



# PEARMAIN PLACE

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.



WELCOME TO  
PEARMAIN  
PLACE

Situated in the bustling town of Crowborough, surrounded by countryside,  
Pearmain Place is a superb new collection of contemporary homes  
designed to deliver the style, comfort and quality that you deserve - now  
and in the future.





# CROWBOROUGH

## EAST SUSSEX

Crowborough is located on the edge of Ashdown Forest and is home to a welcoming community in the High Weald Area of Outstanding Natural Beauty. The town has an abundance of open spaces, with the Crowborough Common, Walshes Park and Crowborough Country Park, and plenty of sports clubs, a leisure centre and golf courses.

The town benefits from a range of amenities, including primary and secondary schools, supermarkets, local independent shops, and an array of cafes, coffee shops and restaurants.

Crowborough railway station is just 4 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 Pearmain Place is indicative only.



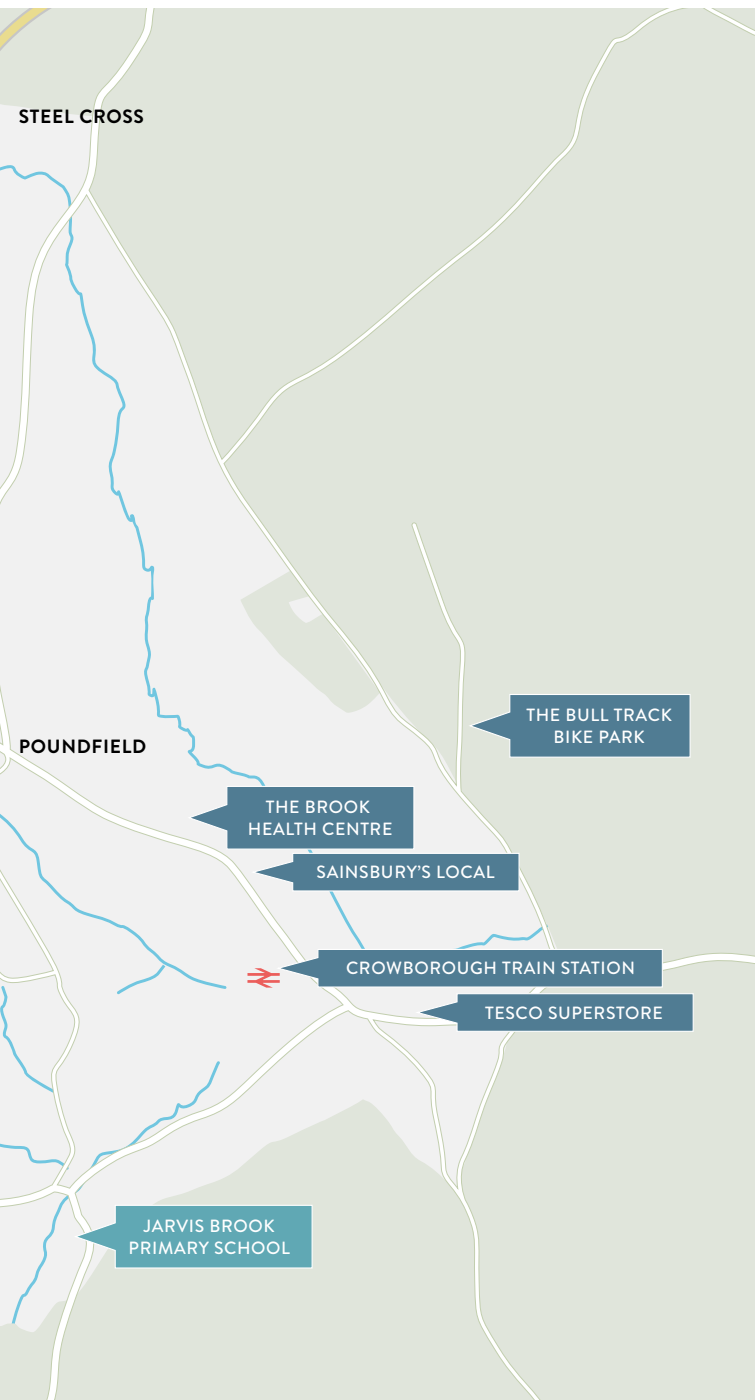












# THE PERFECT LOCATION

Just under a mile from Crowborough train station and with convenient links to the motorway network and nearby Tunbridge Wells, Pearmain Place provides the ideal combination of country lifestyle within easy reach of all local amenities and commuting links.

## EDUCATION

Jarvis Brook Primary School .....	0.3 miles
Ashdown Primary School (Infant) .....	0.8 miles
Ashdown Primary School (Junior) .....	0.8 miles
Sir Henry CofE Primary School .....	1.4 miles
Beacon Academy .....	1.4 miles
Beacon Academy Sixth Form Centre .....	1.5 miles

## LOCAL AMENITIES

Crowborough Athletic Football Club .....	0.4 miles
Tesco Superstore .....	0.9 miles
The Brook Health Centre .....	1.1 miles
Crowborough Country Park .....	1.1 miles
Crowborough War Memorial Hospital .....	1.4 miles
Waitrose .....	1.6 miles
Morrisons .....	1.9 miles
Crowborough Beacon Golf Club .....	1.9 miles
Crowborough Leisure Centre .....	2.2 miles
The Horder Centre .....	2.8 miles

## TRAVEL

Crowborough Train Station .....	0.9 miles
Tunbridge Wells Train Station .....	7.9 miles
Gatwick Airport .....	21.6 miles
Heathrow Airport .....	55.1 miles



## 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 either gas fired combi boiler, system boiler with domestic hot water cylinder or Air Source heat pump systems.\*\* 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.

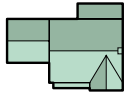
### EXTERNAL

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.







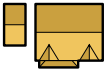
**The Blenheim**  
5 bed + garage



**The Bletchley**  
3 bed + study



**The Gosford**  
3 bed + garage



**The Chartwell**  
4 bed + garage



**The Charleston**  
3 bed



**The Gosford**  
3 bed + carport



**The Goodwood**  
4 bed + garage



**The Charleston**  
3 bed + carport



**The Gosford**  
3 bed



**The Osbourne**  
4 bed + garage



**The Frogmore**  
3 bed



**Affordable housing**



**The Bletchley**  
3 bed + study  
+ carport



**The Frogmore**  
3 bed + carport

BCP

Bin collection point



# THE BLENHEIM

FIVE BEDROOM DETACHED HOME WITH A GARAGE



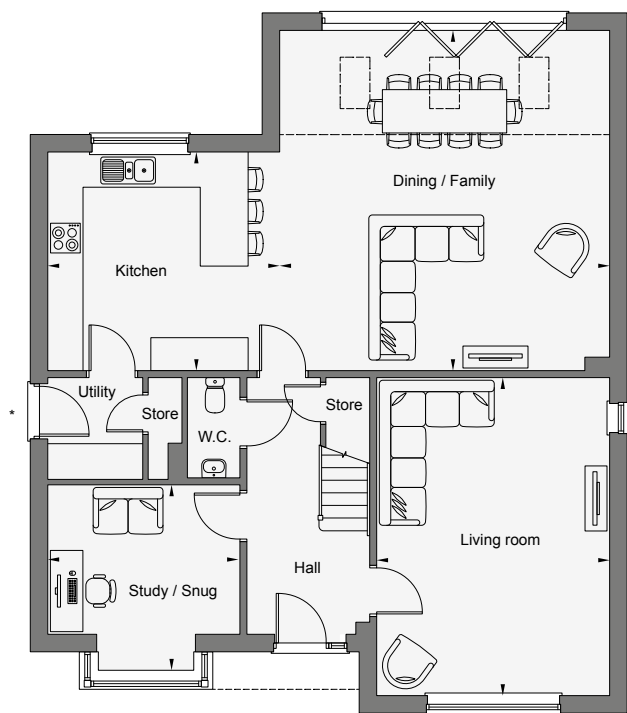
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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.

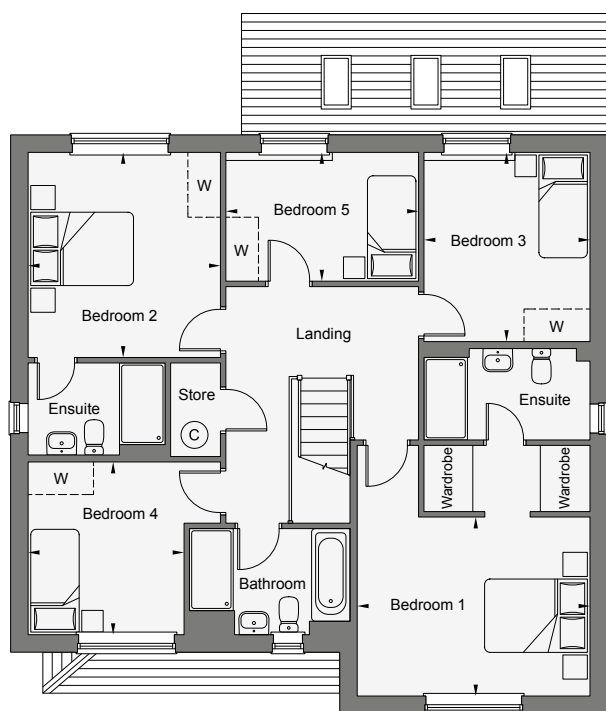
Upstairs, there are five bedrooms and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.





## GROUND FLOOR

Kitchen	4.27m x 4.02m	14'0" x 13'2"
Dining / Family	6.27m x 6.08m	20'7" x 19'11"
Living Room	5.85m x 4.29m	19'2" x 14'1"
Study / Snug	3.54m x 3.44m	11'7" x 11'3"



## FIRST FLOOR

Bedroom 1	4.29m x 3.29m	14'1" x 10'0"
Bedroom 2	3.78m x 3.53m	12'5" x 11'7"
Bedroom 3	3.48m x 3.04m	11'5" x 10'0"
Bedroom 4	3.17m x 2.86m	10'4" x 9'4"
Bedroom 5	3.54m x 2.38m	11'7" x 7'9"

W - suggested space for wardrobe

Floorplans shown for plots 17, 80 & 83. Plot 65 is handed.

\*Floorplans differ for plot 25. Please ask your sales consultant for full details.

# THE CHARTWELL

FOUR BEDROOM DETACHED HOME WITH A GARAGE

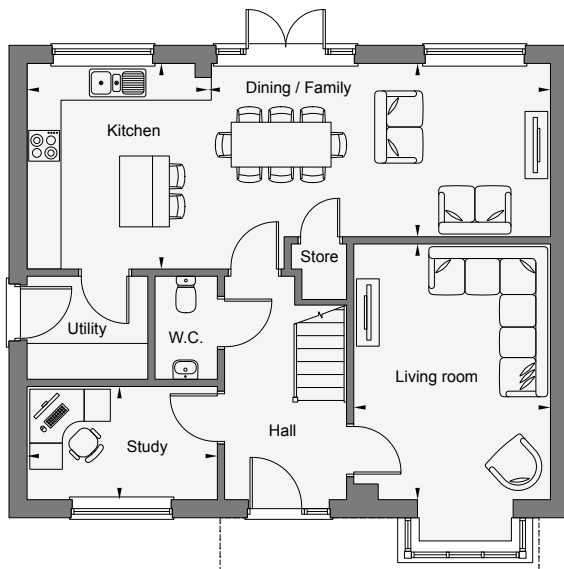


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

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.

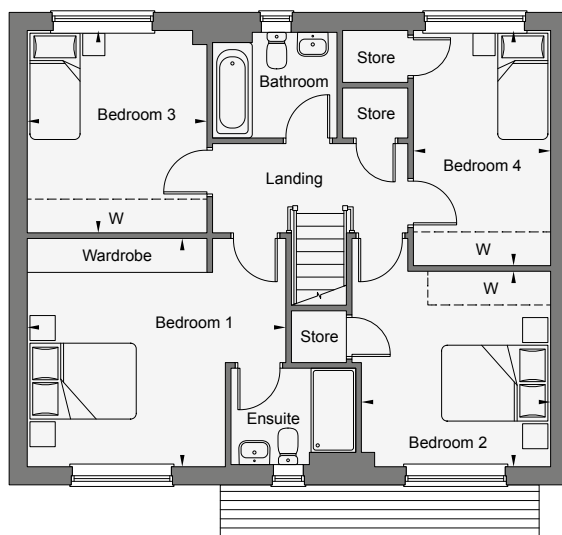
Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further bedrooms, a stylish family bathroom and generous storage provisions.





## GROUND FLOOR

Kitchen	3.65m x 3.30m	11'11" x 10'10"
Dining / Family	6.05m x 3.08m	19'10" x 10'1"
Living room	4.55m x 3.51m	14'11" x 11'6"
Study	3.39m x 2.02m	11'2" x 6'7"



## FIRST FLOOR

Bedroom 1	4.62m x 4.07m	15'1" x 13'4"
Bedroom 2	3.47m x 3.38m	11'5" x 11'1"
Bedroom 3	3.59m x 3.21m	11'9" x 10'6"
Bedroom 4	4.18m x 2.45m	13'9" x 8'0"

W - suggested space for wardrobe

# THE GOODWOOD

FOUR BEDROOM DETACHED HOME WITH A GARAGE



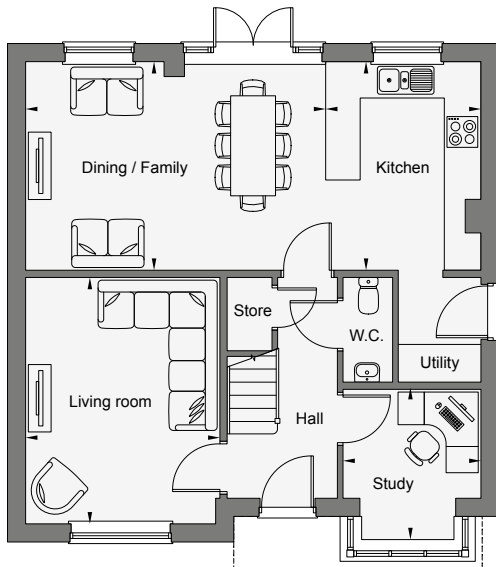
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This four bedroom detached home features a generous living room and a study with bay window 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.

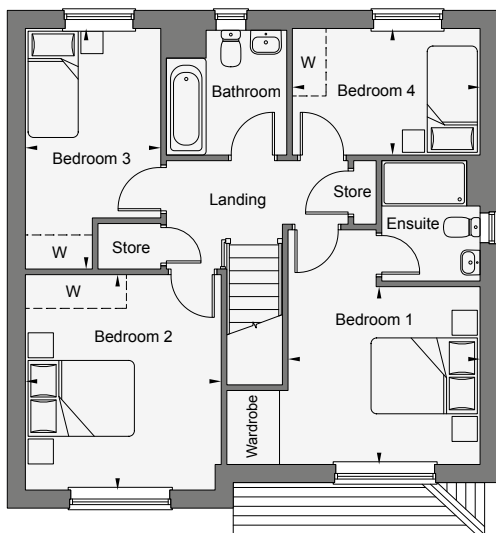
There is a further double bedroom, two single bedrooms, a family bathroom and additional storage on the landing.





## GROUND FLOOR

Kitchen	3.71m x 2.75m	12'2" x 9'0"
Dining / Family	5.37m x 3.68m	17'7" x 12'0"
Living room	4.37m x 3.48m	14'4" x 11'5"
Study	2.75m x 2.45m	9'0" x 8'0"



## FIRST FLOOR

Bedroom 1	4.52m x 3.17m	14'10" x 10'5"
Bedroom 2	3.83m x 3.48m	12'7" x 11'5"
Bedroom 3	4.28m x 2.40m	14'0" x 7'10"
Bedroom 4	3.35m x 2.25m	11'0" x 7'4"

W - suggested space for wardrobe

# THE OSBOURNE

FOUR BEDROOM DETACHED HOME WITH A GARAGE

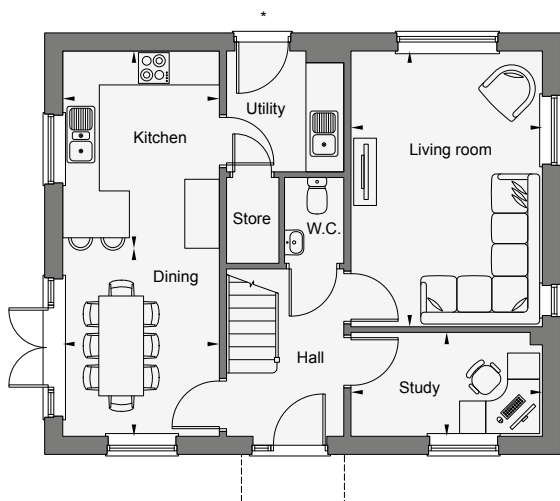


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This double-fronted four bedroom detached home features a dual-aspect living room and an open-plan kitchen-dining room. There is also a study, a separate utility room with large store and a downstairs W.C.

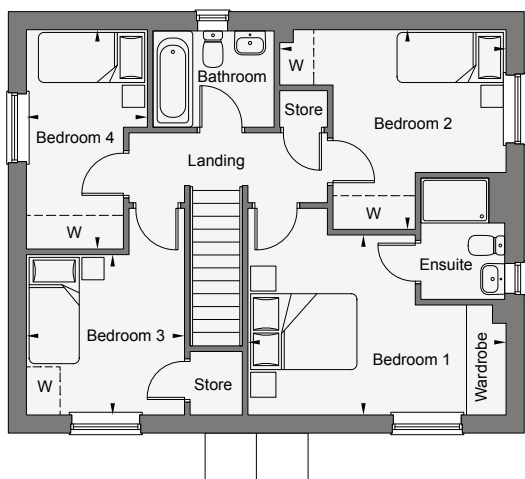
Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further bedrooms, a stylish family bathroom and additional storage off the landing.





## GROUND FLOOR

Kitchen	3.52m x 2.79m	11'6" x 9'2"
Dining	3.36m x 2.79m	11'0" x 9'2"
Living room	4.90m x 3.41m	16'1" x 11'2"
Study	3.41m x 1.85m	11'2" x 6'1"



## FIRST FLOOR

Bedroom 1	4.60m x 3.20m	15'1" x 10'6"
Bedroom 2	4.03m x 3.57m	13'3" x 11'8"
Bedroom 3	2.84m x 2.82m	9'4" x 9'3"
Bedroom 4	3.92m x 2.15m	12'10" x 7'1"

W - suggested space for wardrobe

Floorplans shown for plots 22, 28, 61 & 87. Plots 55 & 84 are handed.

\*Floorplans differ for plots 1, 14, 21, 81 & 95. Please ask your sales consultant for full details.

# THE BLETCHLEY

THREE BEDROOM SEMI-DETACHED HOME WITH A STUDY



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

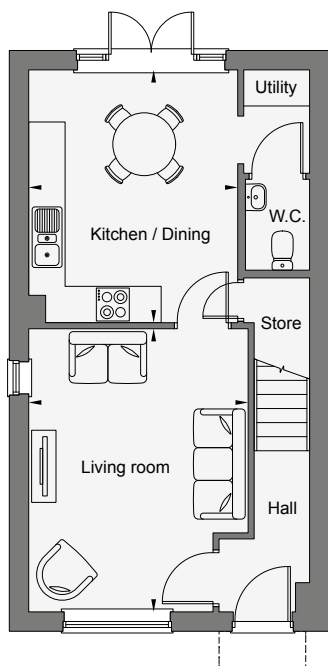
With living accommodation over three floors, this modern family home features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden.

There is also a W.C. and an under-stairs store cupboard on the ground floor.

The first floor has two bedrooms, one with an en-suite shower room. There is also a stylish family bathroom and an additional single bedroom which could also be used as a study or playroom.

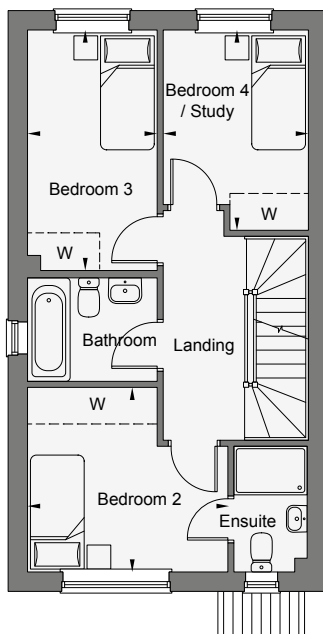
On the second floor bedroom one includes fitted wardrobes and there is also a separate shower room and plenty of storage space.





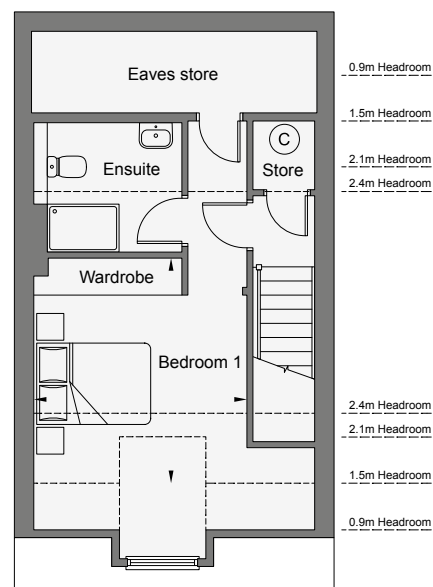
## GROUND FLOOR

Kitchen / Dining	4.20m x 3.47m	13'9" x 11'4"
Living room	4.70m x 3.64m	15'5" x 11'11"



## FIRST FLOOR

Bedroom 2	3.32m x 3.06m	10'11" x 10'0"
Bedroom 3	3.99m x 2.15m	13'1" x 7'0"
Bedroom 4 / Study	3.32m x 2.40m	10'11" x 7'10"



## SECOND FLOOR

Bedroom 1	3.73m x 3.54m	12'3" x 11'7"
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W - suggested space for wardrobe

# THE GOSFORD

## THREE BEDROOM DETACHED HOME



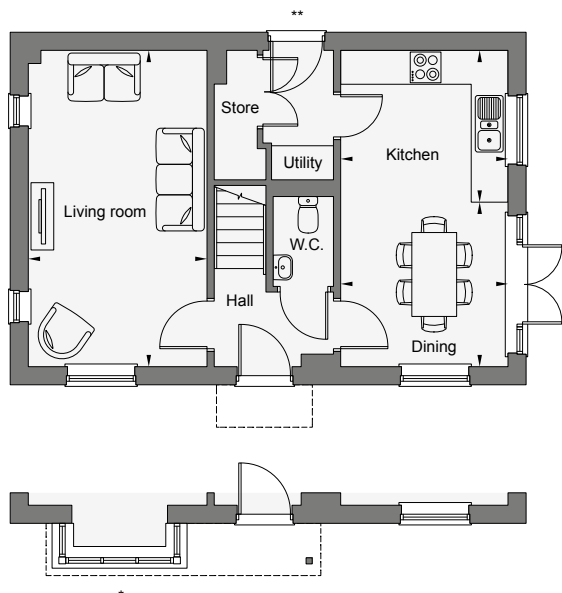
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This 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 space, large store cupboard and a W.C.

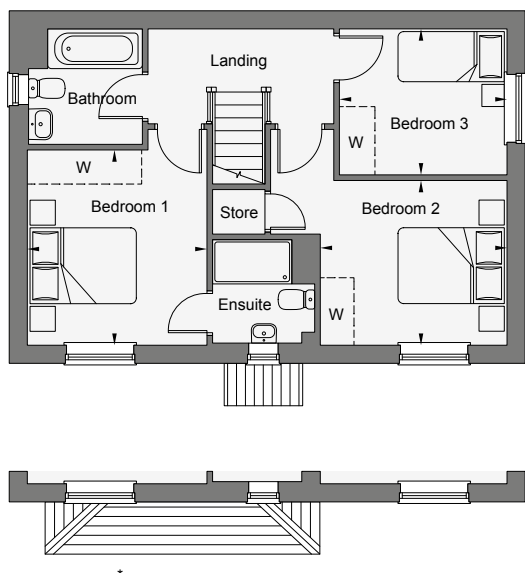
Upstairs, bedroom one has its own ensuite shower room. There are two further bedrooms and a stylish family bathroom, along with additional storage off the landing.





## GROUND FLOOR

Kitchen	2.98m x 2.72m	9'9" x 8'11"
Dining	2.98m x 2.92m	9'9" x 9'7"
Living room	5.64m x 3.18m	18'6" x 10'5"



## FIRST FLOOR

Bedroom 1	3.47m x 3.21m	11'5" x 10'6"
Bedroom 2	3.32m x 2.93m	10'10" x 9'7"
Bedroom 3	2.98m x 2.60m	9'9" x 8'6"

 - suggested space for wardrobe

Floorplans shown for plots 18, 27, 33, 48, 58, 94 & 97. Plot 13 is handed.

\*Bay window to plots 33 & 48 only.

\*\*Floorplans differ for plots 15 & 100. Please ask your sales consultant for full details.

# THE FROGMORE

## THREE BEDROOM HOME



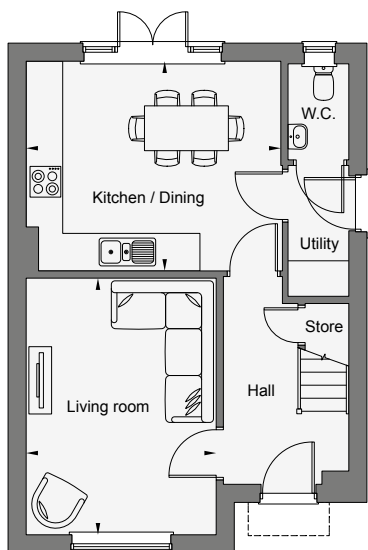
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This three bedroom 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.

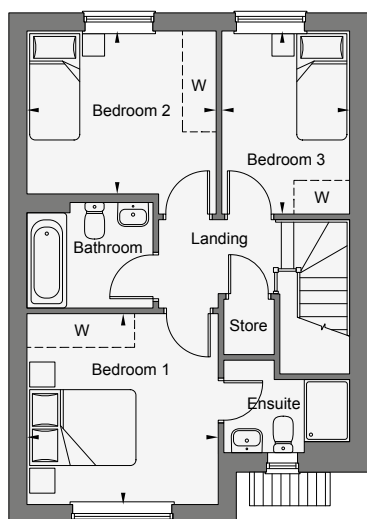
Upstairs, bedroom one has its own ensuite shower room. There are two further bedrooms, a stylish family bathroom and a handy storage provision on the landing.





## GROUND FLOOR

Kitchen / Dining	4.52m x 3.73m	14'10" x 12'3"
Living room	4.58m x 3.39m	15'0" x 11'2"



## FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11'2" x 11'1"
Bedroom 2	3.36m x 2.92m	11'0" x 9'7"
Bedroom 3	3.26m x 2.28m	10'8" x 7'6"

 - suggested space for wardrobe

Floorplans shown for plots 16, 32, 82, 86 & 96. Plots 19, 20, 62, 66 & 85 are handed.

\*Floorplans differ for plots 63, 64, 90, 91, 92 & 93. Please ask your sales consultant for full details.

# THE CHARLESTON

## THREE BEDROOM SEMI-DETACHED HOME

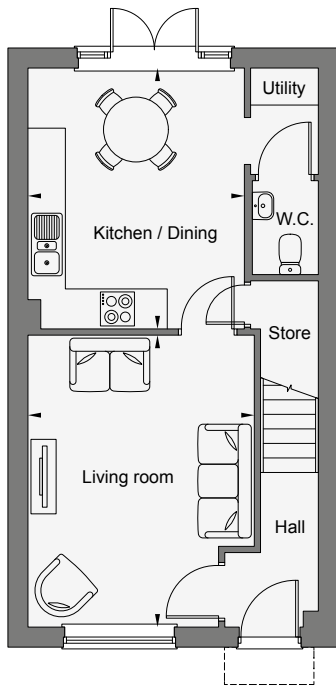


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This charming three bedroom semi-detached home with driveway parking features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden.

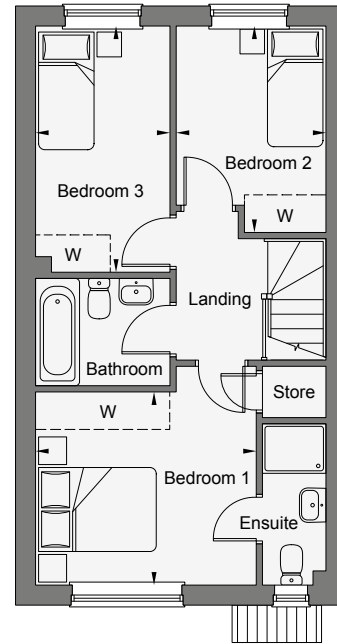
There is also a utility space, W.C. and an under-stairs storage cupboard.

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



## GROUND FLOOR

Kitchen / Dining	4.20m x 3.47m	13'9" x 11'5"
Living room	4.70m x 3.64m	15'5" x 11'11"



## FIRST FLOOR

Bedroom 1	3.53m x 3.09m	11'7" x 10'2"
Bedroom 2	3.32m x 2.41m	10'11" x 7'11"
Bedroom 3	3.95m x 2.15m	13'0" x 7'1"

W - suggested space for wardrobe



# 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.



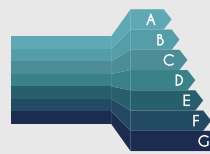
## THEY CAN HELP YOU SAVE MONEY

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.\*

# 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.









DANDARA.COM



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V3-MAR25