

TICEHURST – EAST SUSSEX





Where design, quality & lifestyle meet in perfect harmony





Welcome

The perfect place to put down roots

Based in an area of outstanding natural beauty on the Kent border, Ticehurst offers an array of days out and popular attractions for people of all ages.

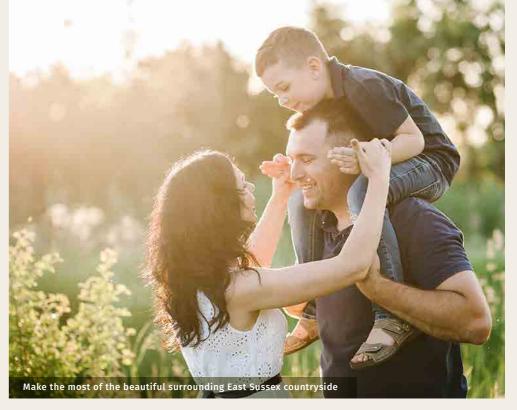
In the sensational rural surroundings you will find pleasant picnic spots and a variety of welcoming inns and public houses. Places of interest include; Scotney Castle and Batemans, both owned by the National Trust, with the beautiful gardens of Marle Place only a short drive away.

Outdoor enthusiasts will love the area around Ticehurst. Nearby Bewl Water offers walks, cycle tracks, fishing spots and the chance to try canoeing, rowing and sailing. Dale Hill Golf Course and Hotel is less than a mile from Ticehurst. The hotel's two golf courses include one designed by 1991 Masters-winner Ian Woosnam.

Enjoy the beauty of the Kent and East Sussex countryside













Local Area

Relax, unwind and start living

The picture postcard setting of Ticehurst has something for everyone. Offering a variety of local amenities, leisure facilities, country walks and delightful eating and drinking establishments. The village centre is just a short, 12 minute walk away where you will find the farm shop, post office, convenience store, pharmacy and village hall. Locally, you will find 'Good' Ofstedrated Ticehurst and Flimwell Church of England Primary School.

There are a number of excellent public houses including The Cherry Tree Inn in Dale Hill, and The Chequers Inn and The Bell in High Street. The Bell, which dates back to the 14th century, regularly plays host to a community cinema and comedy shows. It also boasts an uncomplicated, un-rushed, seasonal food menu, sourced from local farms and suppliers.

Go fruit picking for the day and enjoy the fruits of your labour at Maynards Farm in Ticehurst, which dates back to 1952 and claims to be the first Pick Your Own business in the country. For award-winning produce, head to The Weald Smokery, producer of smoked fish, meats and cheeses, located in Flimwell.

Life is all about balance

If you're looking for a bit of retail therapy or leisure, sophisticated Royal Tunbridge Wells is within easy reach and just over 10 miles away. The town has a large shopping centre featuring major department stores, high street chains and household brands, plus a huge variety of independent boutiques, shops, cafés, galleries, and restaurants to suit all tastes.

Alternatively, if you are thinking of getting away to the coast for the day, you are spoilt for choice with either the historic cobbled streets and harbour at Rye or the unspoilt sandy beach at Camber Sands, both less than a 40 minute drive away.





Make the most of the surrounding towns and coastline





Travel

FIELD RISE

Marden Ashford Royal Tunbridge Ashford Intl. Wells Ashurst A21 National Trust Scotney Castle A229 Flimwell Park **FIELD** RISE Wadhurst Pashley Manor High 1 Etchingham Weald Mayfield Hurst Green Area of Brookland A21 Outstanding A259 St Mary's Bay Uckfield Dungeness **Camber Sands** Battle A26 Hastings Maps are not drawn to scale. Travel times are approximate - source: Google maps.

Stay connected

Field Rise enjoys a magnificent location in the Weald Of Kent, with its expansive fields and wide-open skies. However, for a day out or to commute to work, it couldn't be simpler. The nearest railway stations are Stonegate and Etchingham. The trains run hourly to Hastings and Ore, London Bridge and Charing Cross from each station. The Stagecoach 254 bus service runs hourly from Monday to Saturday between Tunbridge Wells and Hurst Green, taking in Wadhurst, Hawkhurst and Flimwell.

By road you are well-connected by the A21 and A229, which bring you to the thriving towns of Royal Tunbridge Wells and Maidstone respectively.









Site Map Designed for

a balanced lifestyle

Field Rise unites the peace and fresh air of country life with the best of modern living. Each property boasts a generous garden and comes with off-street parking.

Internally, you will find all the modern comforts you would expect in a new home created for both convenience and longevity.

- Garden of 1 Bedroom Apartment
- Garden of 2 Bedroom House
- Garden of 3 Bedroom House
- Garden of 4 Bedroom house
- Affordable Rent Gardens
- Property Block Name
- Site Entrance Points







Modern countryside living

Kitchen

- gas hob
- multifunction oven
- chimney extractor hood
- fridge/freezer
- washing machine

Bathroom

Cloakroom (houses only)

The above specification shown is for general guidance and is subject to change due to Optivo's policy of continuous improvement. The finished product may vary from the information provided. On-site parking is specifically allocated to selected properties and cannot be changed or transferred. Please speak to our sales advisor for more details.

Security & Peace of Mind









Bedroom

Heating

Energy Efficiency

Electrical

Interior Finishes

FLOORPLANS

NORTH

One Bedroom Apartment

BLOCK J - GROUND FLOOR Plot 39

B Boiler
Bath' Bathroom
FF Fridge Freezer
S Store
U Utility
USC Under Stair Cupboard
WM Washing Machine

NORTH

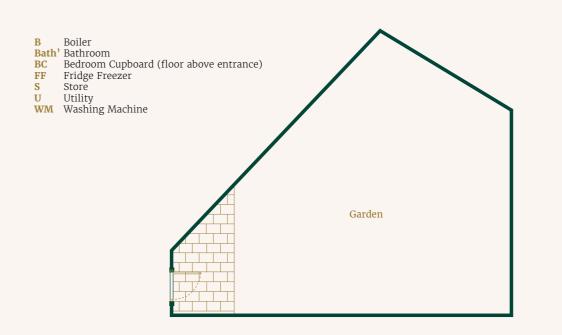
Entrance

Gross Internal Area 50.50 ²	
Bathroom 2.18 x 3.33	7'1" x 10'9"
Bedroom 3.29 x 5.60	10'7" x 18'3"
Kitchen/Living/Dining 4.06 x 6.82	13'3" x 22'3"
Metric	Imperial



One Bedroom Apartment

BLOCK J - FIRST FLOOR Plot 40





	Metric	Imperial
Kitchen/Living/Dining	4.06 x 6.82	13'3" x 22'3"
Bedroom	3.29 x 5.60	10'7" x 18'3"
Bathroom	2.18 x 3.33	7'1" x 10'9"
Gross Internal Area	62.612	673.9 ²



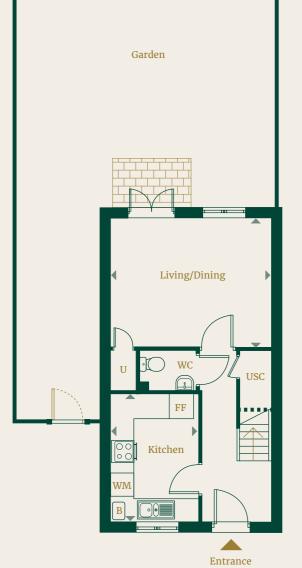
FIELD RISE

Two Bedroom House

BLOCK C Plot 3









Gross Internal Area	70.072	754.2 ²
Bathroom	1.93 x 2.13	6'3" x 6'9"
Bedroom Two	4.43 x 2.41	14'5" x 7'9"
Bedroom One	4.43 x 3.79	14'5" x 12'4"
Living/Dining	4.43 x 3.46	14'5" x 11'3"
Kitchen	2.37 x 3.44	7'7" x 11'2"
	Metric	Imperial



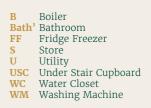


Two Bedroom House BLOCK C Plot 4



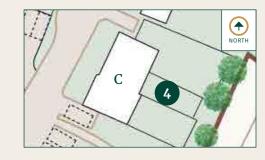


	Metric	Imperial
Kitchen	2.37 x 3.44	7'7" x 11'2"
Living/Dining	4.43 x 3.46	14'5" x 11'3"
Bedroom One	4.43 x 3.79	14'5" x 12'4"
Bedroom Two	4.43 x 2.41	14'5" x 7'9"
Bathroom	1.93 x 2.13	6'3" x 6'9"
Gross Internal Area	71.17 ²	766.0 ²









Kitchen

Entrance

BLOCK B Plot 2

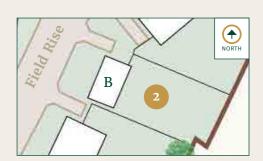
B Boiler
Bath' Bathroom
BC Bedroom Cupboard
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine



	Metric	Imperial
Kitchen	5.01 x 3.24	16'4" x 10'6"
Living/Dining	5.01 x 2.96	16'4" x 9'7"
Bedroom One	3.52 x 2.99	11'5" x 9'8"
Bedroom Two	2.55 x 3.26	8'3" x 10'6"
Bedroom Three	2.39 x 3.26	7'8" x 10'6"
Bathroom	1.77 x 2.20	5'8" x 7'2"
Gross Internal Area	83.55 ²	899.3 ²





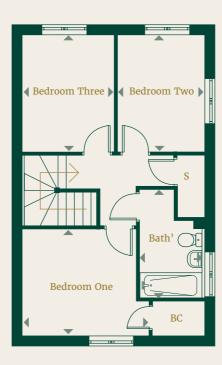




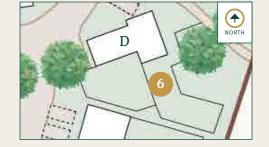
BLOCK D Plot 6

B Boiler
Bath' Bathroom
BC Bedroom Cupboard
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine





x 10'5" : 10'3" : 10'3" : 10'5"
10'3"
x 10'5"
x 10'4"
x 10'2"
ial



FLOORPLANS



Three Bedroom House BLOCK D

Plot 7

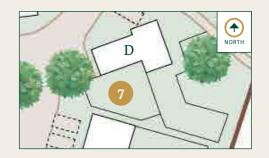
B Boiler
Bath' Bathroom
BC Bedroom Cupboard
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine



	Metric	Imperial
Kitchen	5.01 x 3.24	16'4" x 10'6"
Living/Dining	5.01 x 2.96	16'4" x 9'7"
Bedroom One	3.52 x 2.99	11'5" x 9'8"
Bedroom Two	2.55 x 3.26	8'3" x 10'6"
Bedroom Three	2.39 x 3.26	7'8" x 10'6"
Bathroom	1.77 x 2.20	5'8" x 7'2"
Gross Internal Area	82.942	892.72









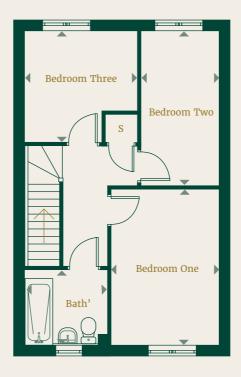
BLOCK F Plot 12





	Boiler
ath'	Bathroom
F	Fridge Freezer
	Store
	Utility
/C	Water Closet
/M	Washing Machin

Metric	Imperial
3.13 x 5.95	10'2" x 19'5"
5.12 x 2.91	39'3" x 7'1"
2.87 x 4.03	9'4" x 13'2"
2.11 x 4.06	6'9" x 13'3"
2.94 x 2.93	9'6" x 9'6"
2.18 x 1.93	7'1" x 6'3"
82.012	882.72
	3.13 x 5.95 5.12 x 2.91 2.87 x 4.03 2.11 x 4.06 2.94 x 2.93 2.18 x 1.93





FLOORPLANS

FIELD RISE



Three Bedroom House

BLOCK F Plot 13

B Boiler
Bath' Bathroom
BC Bedroom Cupboard
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine

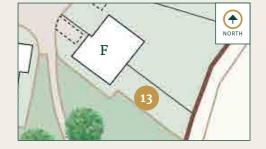




Garden



	Metric	Imperial
Kitchen	4.95 x 3.13	16'2" x 10'2"
Living/Dining	4.95 x 3.18	16'2" x 10'4"
Bedroom One	4.89 x 3.21	16'0" x 10'5"
Bedroom Two	2.45 x 3.16	8'0" x 10'3"
Bedroom Three	2.43 x 3.16	7'9" x 10'3"
Bathroom	1.80 x 3.21	5'9" x 10'5"
Gross Internal Area	82.96 ²	892.9 ²





Three Bedroom House BLOCK G Plot 14

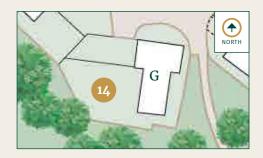
B Boiler
Bath' Bathroom
BC Bedroom Cupboard
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine



	Metric	Imperial
Kitchen	5.01 x 3.24	16'4" x 10'6"
Living/Dining	5.01 x 2.96	16'4" x 9'7"
Bedroom One	3.52 x 2.99	11'5" x 9'8"
Bedroom Two	2.55 x 3.26	8'3" x 10'6"
Bedroom Three	2.39 x 3.26	7'8" x 10'6"
Bathroom	1.77 x 2.20	5'8" x 7'2"
Gross Internal Area	82.942	892.72









BLOCK H Plot 16

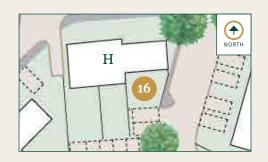
B Boiler
Bath' Bathroom
BC Bedroom Cupboard
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine



	Entrance	
	—	
	WC C	WM
Living/Dining	Kitche	n
	Garden	

	Metric	Imperial
Kitchen	5.01 x 3.24	16'4" x 10'6"
Living/Dining	5.01 x 2.96	16'4" x 9'7"
Bedroom One	3.52 x 2.99	11'5" x 9'8"
Bedroom Two	2.55 x 3.26	8'3" x 10'6"
Bedroom Three	2.39 x 3.26	7'8" x 10'6"
Bathroom	1.77 x 2.20	5'8" x 7'2"
Gross Internal Area	82.932	892.62





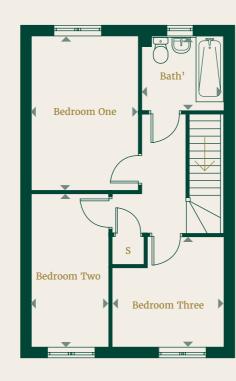


BLOCK H Plot 17

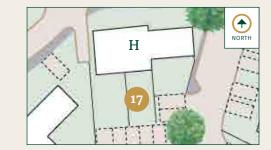
B Boiler
Bath' Bathroom
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine







	Metric	Imperial
Kitchen	3.13 x 5.95	10'2" x 19'5"
Living/Dining	5.12 x 2.91	39'3" x 7'1"
Bedroom One	2.87 x 4.03	9'4" x 13'2"
Bedroom Two	2.11 x 4.06	6'9" x 13'3"
Bedroom Three	2.94 x 2.93	9'6" x 9'6"
Bathroom	2.18 x 1.93	7'1" x 6'3"
Gross Internal Area	81.93 ²	881.82





BLOCK H Plot 18

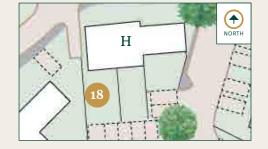
B Boiler
Bath' Bathroom
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine







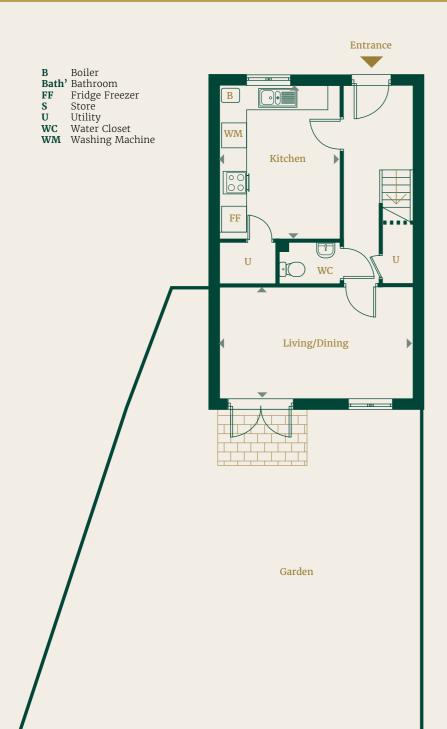
	Metric	Imperial
Kitchen	3.13 x 5.95	10'2" x 19'5"
Living/Dining	5.12 x 2.91	39'3" x 7'1"
Bedroom One	2.87 x 4.03	9'4" x 13'2"
Bedroom Two	2.11 x 4.06	6'9" x 13'3"
Bedroom Three	2.94 x 2.93	9'6" x 9'6"
Bathroom	2.18 x 1.93	7'1" x 6'3"
Gross Internal Area	82.702	890.12





Three Bedroom House BLOCK L

Plot 30







	Metric	Imperial
Kitchen	3.13 x 5.95	10'2" x 19'5"
Living/Dining	5.12 x 2.91	39'3" x 7'1"
Bedroom One	2.87 x 4.03	9'4" x 13'2"
Bedroom Two	2.11 x 4.06	6'9" x 13'3"
Bedroom Three	2.94 x 2.93	9'6" x 9'6"
Bathroom	2.18 x 1.93	7'1" x 6'3"
Gross Internal Area	83.842	902.42





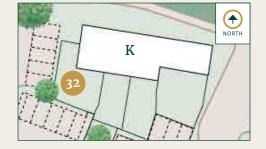
BLOCK K Plot 32







	Metric	Imperial
Kitchen	3.13 x 5.95	10'2" x 19'5"
Living/Dining	5.12 x 2.91	39'3" x 7'1"
Bedroom One	2.87 x 4.03	9'4" x 13'2"
Bedroom Two	2.11 x 4.06	6'9" x 13'3"
Bedroom Three	2.94 x 2.93	9'6" x 9'6"
Bathroom	2.18 x 1.93	7'1" x 6'3"
Gross Internal Area	82.70 ²	890.12

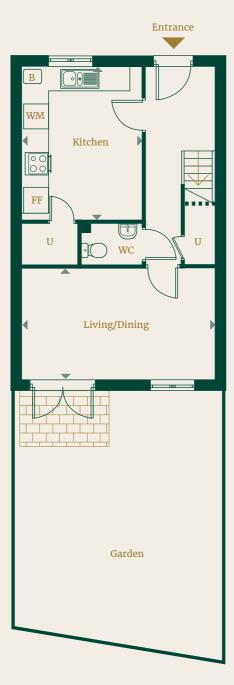




Three Bedroom House BLOCK K

Plot 33

B Boiler
Bath' Bathroom
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine







Bathroom	2.94 x 2.93 2.18 x 1.93	9'6" x 9'6" 7'1" x 6'3"
	2.94 x 2.93	9'6" x 9'6"
Bedroom Three		
Bedroom Two	2.11 x 4.06	6'9" x 13'3"
Bedroom One	2.87 x 4.03	9'4" x 13'2"
Living/Dining	5.12 x 2.91	39'3" x 7'1"
Kitchen	3.13 x 5.95	10'2" x 19'5"
	Metric	Imperial

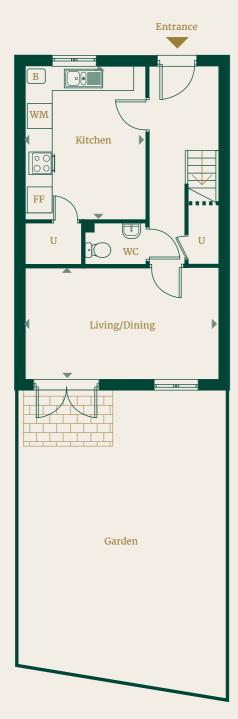




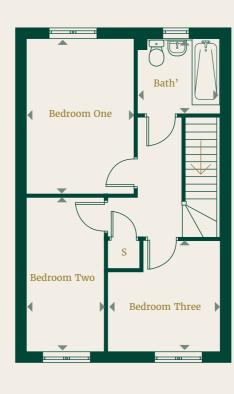


BLOCK K Plot 34

B Boiler
Bath' Bathroom
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine







	Metric	Imperial
Kitchen	3.13 x 5.95	10'2" x 19'5"
Living/Dining	5.12 x 2.91	39'3" x 7'1"
Bedroom One	2.87 x 4.03	9'4" x 13'2"
Bedroom Two	2.11 x 4.06	6'9" x 13'3"
Bedroom Three	2.94 x 2.93	9'6" x 9'6"
Bathroom	2.18 x 1.93	7'1" x 6'3"
Gross Internal Area	82.85 ²	891.7 ²



FIELD RISE

Three Bedroom House BLOCK J Plot 36

B Boiler
Bath' Bathroom
BC Bedroom Cupboard
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine



	Metric	Imperial
Kitchen	4.95 x 3.13	16'2" x 10'2"
Living/Dining	4.95 x 3.18	16'2" x 10'4"
Bedroom One	4.89 x 3.21	16'0" x 10'5"
Bedroom Two	2.45 x 3.16	8'0" x 10'3"
Bedroom Three	2.43 x 3.16	7'9" x 10'3"
Bathroom	1.80 x 3.21	5'9" x 10'5"
Gross Internal Area	82.802	891.22





FLOORPLANS

FIELD RISE



Three Bedroom House BLOCK J

Plot 37

Garden

Living/Dining

Kitchen

Entrance

B Boiler
Bath' Bathroom
FF Fridge Freezer
S Store
U Utility
WC Water Closet
WM Washing Machine



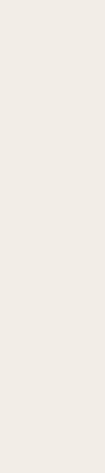


	Metric	Imperial
Kitchen	3.13 x 5.95	10'2" x 19'5"
Living/Dining	5.12 x 2.91	39'3" x 7'1"
Bedroom One	2.87 x 4.03	9'4" x 13'2"
Bedroom Two	2.11 x 4.06	6'9" x 13'3"
Bedroom Three	2.94 x 2.93	9'6" x 9'6"
Bathroom	2.18 x 1.93	7'1" x 6'3"
Gross Internal Area	82.09 ²	883.6 ²











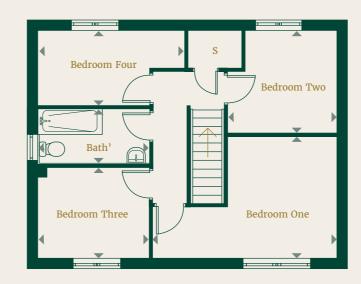


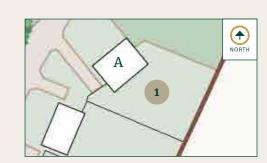
DI OCK A

BLOCK A Plot 1



	Metric	Imperial
Kitchen/Dining	2.85 x 6.11	9'3" x 20'0"
Living Room	2.91 x 6.11	9'5" x 20'0"
Bedroom One	4.95 x 3.29	16'2" x 10'7"
Bedroom Two	2.94 x 2.77	9'6" x 9'0"
Bedroom Three	3.03 x 2.46	9'9" x 8'0"
Bedroom Four	3.97 x 2.04	13'0" x 6'6"
Bathroom	3.03 x 1.50	9'9" x 4'9"
Gross Internal Area	98.09 ²	1055.8 ²





Shared Ownership

About Shared Ownership

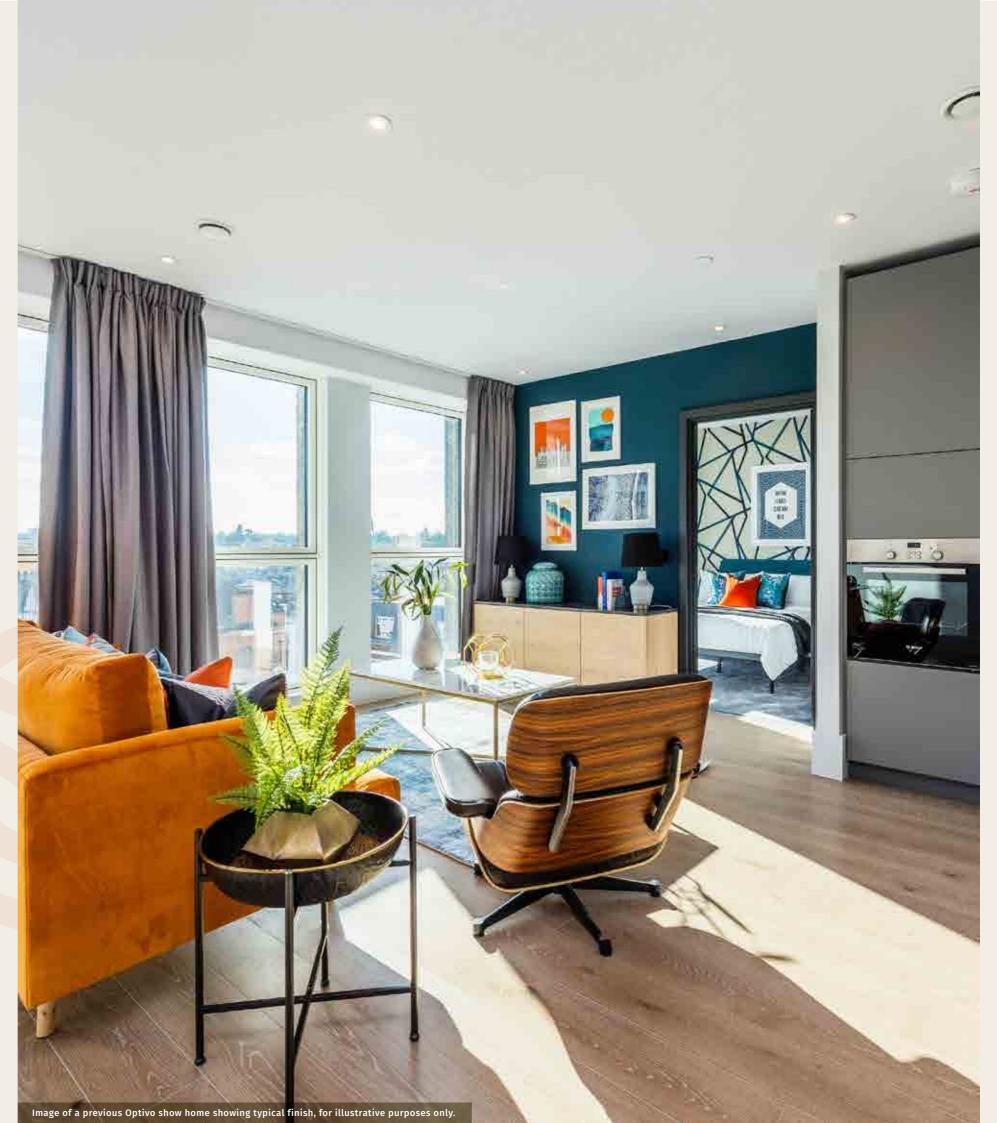
Now that you've found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

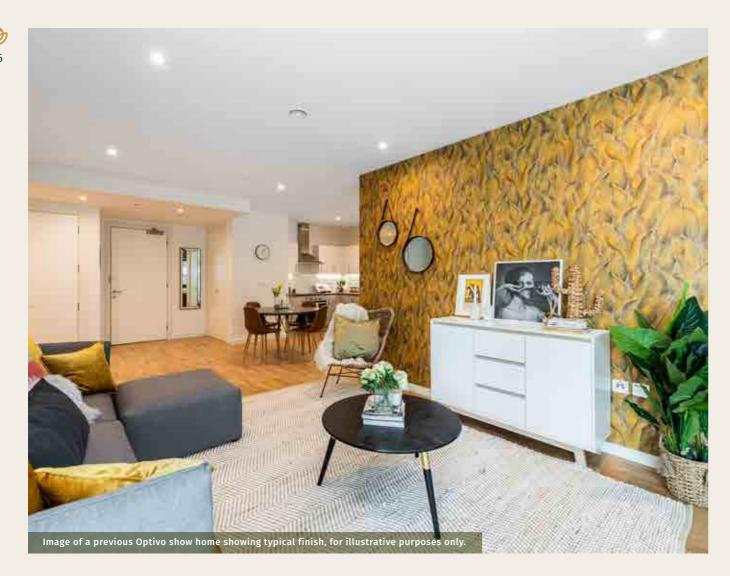
So how does it work? You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You'll then pay a subsidised rent on the share you don't buy.

In the future, as your circumstances change, and should you wish, you'll be able to purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

The boring bit – things you need to consider before you decide to proceed. Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%. There will be a service charge to pay towards the management and maintenance of the development, which will be shown on our price list. Lastly, affordability and eligibility applies, so ask your Sales Advisor for more information now and you can start making your dream a reality.

Shared Ownership offers a flexible and accessible way to get on the property ladder





Contact Information

About Optivo

Optivo is a mixed-tenure housing provider operating in London, the South East and parts of the Midlands. The Sales and Marketing team manage all new home development for Shared Ownership and Open Market Sale, offering high quality homes to suit most budgets. In 2019/20 Optivo built over 300 homes for sale, and in 2020/21 we aim to grow that even further.

Our customers are at the centre of everything we do, which keeps us building homes, making places and enhancing lives.

Contact us for more information sales@optivo.org.uk optivosales.co.uk 0800 012 1442



