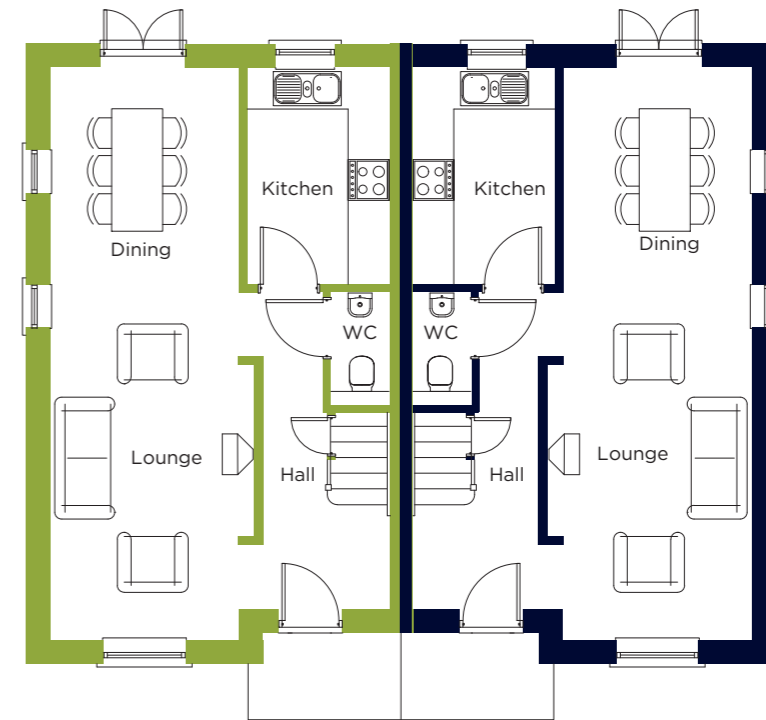
No 8 & 9 FLOOR PLANS



NO. 8 & 9 3 BEDROOM HOUSES

ROOM	SIZE (M)
Lounge/Dining Room	5.1 x 4.8
Kitchen	2.9 x 2.4
Bedroom 1	5.1 x 3.9
Bedroom 2	5.1 x 4.8
Bedroom 3	5.1 x 3.2
TOTAL	140.1m²

No 10 & 11 FLOOR PLANS



NO. 10 & 11 3 BEDROOM HOUSES

ROOM	SIZE (M)
Lounge/Dining Room	8.4 x 3.0
Kitchen	3.2 x 2.1
Bedroom 1	3.9 x 2.8
Bedroom 2	4.4 x 2.8
Bedroom 3	3.2 x 2.1
TOTAL	82.3m²



BLUE SONIC IS A SPECIALIST HOUSE BUILDING COMPANY
DEDICATED QUITE SIMPLY TO CREATING AND DELIVERING
HOMES DESIGNED SPECIFICALLY WITH THE OWNER IN MIND.

EACH PROPERTY BENEFITS FROM TWO ALLOCATED
PARKING SPACES. FOR PEACE OF MIND EVERY NEW HOME
COMES WITH A 10 YEAR BUILD WARRANTY.



OAKLEY PROPERTY LEWES OFFICE
 14a High Street • Lewes • BN7 2LN
 T 01273 487444
 E lewes@oakleyproperty.com
 www.oakleyproperty.com

CHARLES WYCHERLEY
 INDEPENDENT ESTATE AGENTS

CHARLES WYCHERLEY ESTATE AGENTS
 66 High Street • Lewes • BN7 1XG
 T 01273 069006
 E office@charleswycherley.co.uk
 www.charleswycherley.co.uk

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Internal images are from previous Blue Sonic developments. The developer reserves the right to alter specification within the build programme.





**CHARLES
WYCHERLEY**
INDEPENDENT ESTATE AGENTS

LEWES OFFICE

14a High Street • Lewes • BN7 2LN

01273 487444

E lewes@oakleyproperty.com
www.oakleyproperty.com

CHARLES WYCHERLEY

66 High Street • Lewes • BN7 1XG

01273 069006

E office@charleswycherley.co.uk
www.charleswycherley.co.uk

A DEVELOPMENT BY



BLUESONIC