

CARRIAGE  
MEWS  
RIPE



Sigma Homes

LOCATION + QUALITY + DESIGN

A most  
D E S I R A B L E V I L L A G E  
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Once owned by King Harold, Ripe is a village from a bygone era, secluded between the A27 Eastbourne-to-Brighton and Hailsham-to-Lewes roads. Located on the flat lands north of the Downs, Ripe enjoys wonderful views all around.

It is a charmingly picturesque village, with its own thirteenth-century parish church, St John the Baptist, post office and village store. Indeed, Ripe enjoys an active social calendar, with events such as the July summer flower show and the monthly transformation of the village store into a pop-up pub, providing a real sense of community.

Ripe has its own nursery school, with primary schools at nearby Laughton and Park Mead. Secondary options include Lewes Priory and South Downs College, with private schooling available at Lewes Old Grammar, Bedes School and Eastbourne College.



A luxury  
NEW COLLECTION  
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Based in a prominent position, this development offers a choice of luxury homes, ideal for any lifestyle, in a beautiful rural setting, with ease of travel and a sense of community.



A computer-generated image of Carriage Mews street scene.



A computer-generated image of Carriage Mews.

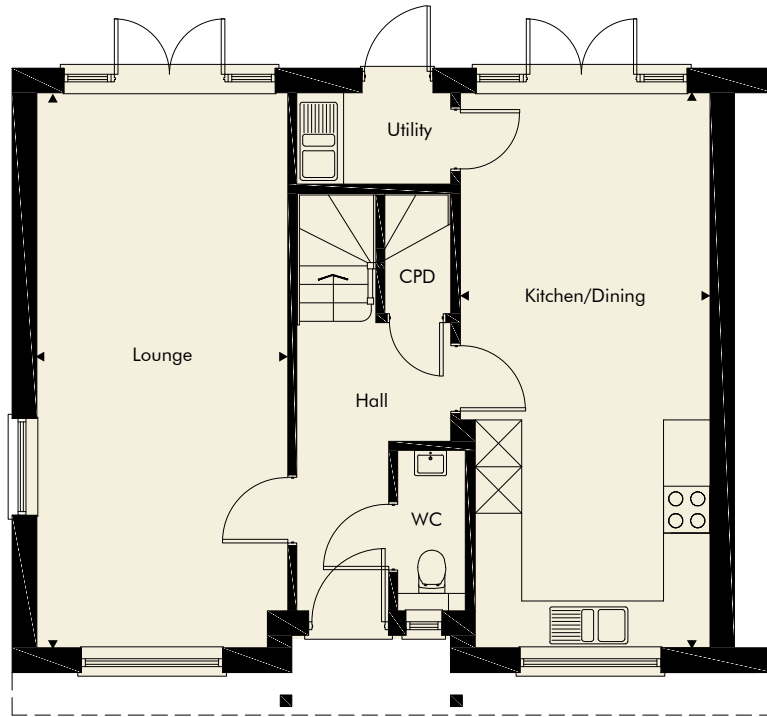


# H O M E S 1 & 2

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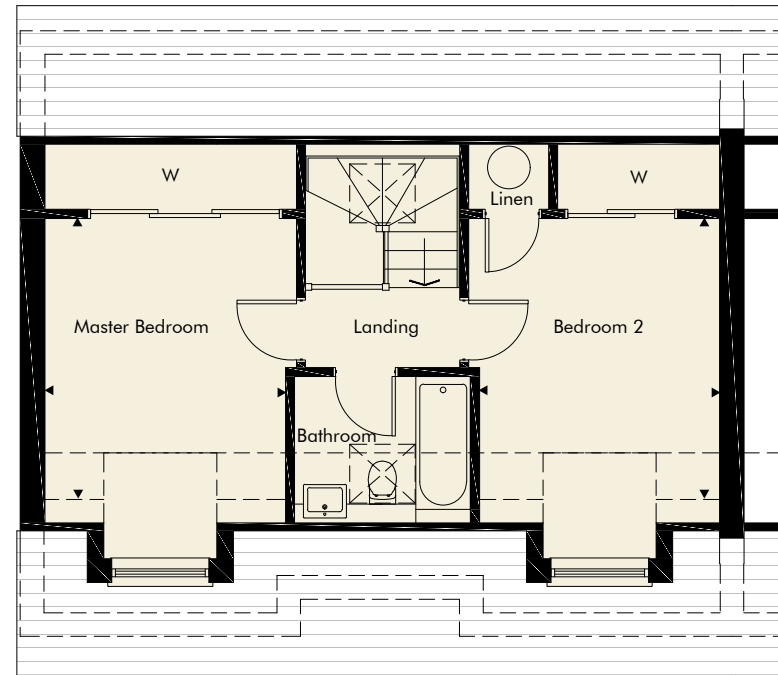


A computer-generated image of home 1, home 2 is handed.



### Ground floor

Lounge	3.22m x 7.12m	10'7" x 23'4"
Kitchen/Dining	3.00m x 7.12m	9'10" x 23'4"
Utility	1.73m x 1.95m	5'8" x 6'5"



### First floor

Master Bedroom	3.08m x 3.60m	10'1" x 11'10"
Bedroom 2	3.08m x 3.60m	10'1" x 11'10"
Bathroom	1.87m x 2.25m	6'2" x 7'5"

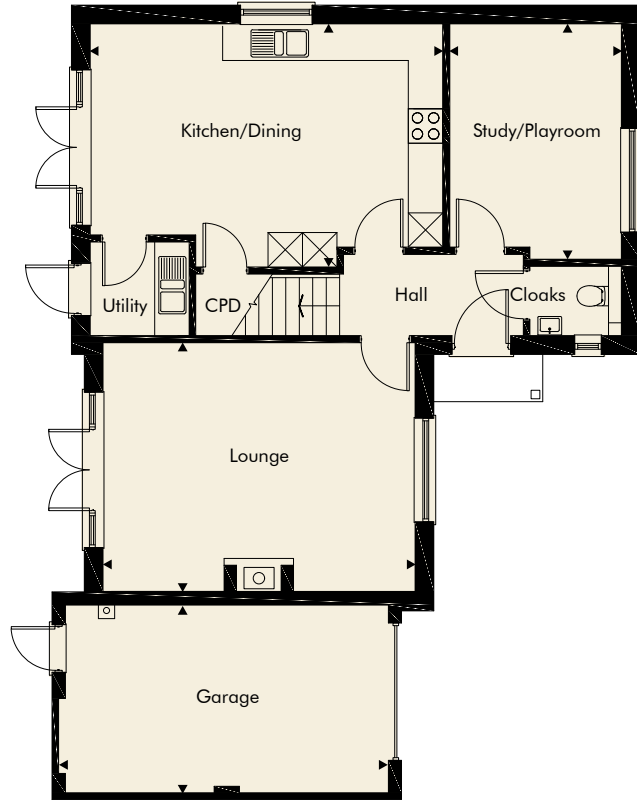


# H O M E 3

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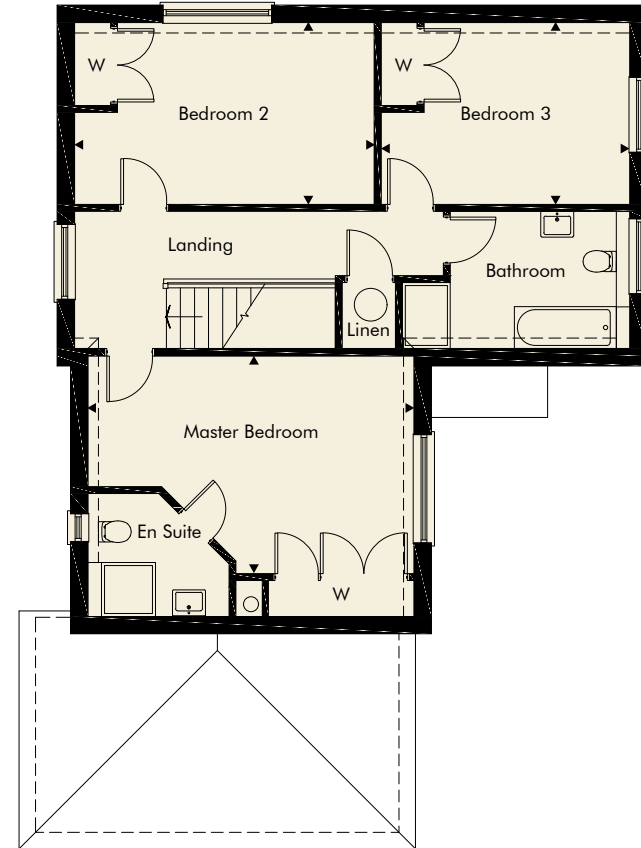


A computer-generated image of home 3.



### Ground floor

Lounge	4.34m x 5.44m	14'3" x 17'10"
Kitchen/Dining	4.24m x 6.15m	13'11" x 20'2"
Study/Playroom	2.99m x 4.11m	9'10" x 13'6"
Utility	1.64m x 1.73m	5'5" x 5'8"
Garage	3.28m x 5.64m	10'9" x 18'6"



### First floor

Master Bedroom	3.63m x 5.44m	11'11" x 17'10"
En Suite	2.05m x 2.13m	6'9" x 6'12"
Bedroom 2	3.04m x 5.00m	9'12" x 16'5"
Bedroom 3	3.04m x 4.15m	9'12" x 13'7"
Bathroom	2.30m x 3.80m	7'7" x 12'6"

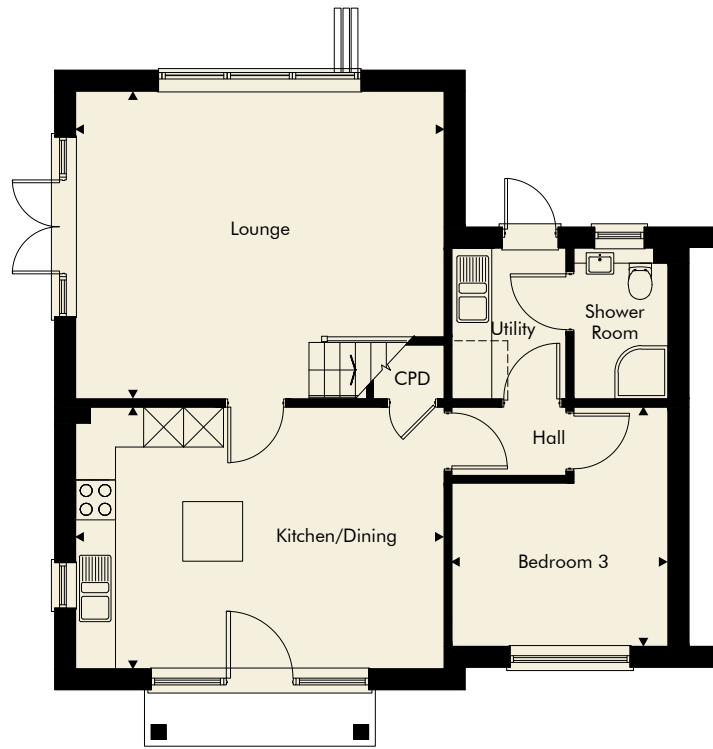


# H O M E S 4 & 5

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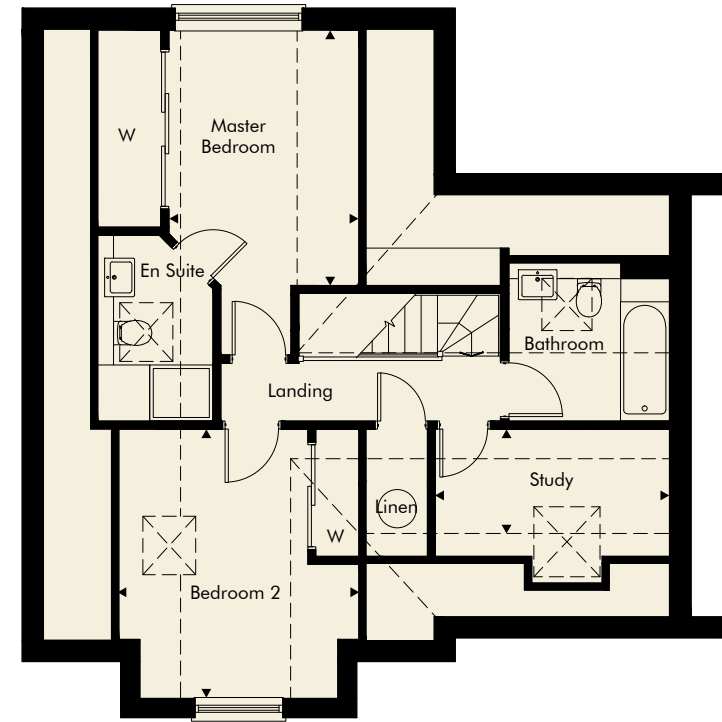


A computer-generated image of home 4, home 5 is handed.



### Ground floor

Lounge	4.63m x 5.55m	15'2" x 18'3"
Kitchen/Dining	3.94m x 5.55m	12'12" x 18'3"
Bedroom 3	3.26m x 3.60m	10'8" x 11'10"
Utility	1.72m x 2.27m	5'8" x 7'5"



### First floor

Master Bedroom	2.71m x 3.65m	8'11" x 11'12"
En Suite	1.64m x 2.65m	5'5" x 8'8"
Bedroom 2	3.42m x 3.85m	11'3" x 12'8"
Study	1.49m x 3.30m	4'11" x 10'10"
Bathroom	2.25m x 2.89m	7'5" x 9'6"



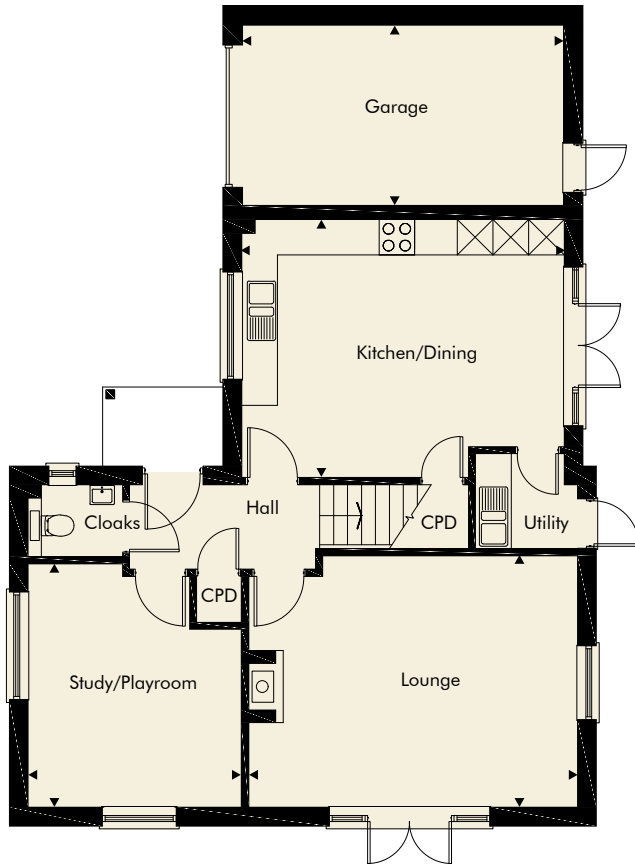
# H O M E 6

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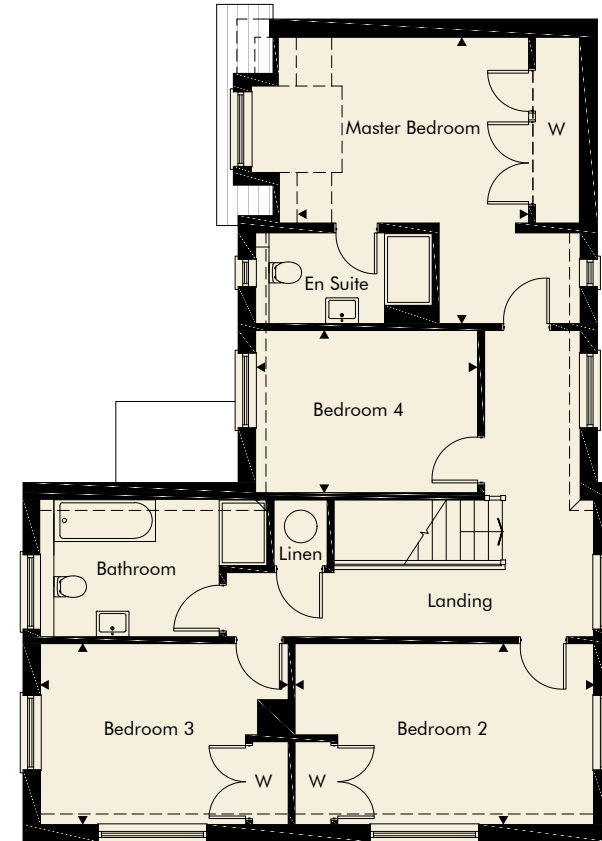
A computer-generated image of home 6.





### Ground floor

Lounge	4.24m x 5.54m	13'11" x 18'2"
Kitchen/Dining	4.35m x 5.42m	14'3" x 17'9"
Study/Playroom	3.59m x 4.10m	11'9" x 13'5"
Utility	1.60m x 1.72m	5'3" x 5'7"
Garage	3.04m x 5.41m	9'12" x 17'9"



### First floor

Master Bedroom	3.90m x 4.80m	12'10" x 15'9"
En Suite	1.52m x 3.00m	4'12" x 9'10"
Bedroom 2	3.03m x 5.00m	9'11" x 16'5"
Bedroom 3	3.03m x 4.15m	9'11" x 13'7"
Bedroom 4	2.72m x 3.72m	8'11" x 12'2"
Bathroom	2.30m x 3.81m	7'7" x 12'6"

\*Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and WC layouts are indicative only and should not be relied upon.

# Superior

## S P E C I F I C A T I O N

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#### KITCHEN

- Contemporary units
- Bosch single hot-air oven
- Bosch microwave combi oven
- Bosch induction five-ring hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Washer/dryer to some homes
- Under cupboard lighting
- Silestone worktops with 100mm upstand
- 1.5 steel bowl
- Ceramic flooring

#### BATHROOMS & EN SUITES

- Villeroy and Boch sanitary ware
- Luxury cushion flooring
- Chrome taps and shower fittings

#### INTERNAL SPECIFICATION

- Oak veneer doors
- Timber bi-fold and French doors to match windows
- Provision of wardrobes as shown on layout plans
- Satin chrome lever door furniture
- Partial oak staircase
- Brushed stainless steel light switches and socket outlets
- Low-voltage downlighters
- White pendant lights, where shown
- Low-energy wall lamp to porch
- Stainless steel freestyle lamp to rear doors (French doors or bi-folds, as applicable)
- Wiring for satellite and cable TV
- Loft access with 2m boarding around trap for homes 3 and 6 only
- Ceramic floor tiles to kitchen/family/dining and cloakroom
- All other areas to be carpeted

#### HEATING & COMFORT

- LPG-fired underfloor heating to ground floor and radiators to first floor
- Heated floor matting to bathrooms
- Heated chrome towel rail to bathrooms

#### EXTERNAL

- External tap
- Double power socket to garages
- Patio
- Landscaping
- Turf

#### SECURITY & PEACE OF MIND

- Mains smoke detectors
- Wireless alarm system
- External chrome bell-push/internal mains chime
- Security lighting

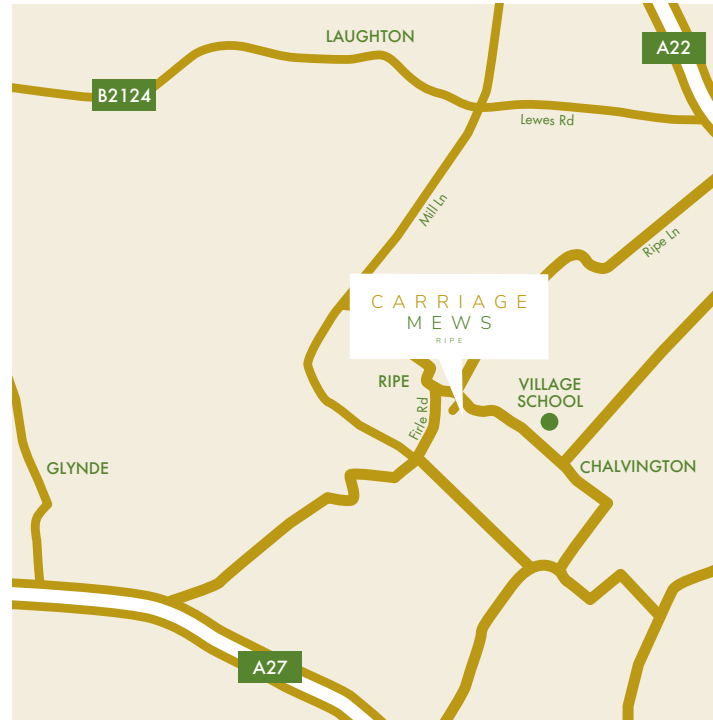
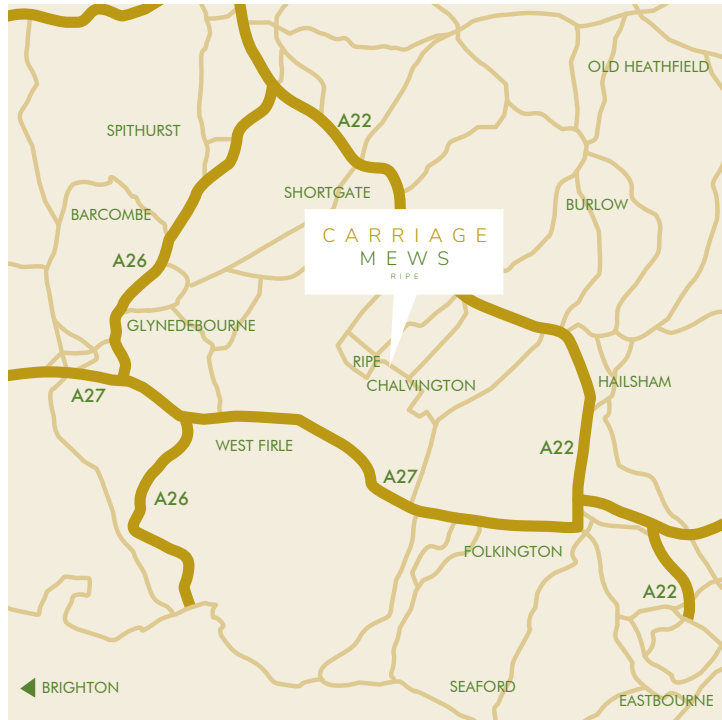
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Carriage Mews, Church Lane, Lewes, Ripe, BN8 6AS



**mishonmackay**  
New Homes

01273 829300  
or call into your local office

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