



The Bluebells

Uckfield





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Exceptional homes in a desirable location



Beautifully crafted homes combine exquisite exteriors with sleek contemporary design. At The Bluebells every detail has been carefully considered to create flexible

living spaces that adapt effortlessly to every stage of life.

All set in an attractive market town in the heart of East Sussex.



Charming location, premium homes

Nestled on the edges of the spectacular Ashdown Forest is the historic, sought-after town of Uckfield. It's the perfect setting for our exceptional 2, 3, 4 & 5 bedroom homes at The Bluebells.



A town where you'll feel immediately at home



The streets of Uckfield's centre are home to everything that makes market town life special. You'll find cosy pubs, restaurants, and independent boutiques selling everything from

footwear and fashion to furniture and jewellery.

There are also plenty of local events to enjoy, including the Weald on the Field Festival in the summer and the Uckfield Carnival.

Embrace the great outdoors

With parks, rolling fields and open green space all around, there will always be somewhere new to discover. Ashdown Forest, an expansive Area of Outstanding Natural Beauty with a network of walking trails, is the ideal place to start.

The picturesque Lake Wood Nature Reserve is also well worth a visit.

Or if you like the sensation of sand underfoot, you'll never be far from a beach here, with miles of scenic East Sussex coastline to explore.





A scene to be savoured

Foodies will be in for a treat at The Bluebells, with a diverse choice of dining options available locally. For the quintessential country inn experience, The Hare & Hounds in Framfield offers a good mix of hearty pub grub and a wide selection of quality cask ales. Or if only dinner and a

movie will do, The Picture House Cinema & Restaurant will have you covered, with its luxurious dining room and menu of intercontinental fare. Alternatively, Relish Restaurant is a bustling Turkish bar and grill located moments from the banks of the flowing River Uck.



Inspiring minds at every stage

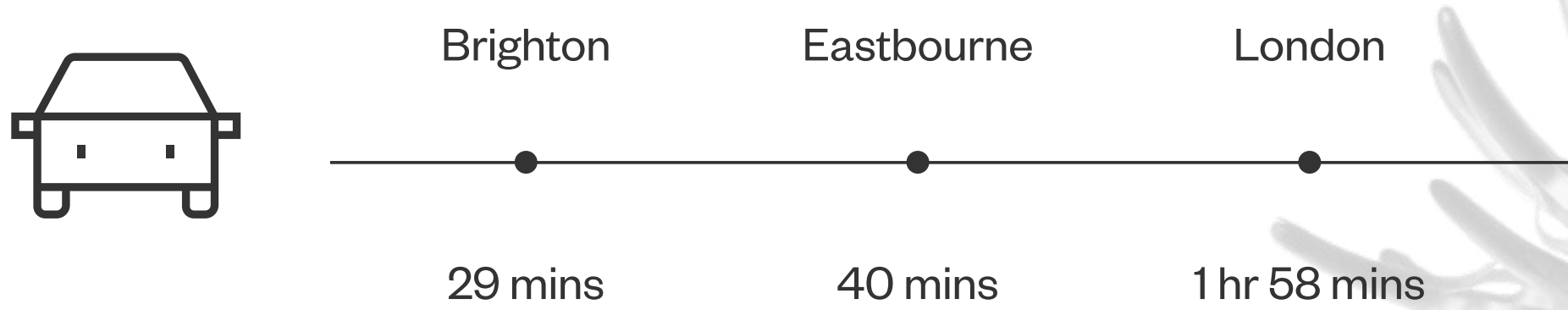
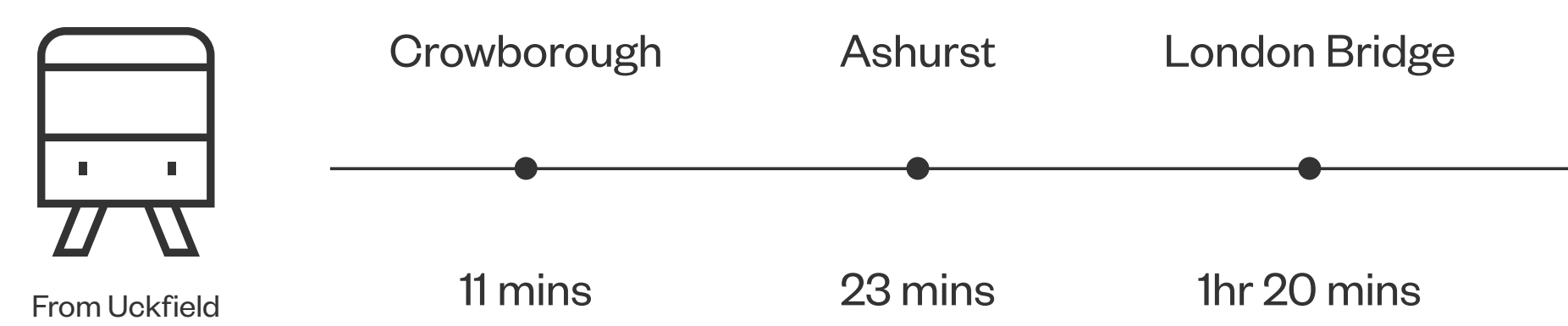
Parents will be pleased to find an excellent choice of highly-regarded schools situated within easy reach. Bonners CofE Primary School is within walking distance of The Bluebells and is well-rated locally, while Buxted CofE, Manor and Rocks Park primaries are all within two miles of home.

For older students, highly-respected secondary Uckfield College is just a few minutes away in the car.



Effortless connections when you need them

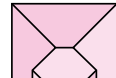
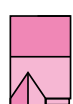
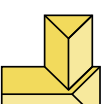
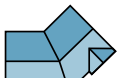
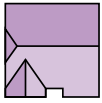
With easily accessible
road connections just
minutes away, travel will be
simple at The Bluebells.



Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps.

Housetypes to suit all lifestyles



- | | | |
|---|--|---|
|  The Alder
2 bedroom semi-detached home |  The Magnolia
4 bedroom detached home |  The Wayfaring
4 bedroom detached home |
|  The Chiddingfold
3 bedroom detached home |  The Orpine
4 bedroom detached home |  The Wisteria
5 bedroom detached home |
|  The Fir
3 bedroom detached and semi-detached home |  The Rowan
4 bedroom detached home |  Affordable Rent |
|  The Hemlock
3 bedroom detached home |  The Sycamore
4 bedroom detached home | |

B: Bin collection point. **PS:** Pumping station. **SS:** Sub station.

IMPORTANT NOTICE TO CUSTOMERS: The development layout for The Bluebells is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.

Exceptional homes with a specification to match

From elegant finishes to energy efficient innovations, these new homes exhibit careful craftsmanship in every detail.



What our customers say

Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It's a beautiful home which the kids love. Space is what we were after and it's exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home. I can't speak highly enough of the Cala team.

The end-to-end management has been exceptional. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all.

Beau Steele,
Purchasers at
Audrey Chase



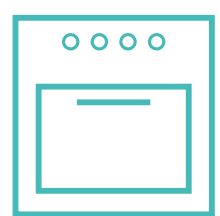
Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance

scheme covering the structural integrity of your new home from years 3 to 10. The first two years of the warranty is provided by us.

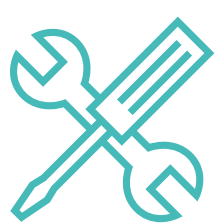
This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



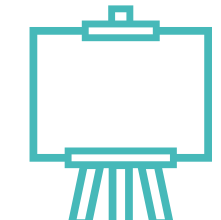
Less maintenance



A chain free move



Energy efficient



A blank canvas



The Bluebells

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Uckfield, TN22 2EA



Terms & conditions

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