



THE
COACHWORKS
BLACKBOYS



A LUXURY DEVELOPMENT OF SIX 3 & 4 BEDROOM
FAMILY HOMES & FOUR 1 BEDROOM APARTMENTS

THE COACHWORKS • BLACKBOYS • EAST SUSSEX

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greenrockhomes.co.uk

An aerial photograph of a residential development featuring four modern, two-story houses. Each house has a gabled roof with a large array of solar panels. The houses are constructed with light-colored horizontal wooden cladding on the upper floors and red brick on the ground floors. They are arranged around a central paved area with a few parked cars. The surrounding area is lush with green trees and grass. In the background, other traditional houses are visible.

OUR VISION AT GREENROCK HOMES
IS TO BRING FAMILIES TOGETHER
IN BEAUTIFULLY DESIGNED AND
INSPIRATIONAL FAMILY LIVING SPACES

PHILIP GOWING
MANAGING DIRECTOR
GREENROCK HOMES

BLACKBOYS IS A QUIET LOCATION WITH VERY PLEASANT VIEWS OVER THE STEEP, WOODED VALLEY TO THE NORTH AND LEADS ACROSS A WOODED AREA TOWARDS THE VILLAGE OF BUXTED,



BLACKBOYS

The Hamlet of Blackboys takes its name from a long history within the charcoal burning industry and is conveniently located within easy access of a choice of neighbouring towns. Lewes is 11 miles, Heathfield 4 miles and Uckfield being the nearest at 2.5 miles. All three towns have major supermarkets and an excellent range of sporting facilities and leisure pursuits.

Blackboys is a quiet location with very pleasant views over the steep, wooded valley to the north and leads across a wooded area towards the village of Buxted, which is where the first 'Cannons' in England were produced.

The village is well known for its superb pub 'The Blackboys Inn', which dates back to the 14th century and has an excellent reputation as a gastro-pub. It claims to provide great food, drink and hospitality. It is set in a great location with plenty of outdoor seating area.

BLACKBOYS INN



HEATHFIELD

Historically, Heathfield lay on an ancient trackway (The Ridgeway), connecting the South Downs with the Weald. Its market charter was granted in February 1316 during the reign of Edward II. The Wealden iron brought prosperity to the town during the 16th/17th centuries; the coming of the railway (the Cuckoo Line) in 1880 gave it another new lease of life.

GREAT SCHOOLS

The primary school in the village caters for local children and is a Church of England School. The nearest state secondary schools will be found in Uckfield or Heathfield, with local private schools being Skippers Hill Manor Preparatory School in Mayfield and Cumnor House Sussex in Danehill.

BENTLEY WILDFOWL & MOTOR MUSEUM



FAMILY ACTIVITIES

There are two fantastic family activities located very nearby - Blackberry Farm at Whitesmith offers a range of children's activities with animals and play equipment and Bentley Wildfowl at Halland offers beautiful parkland with a Motor Museum and an excellent collection of Wildfowl.

COMMUTING

Uckfield railway station which is approximately a 10 minute drive provides an excellent train service to London Bridge in circa 1 hour and 25 minutes. With regular trains and a new 24 hour car park close by, it makes for a very easy commute. Buxted railway station is also approximately a 10 minute drive away sitting just 1 stop from Uckfield station it also provides a direct train into London Bridge.

LEWES CASTLE



Brighton can be reached by bus in approximately 70 minutes and Tunbridge Wells in approximately 70 minutes. The small town of Heathfield is also close by and can be reached in circa 10 minutes by car and by bus.

BUS TIMES

Blackboys to Heathfield	8 Minutes
Blackboys to Uckfield	13 Minutes
Blackboys to Buxted	30 Minutes
Blackboys to Brighton	1 Hour 10 Minutes
Blackboys to Tunbridge Wells	1 Hour and 12 Minutes

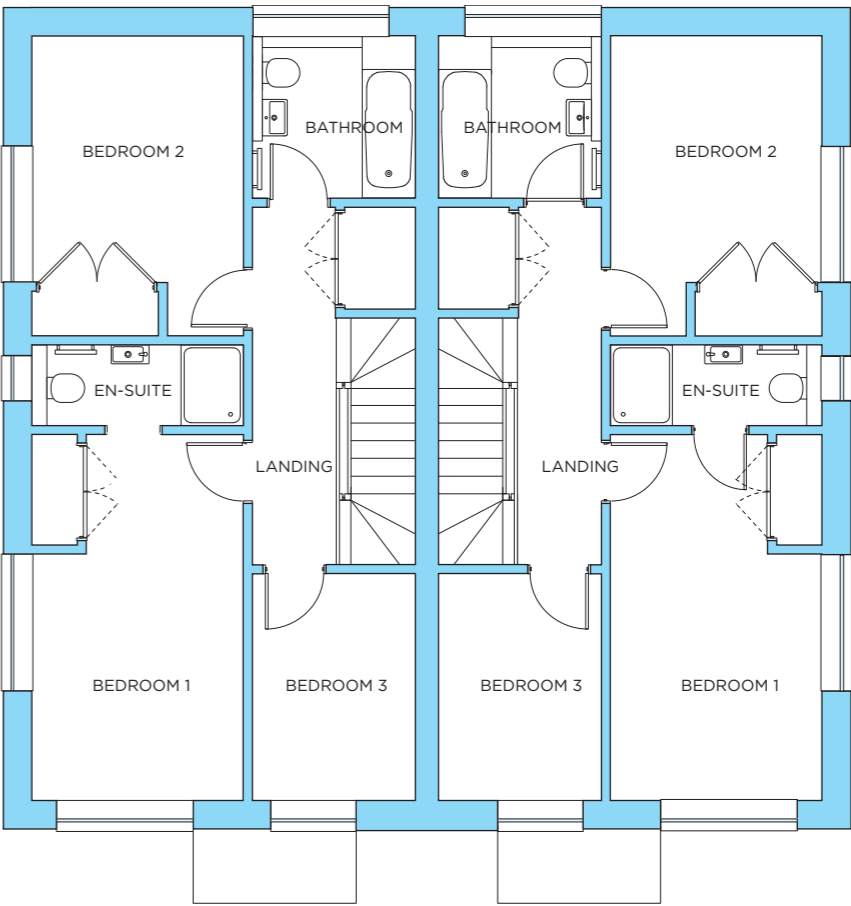
UCKFIELD HIGH STREET



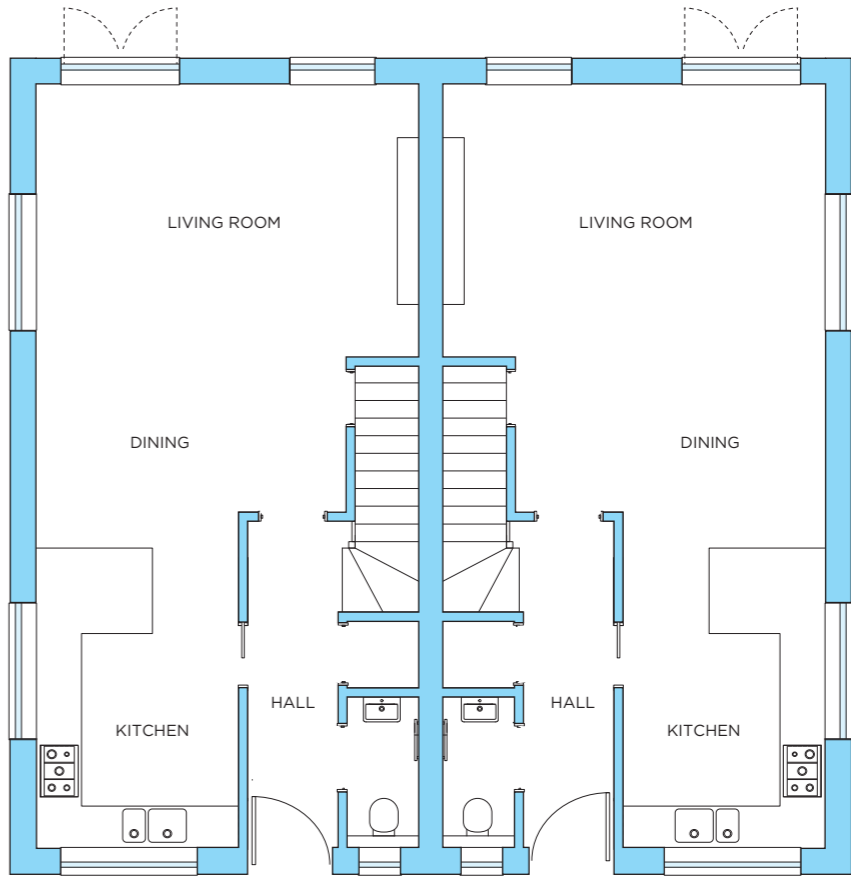
THE COACHWORKS SITE PLAN



FLOOR PLANS NUMBERS 1 & 2

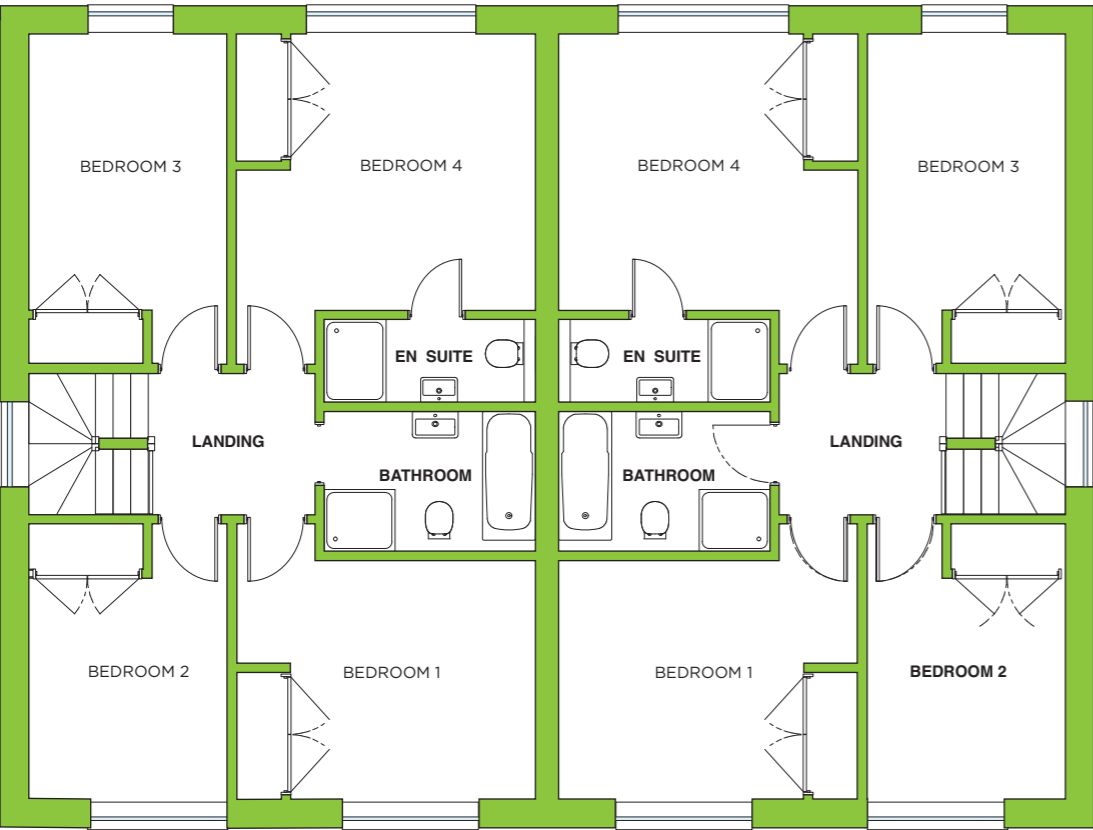


FIRST FLOOR

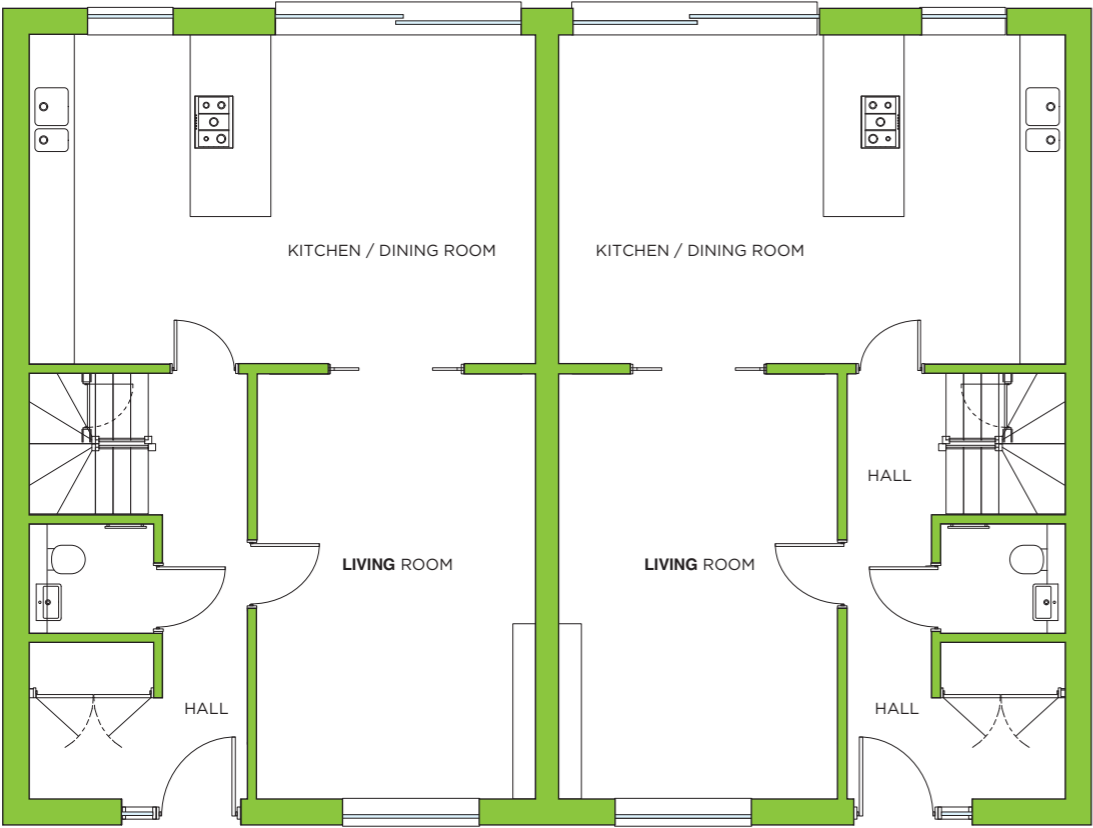


GROUND FLOOR

FLOOR PLANS NUMBERS 3, 4, 5 & 6

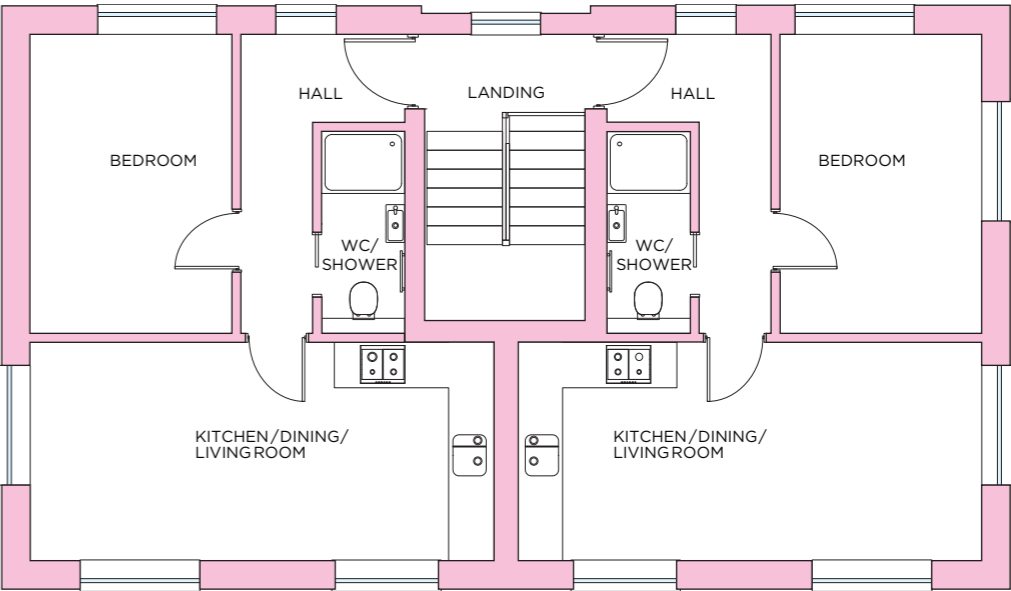


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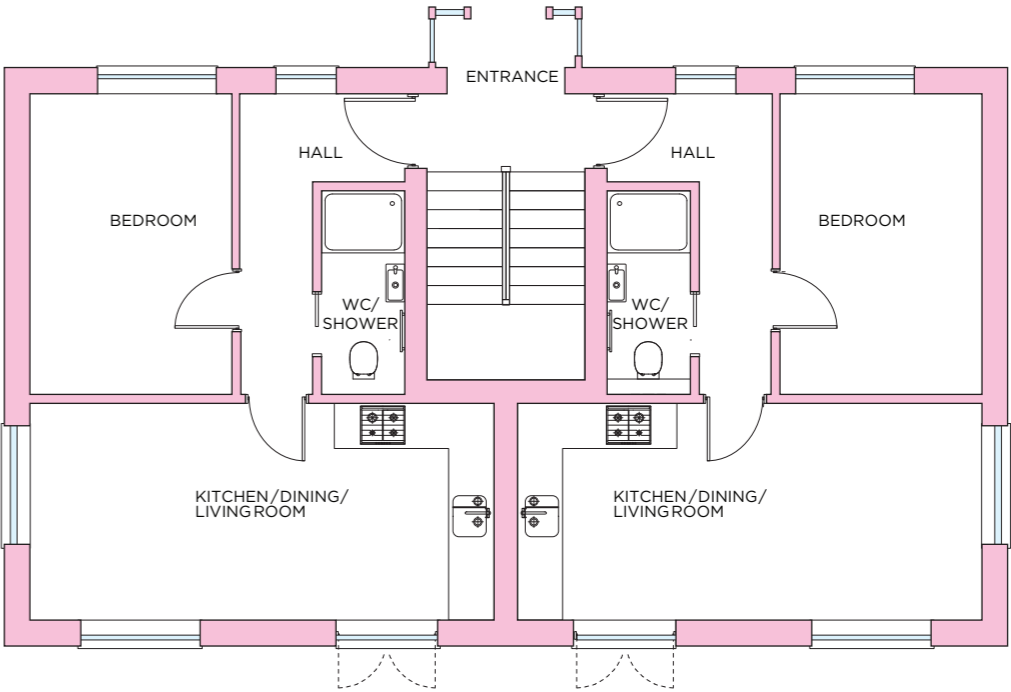


GROUND FLOOR

FLOOR PLANS NUMBERS 7, 8, 9 & 10



FIRST FLOOR



GROUND FLOOR



OUR HOMES ARE DESIGNED WITH A CONTEMPORARY FEEL
TO OFFER EXCELLENT QUALITY THROUGHOUT



OUR HOUSES ARE FINISHED TO EXTREMELY HIGH STANDARDS
WITH PARTICULAR ATTENTION TO MODERN LIFESTYLES



CGI imagery of Vermont Place



THE COACHWORKS

THIS STRIKING NEW CONTEMPORARY DEVELOPMENT HAS BEEN CREATED BY GREENROCK HOMES TO COMPLIMENT THE LOCAL SURROUNDINGS

A LUXURY DEVELOPMENT OF SIX 3 & 4 BEDROOM FAMILY HOMES & FOUR 1 BED APARTMENTS

THE COACHWORKS

This striking new contemporary development has been created by Greenrock Homes to compliment the local surroundings. The houses are to be finished to extremely high standards with particular attention to modern lifestyle, offering flexible living spaces with an open plan ground floor, ideal for entertaining. Each of the 6 houses and 4 apartments has its own allocated parking. All houses and ground floor apartments have a landscaped rear garden.



Library photos of a recent Greenrock Development

SPECIFICATION

KITCHENS

- Stylish contemporary high gloss kitchen units
- Quartz Silestone worktops
- Integrated appliances including Neff induction hob and oven, fridge freezer, extractor hood, dishwasher and washer/dryer

BATHROOMS & EN-SUITES

- Designed with contemporary feel to offer excellent quality throughout
- High quality porcelain wall tiles to wet areas
- Wall mounted vanity units
- Overhead showers and framed screens
- Contemporary white sanitaryware
- Polished chrome heated towel rails and taps

HEATING

Highly efficient Rointe electric heating system comprising of efficient panel heaters with interconnected controls. Each of the properties will have a bank of photovoltaic panels on the roof to generate electricity, to reduce electric bills. The hot water will be an efficient unvented electrical heated hot water cylinder.

EXTERIOR

- High quality composite front door, multi point locking and air tight seals
- Grey UPVC triple glazed windows and doors designed for easy maintenance with large contemporary sliding doors to rear of larger properties
- Paved patio to rear gardens in natural stone
- External lights to front and rear doors
- Offroad allocated parking

MEDIA

- Pre-wired for future satellite/digital TV, telephone and broadband to living room and master bedroom
- Secondary TV Points to remainder of bedrooms

SECURITY & PEACE OF MIND

- Mains fed smoke detector with battery back up
- Each property is freehold
- Each home will be sold with a Build-Zone New Build Insurance warranty

ADDITIONAL FEATURES

- Triple glazed windows throughout
- High quality hard wearing wood effect vinyl plank flooring to living areas
- Neutral Carpets in all Bedrooms
- Underfloor heating to ground floor
- Fitted wardrobes to most bedrooms

NEW BUILD WARRANTY

All houses are sold with a 10 year Build-Zone New Build Insurance warranty.



ACCESSABILITY

These new houses incorporate generous hallways, wide doorways and staircases making it easier to move around the home, particularly if you have small children or limited mobility.



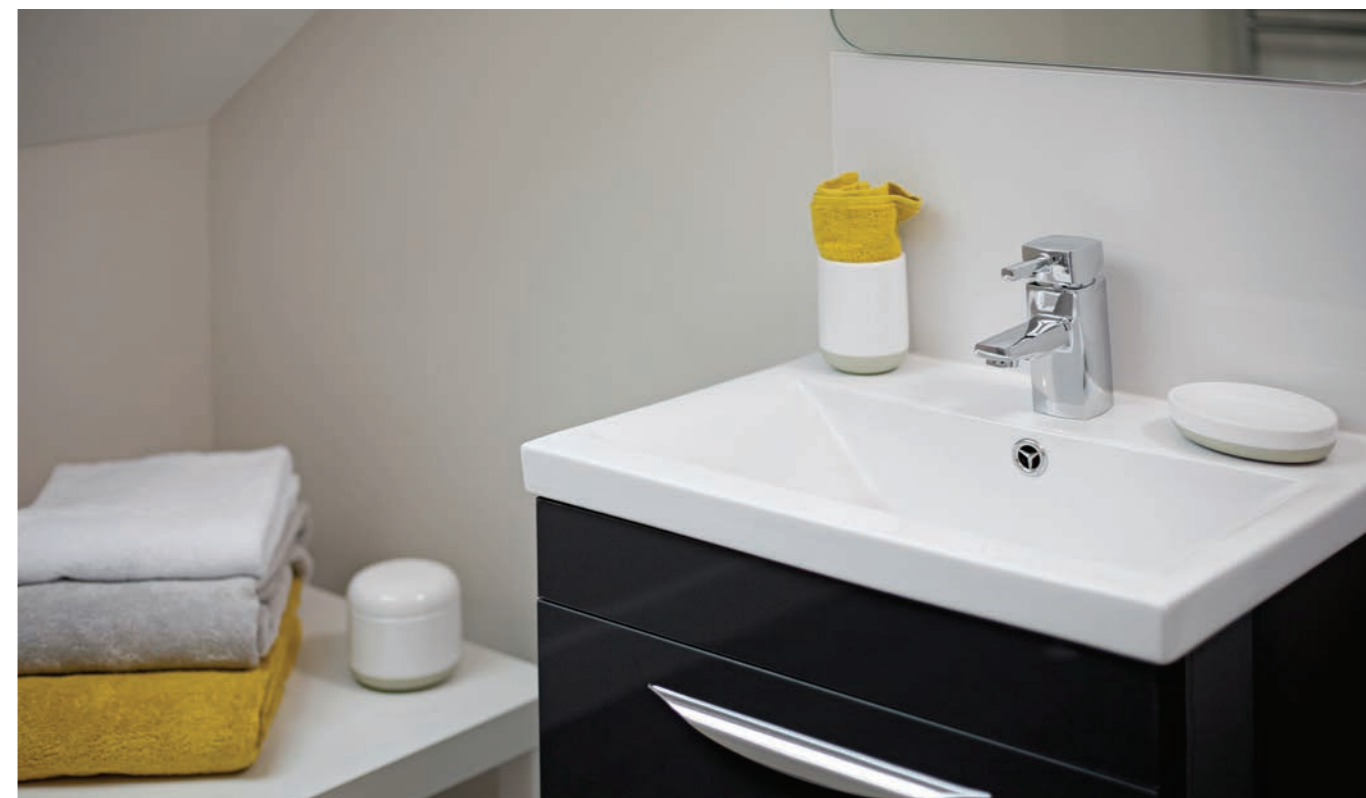
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