



Braeburn Fields

CROWBOROUGH

>- dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.



Braeburn Fields

WELCOMES YOU

A superb collection of quality homes in Crowborough, Braeburn Fields offers the best of both worlds in this popular rural town surrounded by picturesque countryside.

Carefully designed for stress-free living, the mix of new 3, 4 & 5 bedrooms homes deliver the style, comfort and quality that you deserve - now and in the future.



CROWBOROUGH

EAST SUSSEX

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. Surrounded by countryside this bustling town benefits from an excellent choice of primary and secondary schools, supermarkets, independent retailers, restaurants and cafes.

The welcoming community town has plenty of green open space including Crowborough Common, Walshes Park, Crowborough Country Park, plenty of sports clubs, a leisure centre, horse riding facilities and golf courses.

Crowborough railway station is just 8 minutes drive away for regular services to Uckfield and London Bridge. And if you're driving, the A26 is just moments away for routes to Tunbridge Wells, the M20 and M25. You can even head south to Bexhill or Brighton if you want to be beside the seaside for the day.

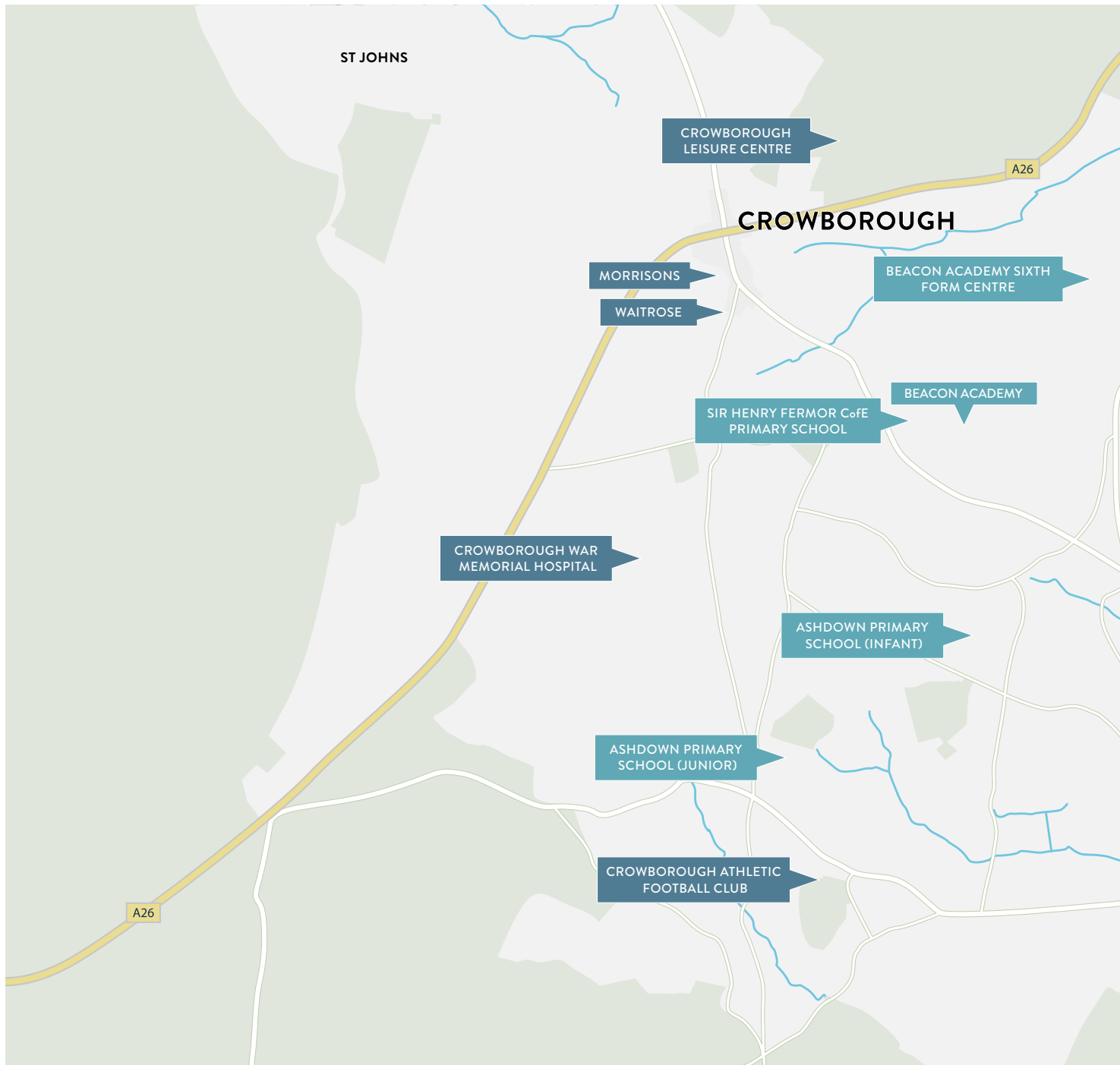




This Computer Generated Image of Braeburn Fields is indicative only.









THE PERFECT LOCATION

Within easy reach of Crowborough train station and with convenient links to the motorway network and nearby Tunbridge Wells, Braeburn Fields provides the ideal combination of country lifestyle within easy reach of all local amenities and commuting links.

EDUCATION

Beacon Academy Sixth Form Centre.....	0.4 miles
Sir Henry CofE Primary School.....	1.2 miles
Ashdown Primary School (Infant).....	1.3 miles
Beacon Academy.....	1.4 miles
Ashdown Primary School (Junior).....	1.9 miles

LOCAL AMENITIES

Crowborough Rugby Football Club.....	0.1 miles
Boars Head Golf Course.....	0.3 miles
Crowborough Leisure Centre.....	0.8 miles
Waitrose.....	1.2 miles
The Brook Health Centre.....	1.2 miles
Crowborough Country Park.....	1.3 miles
Crowborough War Memorial Hospital.....	1.4 miles
Morrisons.....	1.6 miles

TRAVEL

Crowborough Train Station.....	1.5 miles
Tunbridge Wells Train Station.....	6.1 miles
Gatwick Airport.....	23.1 miles
Heathrow Airport.....	61.4 miles





HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS

Choice* of high-quality fully fitted contemporary kitchens with stylish laminate worktops. Equipped with appliances including: stainless steel and glass extractor hood, integrated oven, ceramic hob with glass splashback, integrated fridge freezer, dishwasher and a stainless steel 1 1/2 bowl sink with chrome mixer tap. Stainless steel single bowl sink with chrome mixer tap in utility room (where applicable).

BATHROOMS

Quality white suite comprising bath and basin with chrome taps, WC and a heated chrome towel rail. Porcelanosa floor and wall tiles.

EN-SUITES

Quality, contemporary white suite comprising basin with chrome taps, enclosed thermostatically controlled shower with chrome fittings, WC and a heated chrome towel rail. Porcelanosa floor and wall tiles.

WC

White sanitaryware comprising close coupled WC, basin with tiled splash back and chrome taps.

INTERNAL JOINERY

High quality white panelled internal doors with contemporary chrome door handles.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish.

WARDROBES

Four and Five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.*

HEATING & HOT WATER

Provided by Air Source heat pump system with domestic hot water cylinder. Steel panel radiators with thermostatic radiator valves.

ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge and study (where applicable). USB sockets to kitchen and bedroom one. TV/Satellite outlets to lounge, kitchen and bedroom one.**

LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, en-suites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable). Under cabinet LED lighting to wall units in kitchen.

WINDOWS AND DOORS

Pre-finished front and back door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC anthracite windows with Georgian bar glazing.

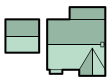
EXTERNAL

Block paving to driveway, paved slabs to paths and patios. Fencing or brick walls to rear gardens. Front gardens landscaped. Pre-finished garage door (where applicable). EV cabling provision for future electric charging point.

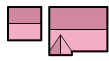
* Subject to build stage. ** Subject to house type and plot.

Braeburn Fields

CROWBOROUGH



The Blenheim
5 bed + garage



The Kingston
5 bed + garage



The Chartwell
4 bed + garage



The Goodwood
4 bed + garage



The Penshurst
4 bed + garage



The Charleston
3 bed



The Frogmore
3 bed + carport



The Gosford
3 bed + carport



Shared Ownership



Affordable Rent



First Time Housing
(The Vyne)



Amenity Buildings



* Custom Build Plots

The Frogmore

THREE BEDROOM DETACHED HOME



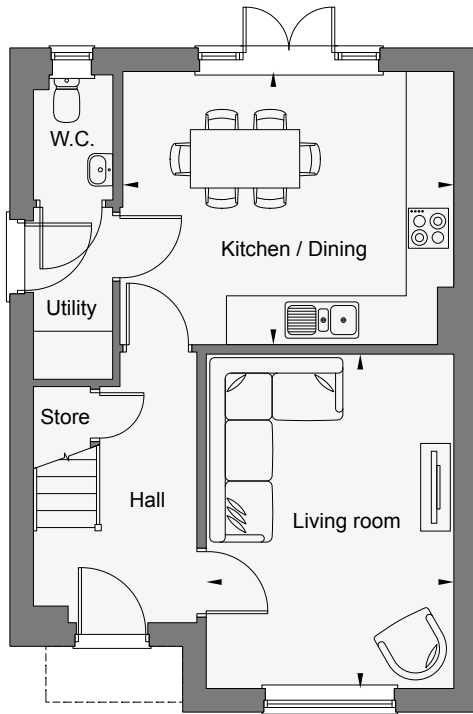
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This three bedroom detached home features a living room to the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are two further bedrooms, a stylish family bathroom and a handy storage provision on the landing.

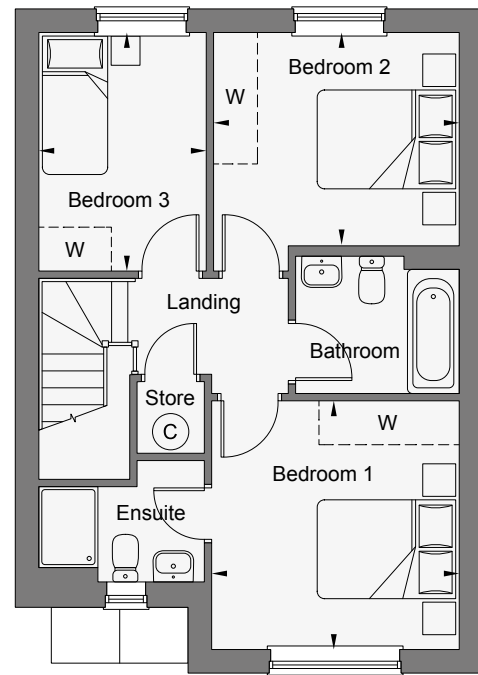
Braeburn Fields

CROWBOROUGH



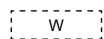
GROUND FLOOR

Kitchen / Dining	4.52m x 3.73m	14'8" x 12'2"
Living Room	4.58m x 3.40m	15'0" x 11'1"
Utility	1.10m x 2.35m	3'7" x 7'8"
W.C.	1.05m x 1.71m	3'5" x 5'7"



FIRST FLOOR

Bedroom 1	3.40m x 3.37m	11'1" x 11'0"
Ensuite	2.27m x 1.29m	7'5" x 4'3"
Bedroom 2	3.36m x 2.96m	11'0" x 9'6"
Bedroom 3	3.27m x 2.29m	10'7" x 7'5"
Bathroom	2.23m x 1.89m	7'4" x 6'3"

 - suggested space for wardrobe

Floorplans shown for plots 84 & 119. Plots 56, 61, 86 & 105 are handed.
Energy Band Rating B

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The Gosford

THREE BEDROOM DETACHED HOME



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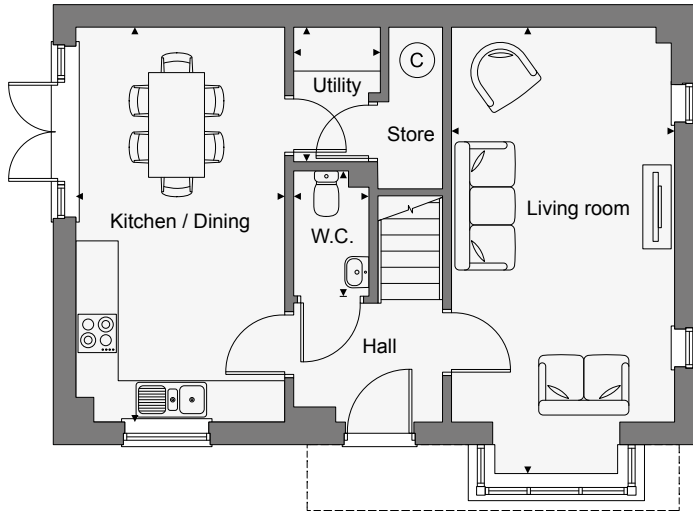
This charming three bedroom double-fronted detached home features a spacious dual-aspect living room and an open-plan kitchen-dining room from which French doors provide access to the garden. There is also a utility area, large store cupboard and a W.C.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.

Braeburn Fields

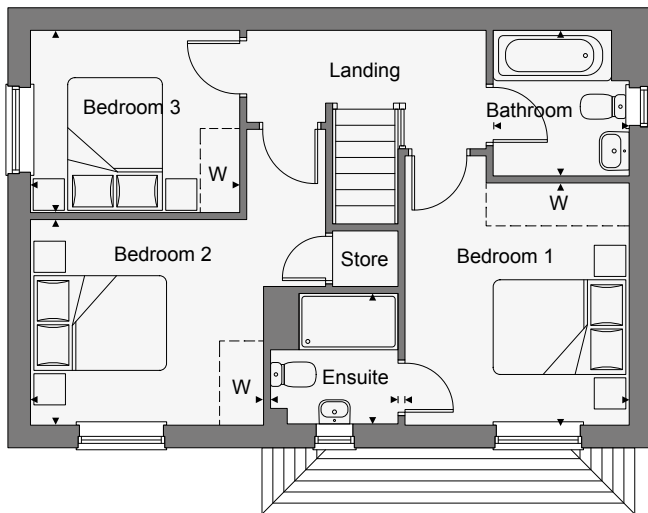
CROWBOROUGH

GROUND FLOOR

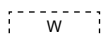


Kitchen / Dining	5.65m x 2.97m	18'6" x 9'9"
Living Room	6.45m x 3.18m	21'1" x 10'5"
W.C	1.80m x 1.05m	5'11" x 3'5"
Utility	1.91m x 1.23m	6'3" x 4'0"

FIRST FLOOR



Bedroom 1	3.84m x 3.21m	12'7" x 10'7"
Ensuite	1.84m x 1.81m	6'0" x 5'11"
Bedroom 2	3.32m x 2.93m	10'11" x 9'7"
Bedroom 3	2.97m x 2.67m	9'9" x 8'9"
Bathroom	2.05m x 1.89m	6'9" x 6'2"

 - suggested space for wardrobe

Floorplans shown for plot 120. Plots 82, 83, 85, 109 & 116 are handed.
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The Chartwell

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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This spacious four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear with French doors to access the garden. There is also a separate utility room and W.C.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are two further double bedrooms, a single bedroom, a stylish family bathroom and generous storage provisions.

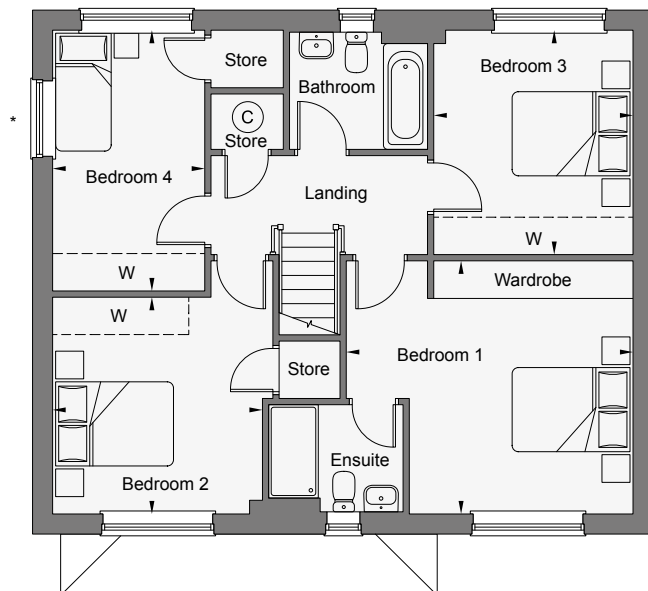
Braeburn Fields

CROWBOROUGH



GROUND FLOOR

Kitchen	3.66m x 3.31m	12'0" x 10'9"
Dining / Family	6.05m x 3.08m	19'8" x 10'10"
Living Room	5.37m x 3.52m	17'6" x 11'5"
Study	3.40m x 2.02m	11'2" x 6'6"
Utility	2.18m x 1.87m	7'2" x 6'2"
W.C.	1.14m x 1.83m	3'9" x 6'0"



FIRST FLOOR

Bedroom 1	4.62m x 4.07m	15'2" x 13'4"
Ensuite	2.15m x 1.73m	7'1" x 5'8"
Bedroom 2	3.48m x 3.38m	11'4" x 11'1"
Bedroom 3	3.57m x 3.21m	11'7" x 10'5"
Bedroom 4	4.19m x 2.45m	13'7" x 8'0"
Bathroom	1.88m x 2.21m	6'2" x 7'3"

 - suggested space for wardrobe

Floorplans shown for plots 55, 62, 79, 88, 110 & 114. Plots 106, 115 & 117. *Windows to plot 55 only.
Please ask your sales consultant for full details.

Energy Band Rating B

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The Penshurst

FOUR BEDROOM DETACHED HOME WITH A GARAGE

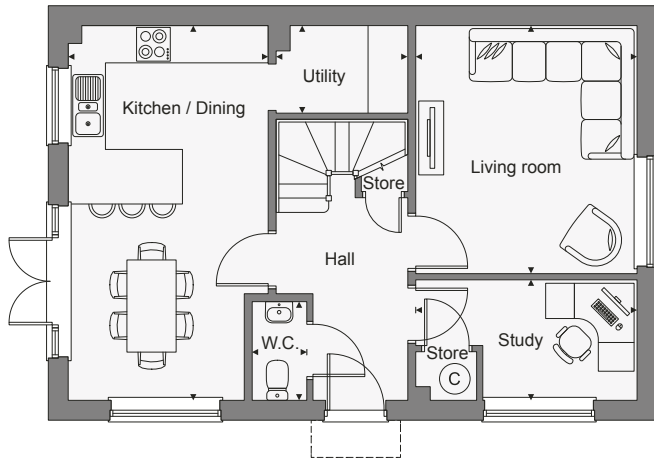


This spacious four bedroom detached home features a living room at the rear of the property. The open-plan dual-aspect kitchen-dining room has French doors to access the garden, and a separate utility area. There is also a study, W.C. and understairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further bedrooms and a stylish family bathroom.

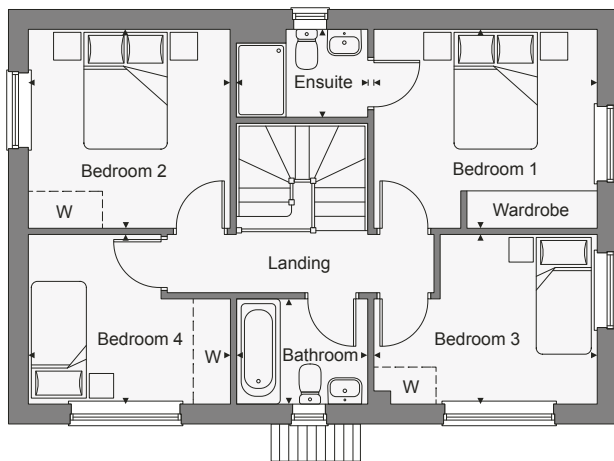
Braeburn Fields

CROWBOROUGH



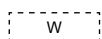
GROUND FLOOR

Kitchen / Dining	6.10m x 3.24m	20'0" x 10'8"
Living Room	4.22m x 3.58m	13'11" x 11'9"
Study	3.58m x 1.95m	11'9" x 6'5"
W.C.	1.60m x 0.88m	5'3" x 2'11"
Utility	2.12m x 1.38m	6'11" x 4'6"



FIRST FLOOR

Bedroom 1	3.61m x 3.22m	11'10" x 10'7"
Ensuite	2.12m x 1.39m	6'11" x 4'7"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.61m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.12m x 1.70m	6'11" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plot 57. Plots 58, 60 & 107 are handed.

Energy Band Rating B

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The Goodwood

FOUR BEDROOM DETACHED HOME WITH A GARAGE



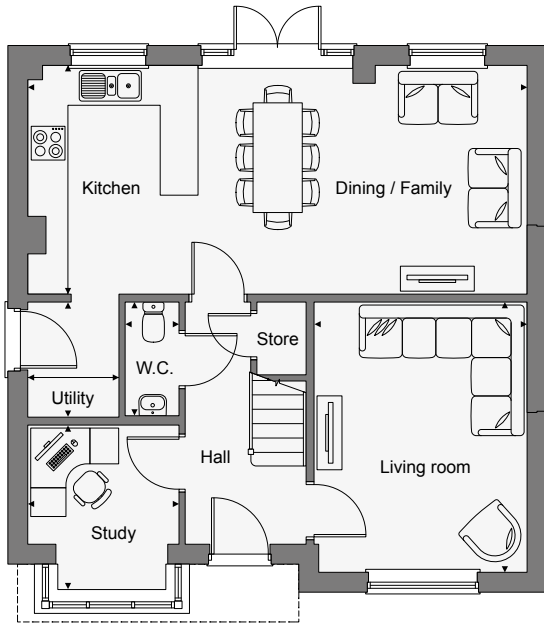
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This comfortable four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room and a W.C.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further double bedroom, two single bedrooms, a family bathroom and additional storage on the landing.

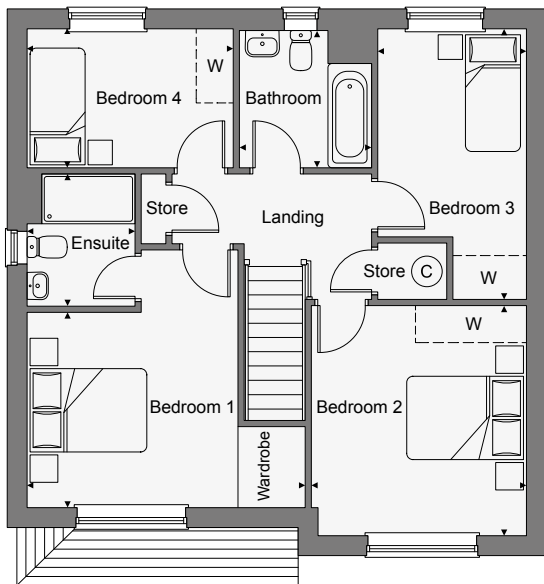
Braeburn Fields

CROWBOROUGH



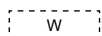
GROUND FLOOR

Kitchen / Dining / Family	8.12m x 3.71m	26'8" x 12'2"
Living Room	4.37m x 3.48m	14'4" x 11'5"
Study	2.70m x 2.44m	8'8" x 8'0"
W.C.	1.83m x 0.88m	6'0" x 2'11"
Utility	1.83m x 1.46m	6'0" x 4'9"



FIRST FLOOR

Bedroom 1	4.52m x 3.16m	14'10" x 10'5"
Bedroom 2	3.73m x 3.48m	12'2" x 11'5"
Bedroom 3	4.38m x 2.39m	14'3" x 7'10"
Bedroom 4	3.35m x 2.24m	11'0" x 7'5"
Ensuite	2.12m x 1.72m	6'11" x 5'8"
Bathroom	2.22m x 2.14m	7'3" x 7'0"

 - suggested space for wardrobe

Floorplans shown for plot 63. Plots 59, 77, 81, 87 & 108 are handed.
Energy Band Rating B

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The Kingston

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE

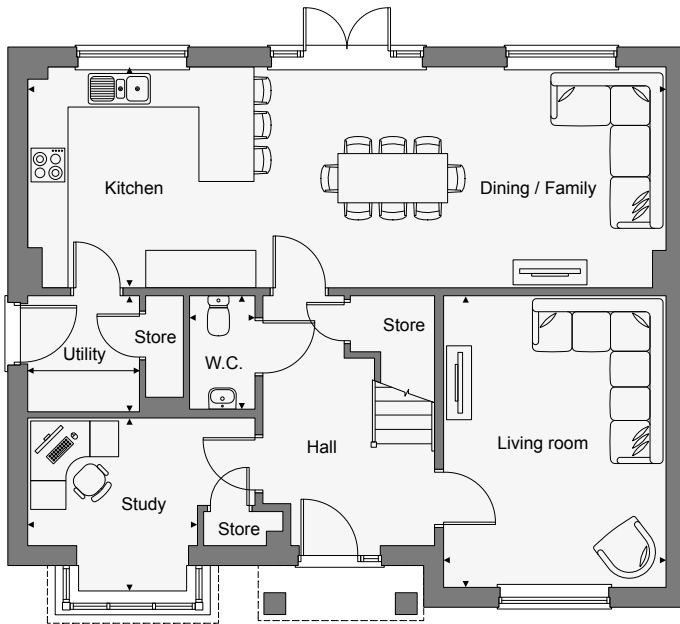


This generous five bedroom detached home features a spacious living room and a superb open plan kitchen-dining-family room at the rear, with French doors to access the garden. There is also a separate study with a feature bay window, a utility room with store and a W.C. on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.

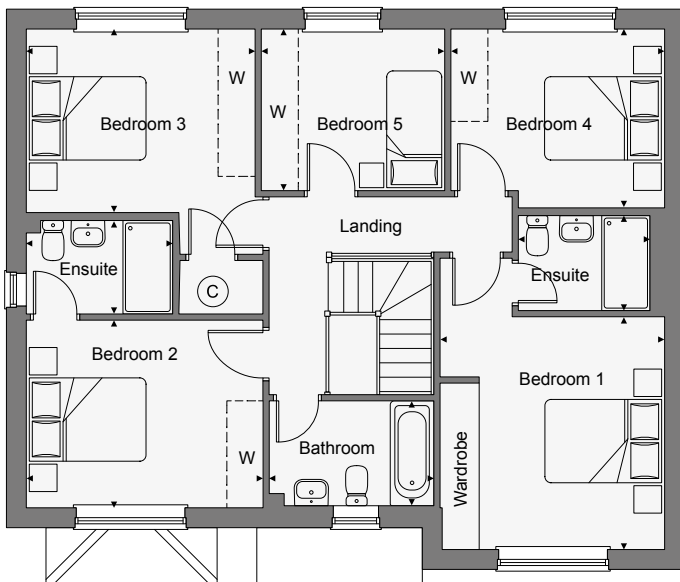
Braeburn Fields

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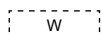
GROUND FLOOR

Kitchen / Dining / Family	10.37m x 3.58m	34'0" x 11'9"
Living Room	4.72m x 3.61m	15'6" x 11'11"
Study	2.88m x 2.75m	9'4" x 9'1"
W.C.	1.82m x 1.10m	6'0" x 3'7"
Utility	1.86m x 1.80m	6'1" x 5'11"



FIRST FLOOR

Bedroom 1	3.77m x 3.65m	12'4" x 12'0"
Ensuite 1	2.15m x 1.52m	7'1" x 5'0"
Bedroom 2	3.84m x 3.04m	12'7" x 10'0"
Ensuite 2	2.36m x 1.50m	7'9" x 4'11"
Bedroom 3	3.70m x 2.97m	12'1" x 9'9"
Bedroom 4	3.47m x 2.89m	11'5" x 9'6"
Bedroom 5	2.96m x 2.61m	9'9" x 8'7"
Bathroom	2.64m x 1.70m	8'8" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plot 112. Plot 80 is handed.
Energy Band Rating B

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The Blenheim

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE

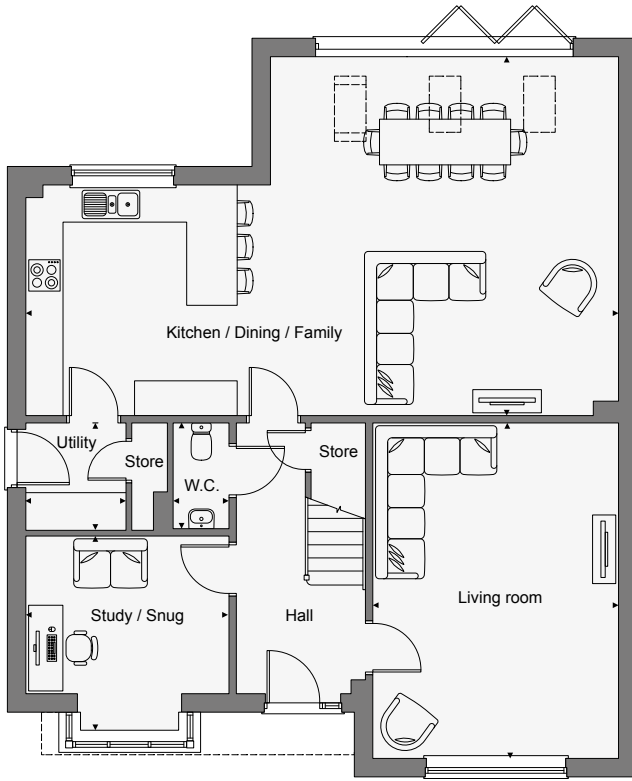


This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden. There is also a separate study, a utility room with store and a W.C. on the ground floor.

Upstairs, there are five bedrooms and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room and a dressing room in bedroom one.

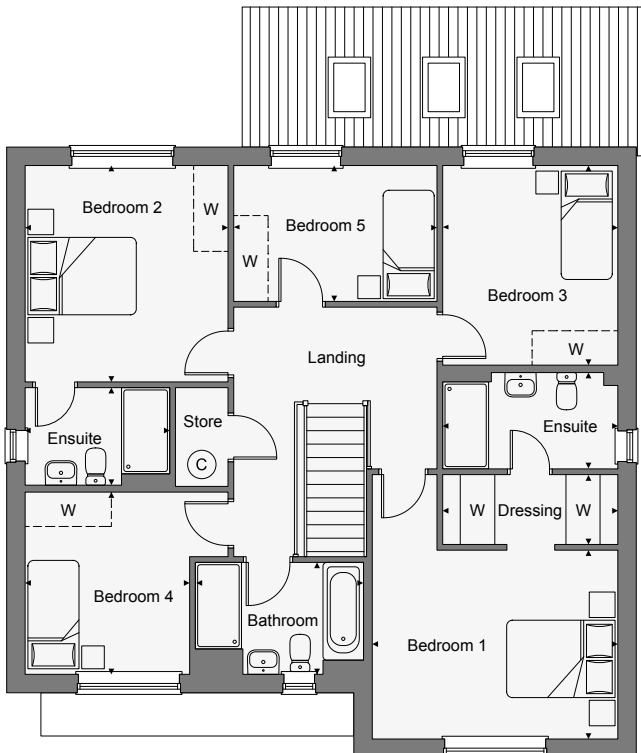
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GROUND FLOOR

Kitchen / Dining / Family	10.37m x 6.27m	34'0" x 20'7"
Living room	5.85m x 4.29m	19'3" x 14'1"
Study / Snug	3.53m x 3.44m	6'0" x 3'2"
W.C.	1.84m x 0.96m	11'7" x 11'2"
Utility	1.88m x 1.74m	6'2" x 5'9"



FIRST FLOOR

Bedroom 1	4.29m x 3.29m	14'1" x 10'10"
Dressing Room	3.05m x 1.50m	10'0" x 4'11"
Ensuite 1	3.05m x 1.20m	10'0" x 3'9"
Bedroom 2	3.78m x 3.53m	12'5" x 11'7"
Ensuite 2	2.52m x 1.68m	8'3" x 5'6"
Bedroom 3	3.48m x 3.04m	11'5" x 10'0"
Bedroom 4	3.16m x 2.86m	10'5" x 9'5"
Bedroom 5	3.54m x 2.38m	11'8" x 7'10"
Bathroom	2.95m x 1.50m	9'8" x 4'11"

 - suggested space for wardrobe

Floorplans shown for plot 113. Plots 78 & 118 are handed.
Energy Band Rating B

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WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



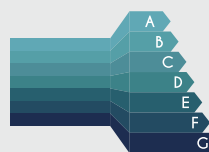
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*

*Terms and Conditions apply, please ask for details.

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build.

Please visit our website for further information.





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DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for the 'Braeburn Fields' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the 'Braeburn Fields' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara South East Ltd or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara South East Ltd or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. 10. Homes are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales consultant for specific plot details. 11. Energy performance ratings may vary between homes and plots and may change during the course of construction. Please refer to the individual plot Energy Performance Certificate for confirmed details.

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