

# Ashdown Gardens

Crowborough



**Linden**  
HOMES



# Ashdown Gardens Crowborough

A beautiful range of 3 and 4 bedroom homes.

Ashdown Gardens is a fabulous new development of stylish homes, conveniently situated off Eridge Road in Crowborough, East Sussex. Adjacent to open countryside, this thriving community enjoys a host of facilities including an excellent range of supermarkets, small independent shops, pubs, restaurants and cafés.

In addition, there are plentiful sports facilities, including a leisure centre with swimming pool, plus a community centre, parish church and good local schools. Ashdown Gardens is just over 6 miles from the Georgian town of Royal Tunbridge Wells, where you'll find a further range of superb shops, entertainment and leisure facilities.

Set within the High Weald Area of Outstanding Natural Beauty and bordering Ashdown Forest, the gorgeous countryside around Crowborough affords countless opportunities for leisure. With a host of quaint villages, fine heritage sites and exciting visitor attractions nearby, you'll be spoilt for choice for great family days out. Situated on the A26, halfway between London and the south coast, Crowborough enjoys excellent road links. Bus services operate to Brighton, Tunbridge Wells and other nearby towns, while Crowborough train station is less than 2 miles from Ashdown Gardens, from where there are regular rail services to London Bridge (69 mins).

**Ashdown Gardens**

East Sussex TN6 2TN | 01892 346179

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# Development layout



## 4 bedroom home

- The Mylne
- The Pembroke
- The Cottingham

## 3 bedroom home

- The Elmslie
- The Becket
- The Becket W
- The Eveleigh

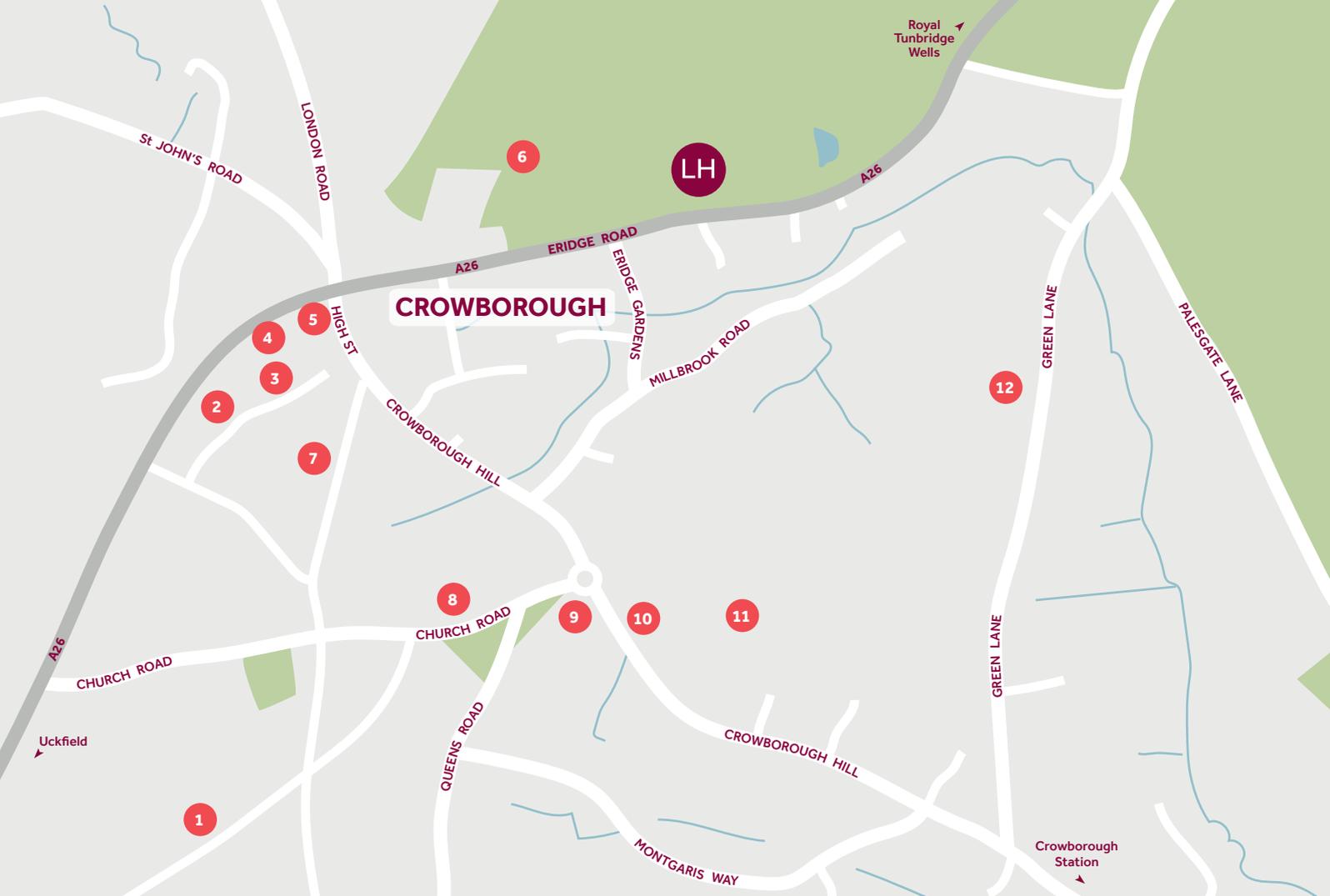
## Affordable Housing \*

- 1 & 2 bedroom apartments
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

## † Custom Build Homes

**B/S** Bin Store    **V** Visitor Parking Space  
**C/S** Cycle store    **■** Shed

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



## Around the local neighbourhood

- |  |                                      |  |
|--|--------------------------------------|--|
| <b>1</b> Crowborough War Memorial Hospital | <b>5</b> The Crowborough Cross (Pub) | <b>9</b> The White Hart on the Green (Pub)       |
| <b>2</b> Crowborough Community Centre      | <b>6</b> Crowborough Leisure Centre  | <b>10</b> Sir Henry Fermor C of E Primary School |
| <b>3</b> Morrisons                         | <b>7</b> Waitrose & Partners         | <b>11</b> Beacon Academy (Secondary School)      |
| <b>4</b> Beacon Surgery (GP)               | <b>8</b> All Saints Church           | <b>12</b> Tiddlers Nursery (Pre-school)          |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
October 2022.



## The Mylne 4 bedroom home

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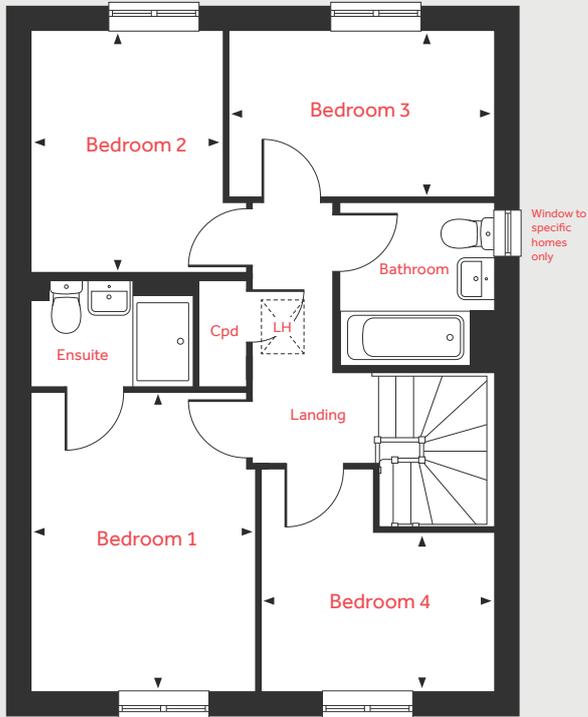
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# The Mylne

## 4 bedroom home

### First Floor



### Ground Floor

Living Room  
4.84m x 3.40m 15'10" x 11'2"

Kitchen/Dining Area  
6.04m x 4.38m 19'10" x 14'4"

### First Floor

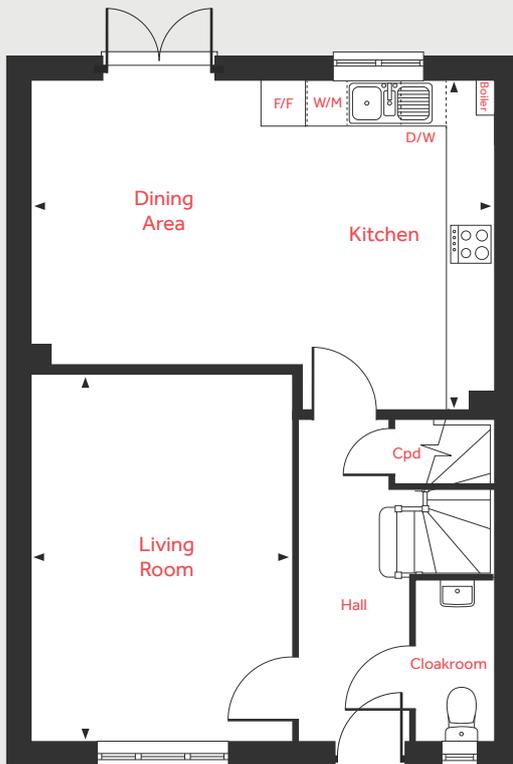
Bedroom 1  
3.94m x 2.95m 12'11" x 9'8"

Bedroom 2  
3.21m x 2.52m 10'6" x 8'3"

Bedroom 3  
3.43m x 2.19m 11'3" x 7'2"

Bedroom 4  
3.00m x 2.09m 9'10" x 6'10"

### Ground Floor



F/F	Integrated fridge freezer	Cpd	Cupboard
W/M	Space for washing machine	LH	Loft hatch
D/W	Space for dishwasher	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. March 2023.



## The Pembroke 4 bedroom home

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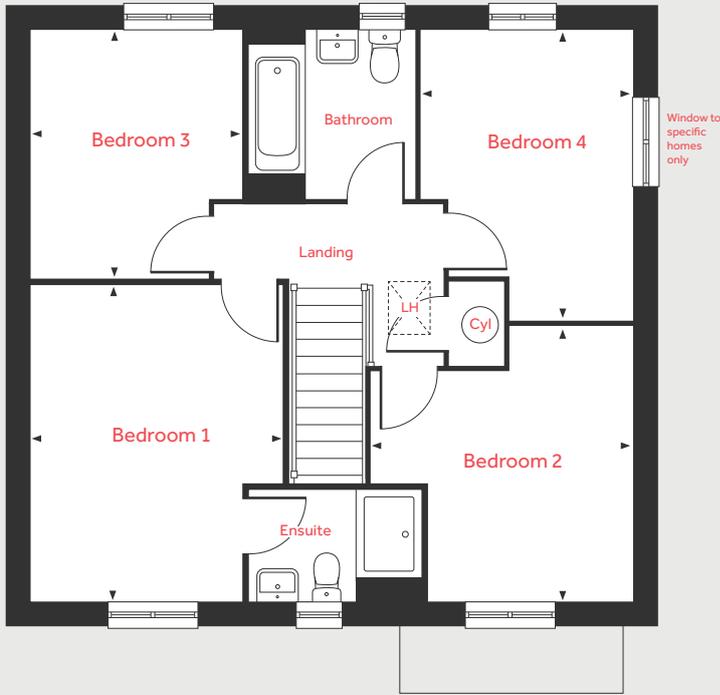
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# The Pembroke

4 bedroom home

## First Floor



### Ground Floor

**Living Room**  
4.83m x 3.49m      15'10" x 11'5"

**Kitchen**  
3.35m x 3.05m      11'0" x 10'0"

**Dining/Family Area**  
5.02m x 2.75m      16'6" x 9'0"

**Study**  
2.40m x 2.36m      7'11" x 7'9"

### First Floor

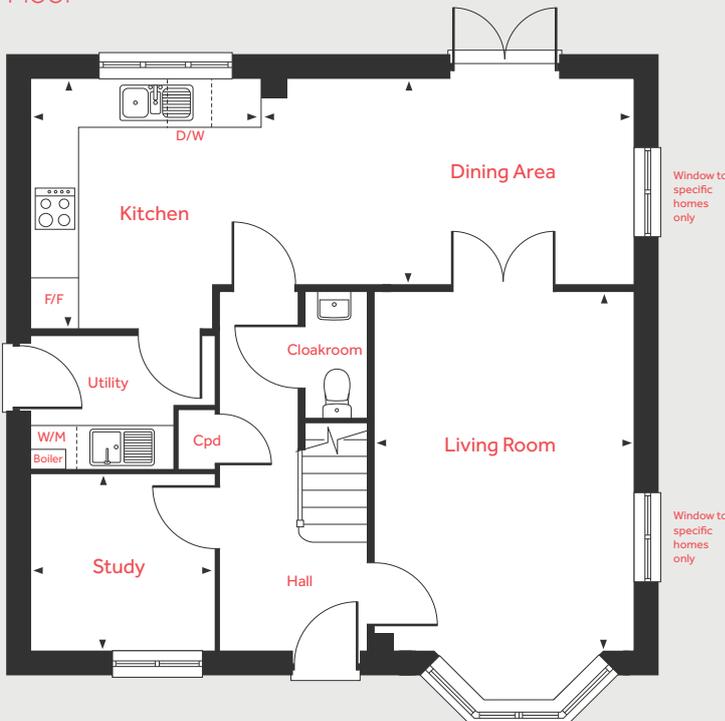
**Bedroom 1**  
4.28m x 2.86m      14'1" x 9'5"

**Bedroom 2**  
3.70m x 2.74m      12'2" x 9'0"

**Bedroom 3**  
3.36m x 2.87m      11'0" x 9'5"

**Bedroom 4**  
3.94m x 2.81m      12'11" x 9'3"

## Ground Floor



F/F	Integrated fridge freezer	Cyl	Hot water cylinder
W/M	Space for washing machine	LH	Loft hatch
D/W	Space for dishwasher	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Cottingham

4 bedroom home

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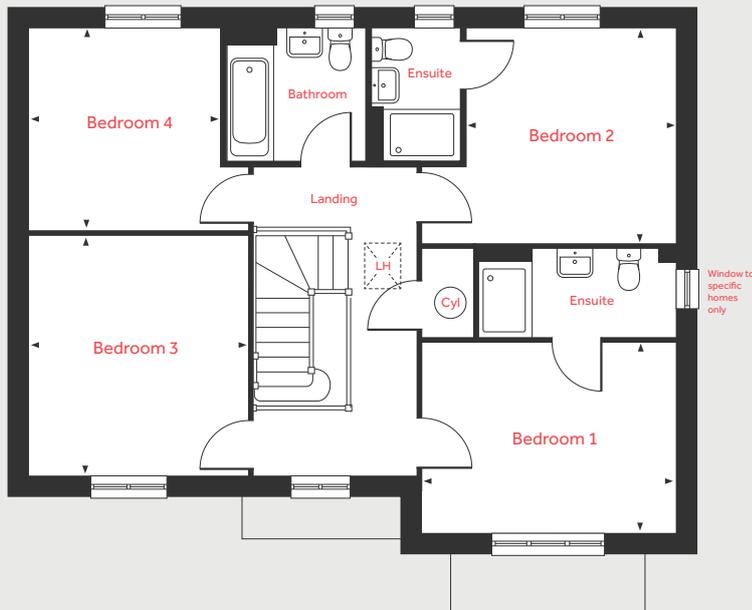
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# The Cottingham

4 bedroom home

## First Floor



### Ground Floor

#### Living Room

4.60m x 4.20m 15'1" x 13'9"

#### Kitchen/Dining/Family Area

9.98m x 2.78m 32'10" x 9'1"

#### Study

2.24m x 1.85m 7'4" x 6'1"

### First Floor

#### Bedroom 1

3.90m x 2.95m 12'10" x 9'8"

#### Bedroom 2

3.32m x 3.22m 10'11" x 10'7"

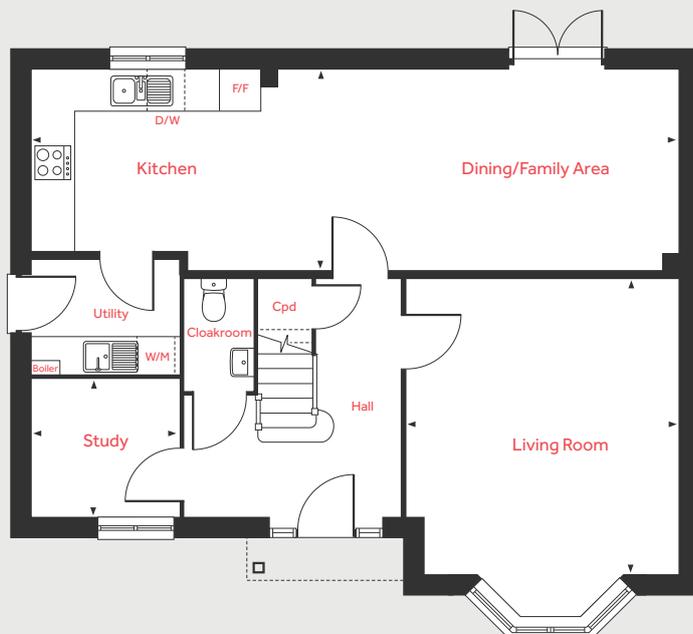
#### Bedroom 3

3.38m x 3.04m 11'1" x 9'11"

#### Bedroom 4

3.13m x 2.93m 10'3" x 9'7"

## Ground Floor



F/F	Integrated fridge freezer	Cyl	Hot water cylinder
W/M	Space for washing machine	LH	Loft hatch
D/W	Space for dishwasher	◀ ▶	Measuring points
Cpd	Cupboard		

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