

THE  
L A M B  
I N N  
R I P E



Sigma Homes

LOCATION + QUALITY + DESIGN

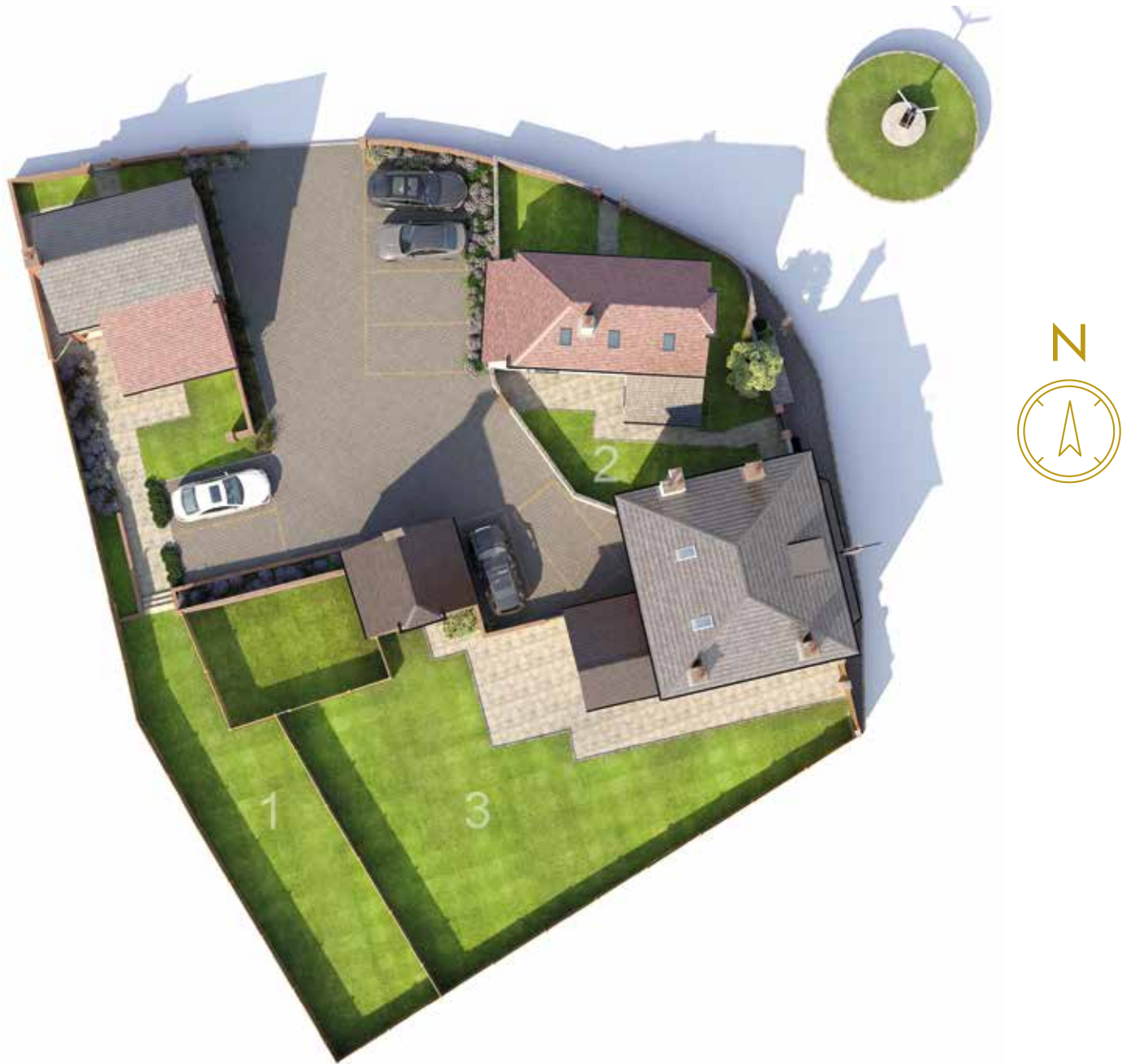
A most  
D E S I R A B L E V I L L A G E  
σ

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, Bede's School and Eastbourne College.





A computer-generated image of The Lamb Inn.



A computer-generated image of The Lamb Inn street scene.

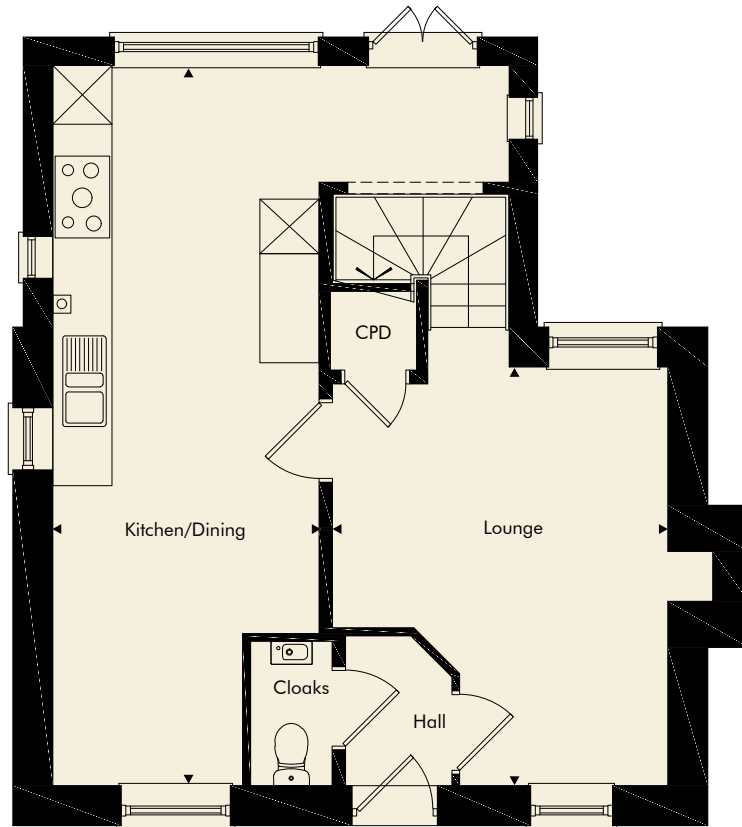


# B R A M B L E S

σ

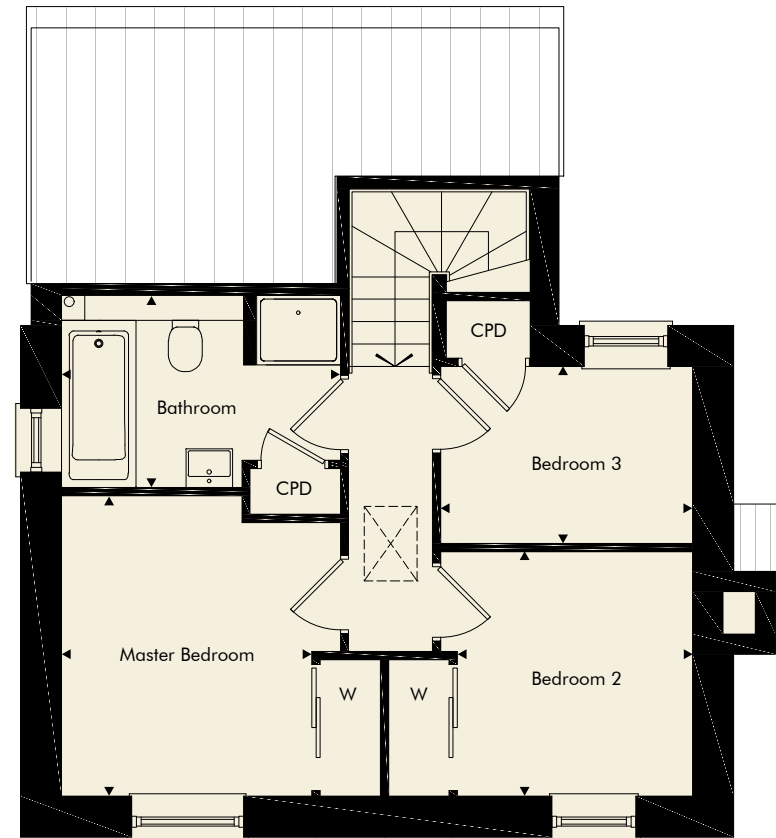


A computer-generated image.



### Ground floor

Lounge	4.61m x 3.69m	15'1" x 12'1"
Kitchen/Dining	7.94m x 2.93m	26'1" x 9'7"
Cloaks	1.60m x 0.90m	5'3" x 2'11"



### First floor

Master Bedroom	3.25m x 2.69m	10'8" x 8'10"
Bedroom 2	2.62m x 2.53m	8'7" x 8'4"
Bedroom 3	2.71m x 1.96m	8'11" x 6'5"
Bathroom	2.99m x 2.07m	9'10" x 6'9"

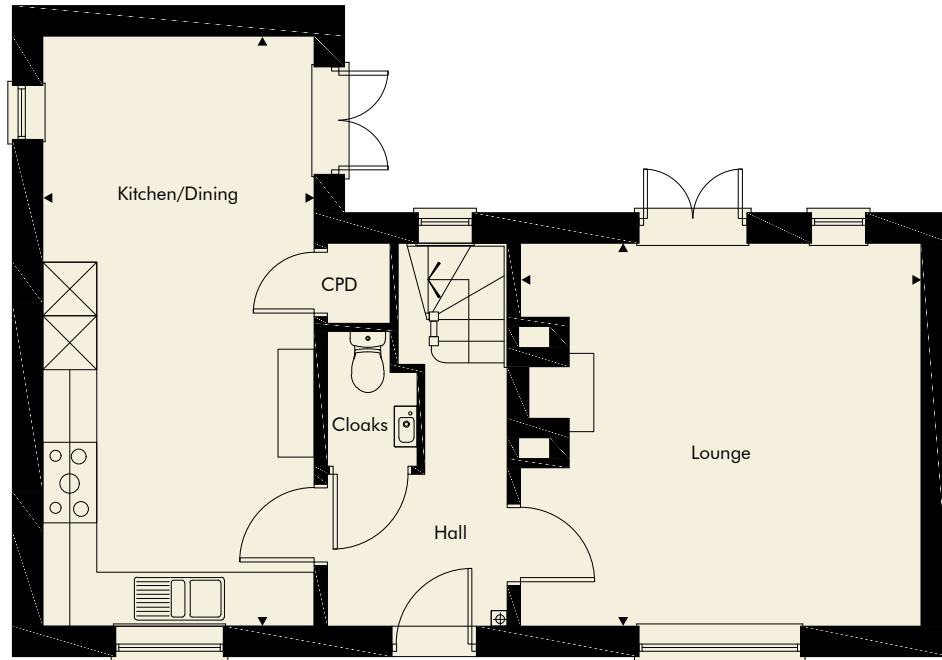
# W E A V E R S

σ



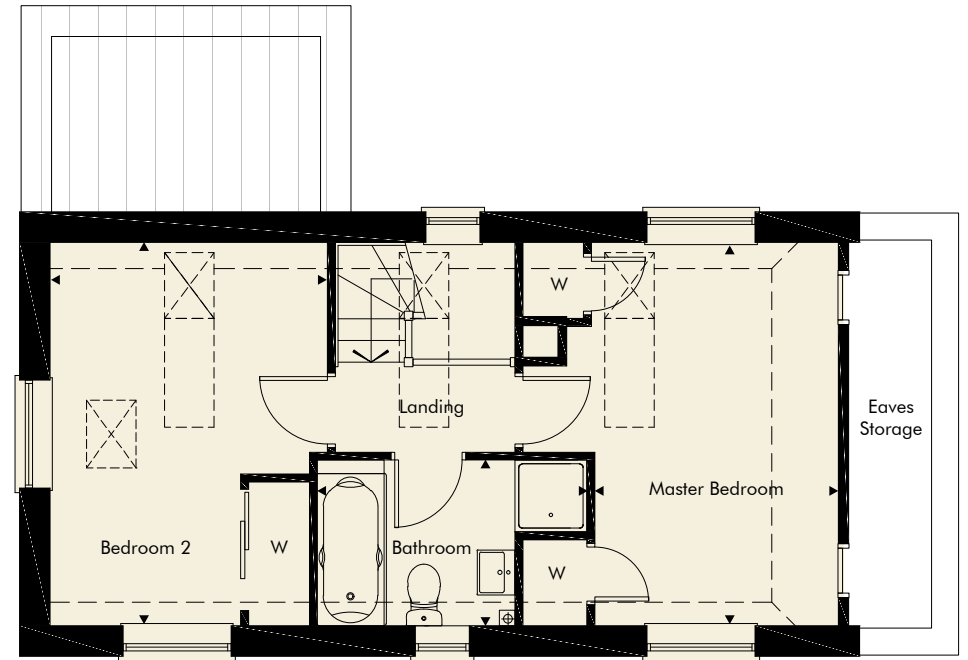
A computer-generated image.





### Ground floor

Lounge	4.46m x 4.27m	14'8" x 14'0"
Kitchen/Dining	6.57m x 3.02m	21'7" x 9'11"
Cloaks	1.50m x 0.99m	4'11" x 3'3"



### First floor

Master Bedroom	4.27m x 2.70m	14'0" x 8'10"
Bedroom 2	4.27m x 3.08m	14'0" x 10'1"
Bathroom	3.00m x 1.84m	9'11" x 6'0"

# FLOCK HOUSE

σ

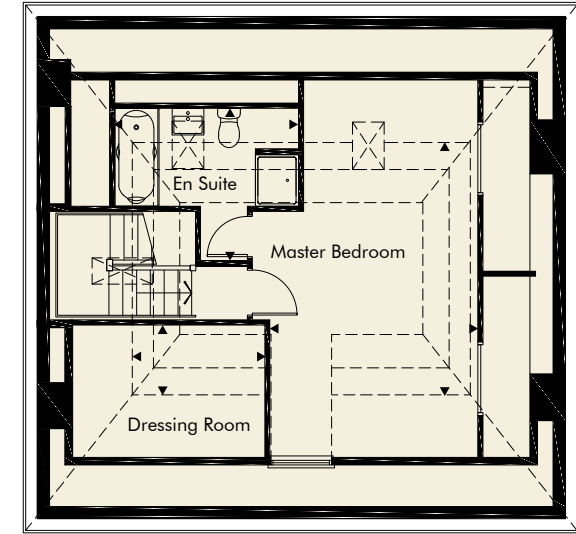
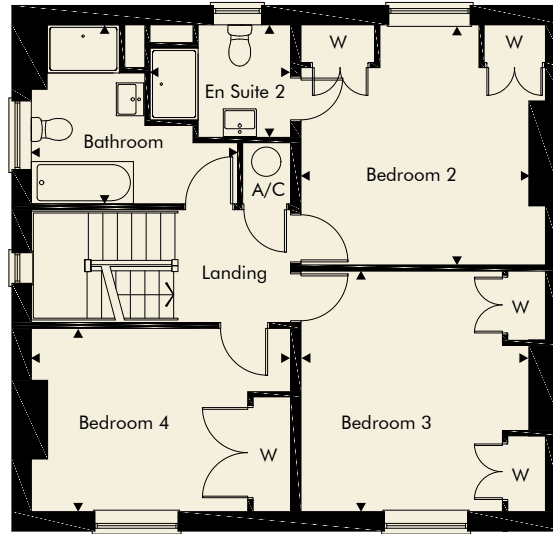


A computer-generated image.



### Ground-first intermediate floor

Playroom/Study	2.53m x 2.42m	8'4" x 7'11"
----------------	---------------	--------------



### Ground floor

Lounge	4.91m x 4.30m	16'1" x 14'1"
Kitchen	4.08m x 3.93m	13'5" x 12'11"
Dining	4.91m x 4.09m	16'1" x 13'5"
Family Room	3.99m x 2.55m	13'1" x 8'4"
Utility	5.48m x 1.68m	18'0" x 5'6"
Cloaks	1.50m x 1.08m	4'11" x 3'7"

### First floor

Bedroom 2	4.06m x 3.99m	13'4" x 13'1"
En Suite 2	2.34m x 1.87m	7'8" x 6'1"
Bedroom 3	4.06m x 4.00m	13'4" x 13'1"
Bedroom 4	3.60m x 3.04m	11'10" x 10'0"
Bathroom	3.50m x 2.97m	11'6" x 9'9"

### Second floor

Master Bedroom	4.38m x 3.49m	14'4" x 11'5"
En Suite	3.19m x 2.01m	10'6" x 6'7"
Dressing Room	2.31m x 1.21m	7'7" x 4'0"

# Superior

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

### σ

#### KITCHEN

- Contemporary units to homes 1 and 2
- Shaker style units to home 3
- Bosch fan oven and combination microwave/oven
- Bosch induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- Integrated washer dryer to homes 1 and 2
- Under cupboard lighting
- Silestone kitchen worktops and upstand to home 3, laminate to remainder
- Luxury cushion flooring to others

#### BATHROOMS & EN SUITES

- Villeroy and Boch white sanitary ware
- Luxury cushion flooring
- Chrome taps and shower fittings
- Vanity unit to en suite or bathroom

#### INTERNAL SPECIFICATION

- White vertical panel doors
- Provision of Hammonds fitted wardrobes as shown on layout plans
- Satin chrome lever door furniture
- Partial oak staircase
- Provision for USB points
- Brushed stainless steel light switches and sockets at high level and white switches at low level
- Low-voltage downlighters
- White pendant lights, where shown
- Stainless steel freestyle lamp to rear doors
- Wiring for satellite TV\*
- Loft access, where indicated, with 2m boarding around trap
- Ceramic floor to ground floor to home 3 only
- Luxury vinyl cushion flooring to kitchens/family rooms/dining and cloakroom homes 1 and 2
- All other areas to be carpeted

#### HEATING & COMFORT

- LPG fired underfloor heating to home 3 ground floor
- Radiators to all floors
- Heated floor matting in bathrooms to home 3 only
- Heated chrome towel rail to bathrooms
- High performance timber windows

#### EXTERNAL

- External tap
- Patio
- Landscaping to front areas
- Turf to front and rear gardens

#### SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External chrome bell push with internal chime
- Provision for wireless security system
- Multi locking point front entrance doors

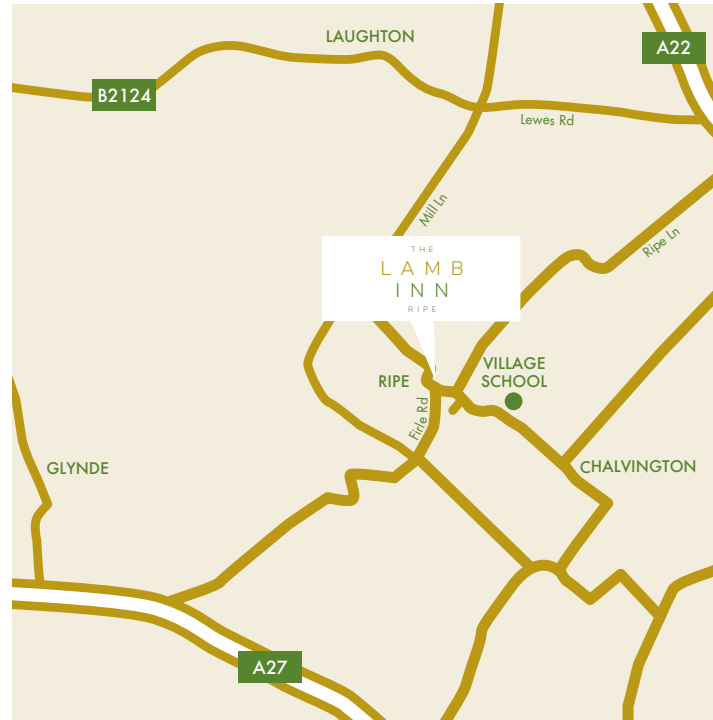
\*Does not indicate that such services are available locally.

We endeavour to improve our development; therefore, we may occasionally substitute items within this specification. Sigma Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Images depict typical Sigma Homes interiors.





## The Lamb Inn, The Street, Ripe, Lewes, BN8 6BD



**mishonmackay**  
New Homes

01273 829300  
or call into your local office

This brochure is intended as a sales aid and guide to Sigma Homes. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.