

cuilfail mews



FIVE LIGHT FILLED,
EXQUISITELY DESIGNED
HOUSES IN THE CENTRE
OF LEWES BOASTING HIGH
SPECIFICATION INTERIORS



BAOBAB DEVELOPMENTS

We firmly believe that where we live shapes the way we live. It is our mission as developers to build properties to a range of budgets and sizes, all characterised by space, light and design.

We are RIBA award winning boutique developers, passionate about building incredible houses that enhance the lives of the people fortunate enough to live in them. Our firm conviction that good houses improve lives guides all that we do. Our priority is not the bottom line. Design drives decisions.

We use renowned architects, we commission designers, be they lighting, kitchen, bathroom, interior, landscape, home automation, and it is this use of experts that allows us to concentrate on delivering the key components of every Baobab house – design, detail, light, space.

We recognise that many people would not consider a newly built property: this stems from the soulless, profit driven finish associated with so many developers, as well as the complete absence of imagination and consideration in the design.

We want to buck that trend. We want to create houses, at all levels of size and budget, that are appropriate to the way people live in the 21st century. Well-designed properties, both in functionality as well as aesthetics, help us lead better and more fulfilling lives.

We, as developers, want to build houses that do this.

CUILFAIL MEWS

Baobab are extremely proud to offer these five houses on this gateway site to the desirable county town of Lewes.

We engaged multi award winning architects John Pardey Architects to design these houses, which comprise three elegant townhouses to the front and 2 modern mews houses to the rear.

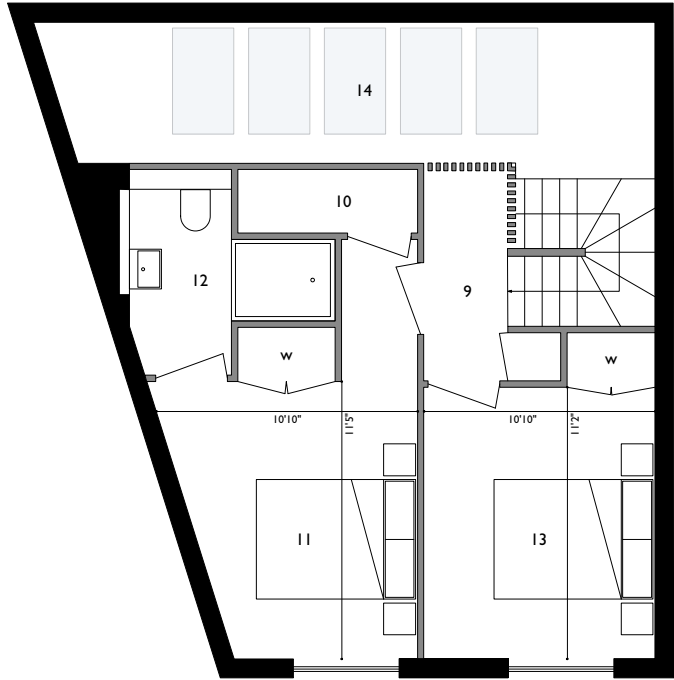
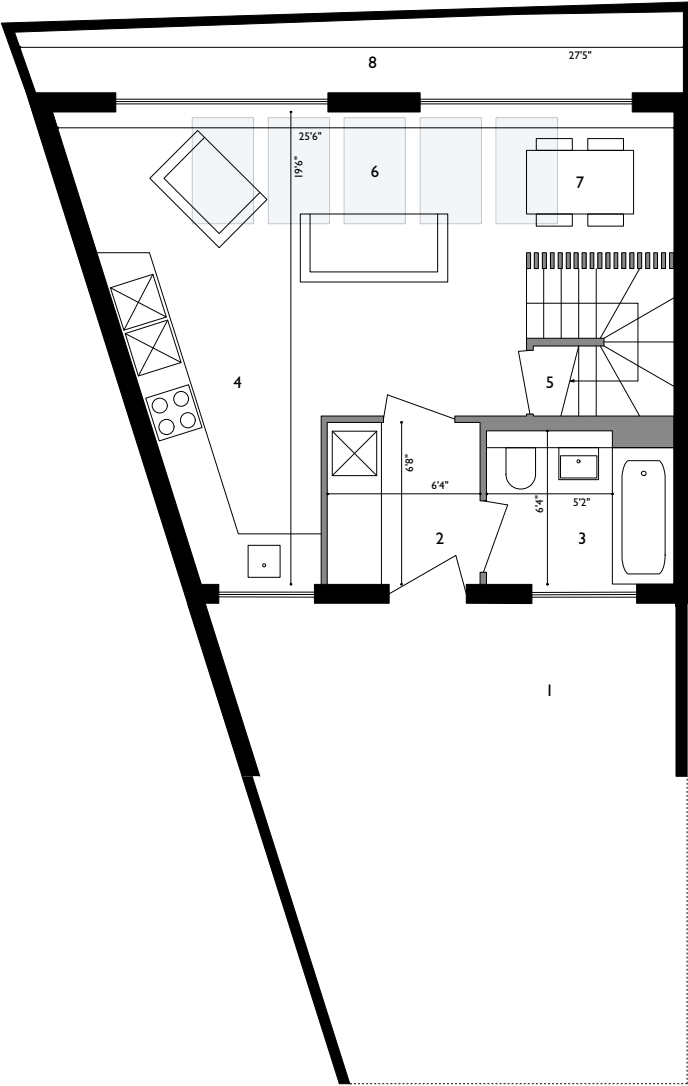
Beautifully detailed and expertly realised, these houses sit within an urban landscaping scheme by Chelsea Flower Show medallists Nicholas Dexter Studio and all embody the Baobab aesthetic of design, detail, light and space.

These houses are all registered and available under the Government's Help To Buy scheme.





PLOT ONE



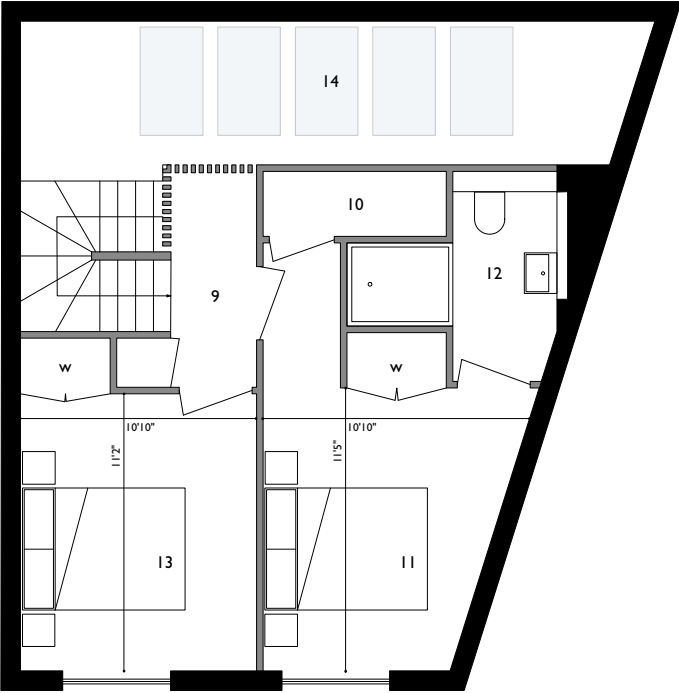
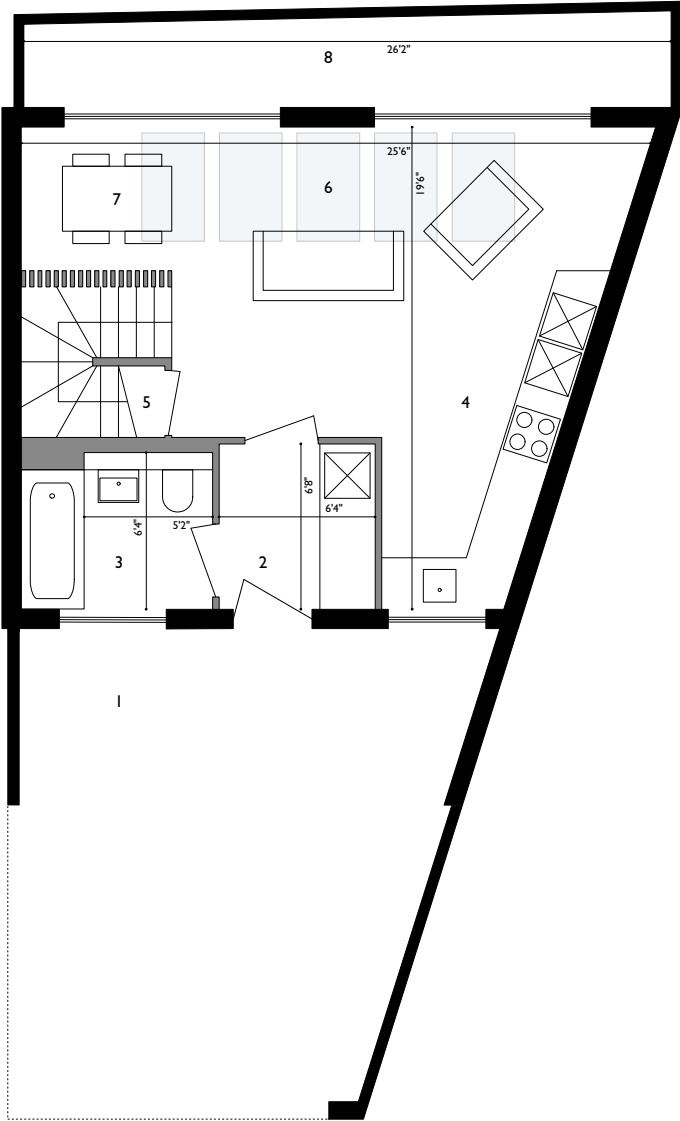
OVERALL SQUARE FOOTAGE 873
OVERALL SQUARE METERAGE: 81

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|---------------------------|------------------|--------------------|
| 1. FRONT GARDEN & PARKING | 6. LIVING AREA | 11. MASTER BEDROOM |
| 2. UTILITY ROOM | 7. DINING AREA | 12. MASTER ENSUITE |
| 3. FAMILY BATHROOM | 8. WINTER GARDEN | 13. BEDROOM 02 |
| 4. KITCHEN | 9. HALL | 14. GALLERY |
| 5. UNDERSTAIRS STORAGE | 10. STORAGE | |





PLOT TWO

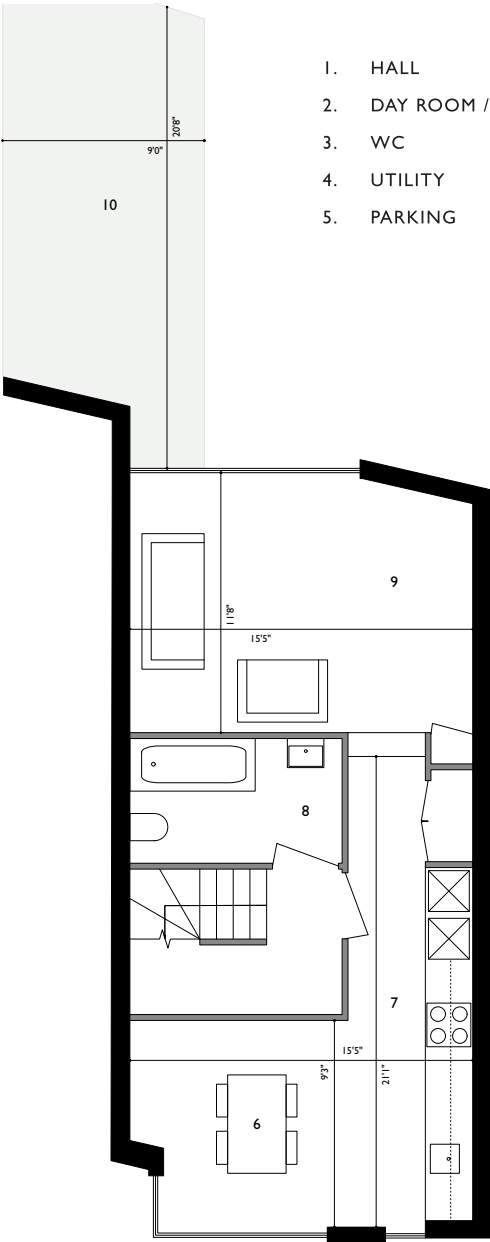
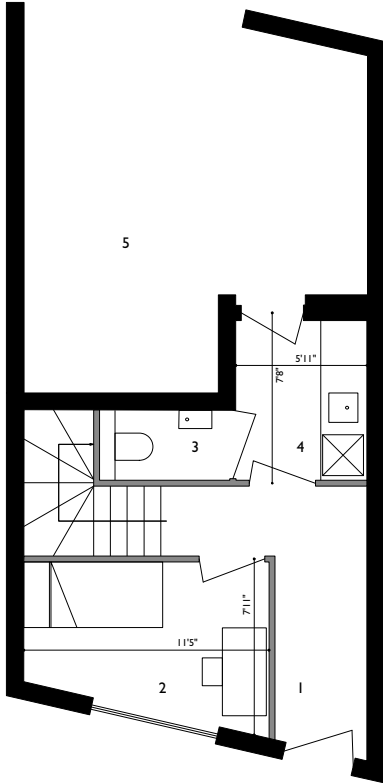


OVERALL SQUARE FOOTAGE 873
OVERALL SQUARE METERAGE: 81

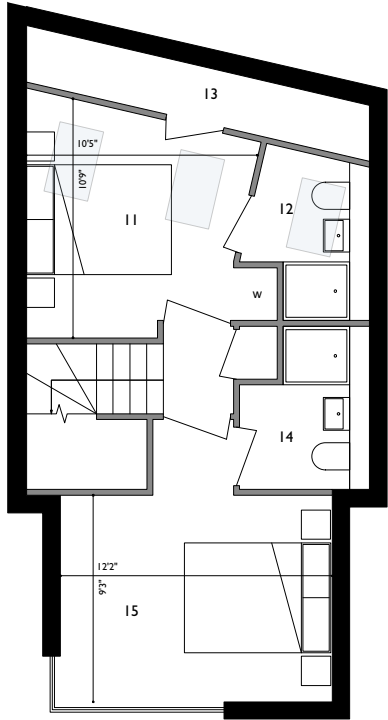
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| 1. FRONT GARDEN & PARKING | 6. LIVING AREA | 11. MASTER BEDROOM |
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PLOT THREE

OVERALL SQUARE FOOTAGE 1202
OVERALL SQUARE METERAGE: 112



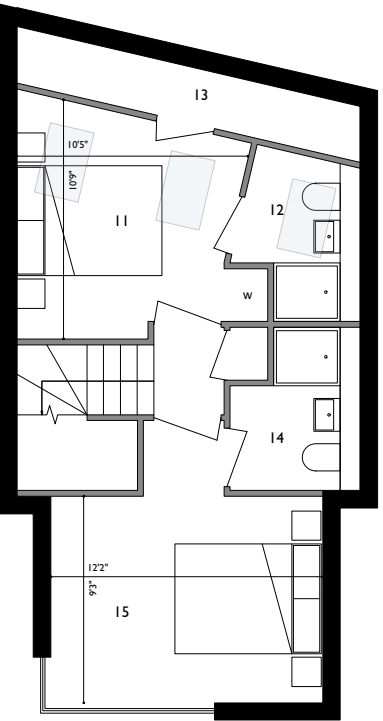
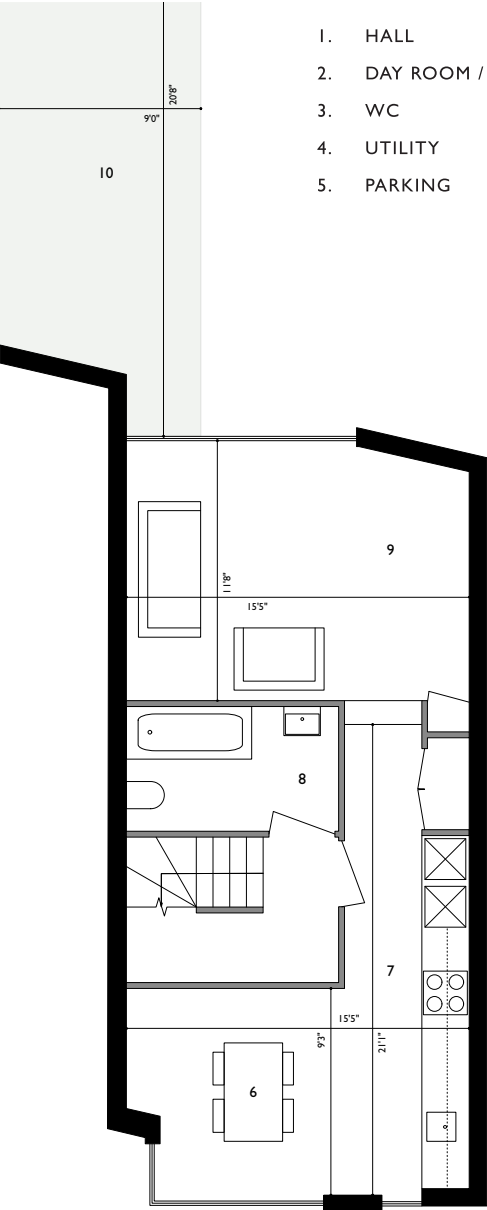
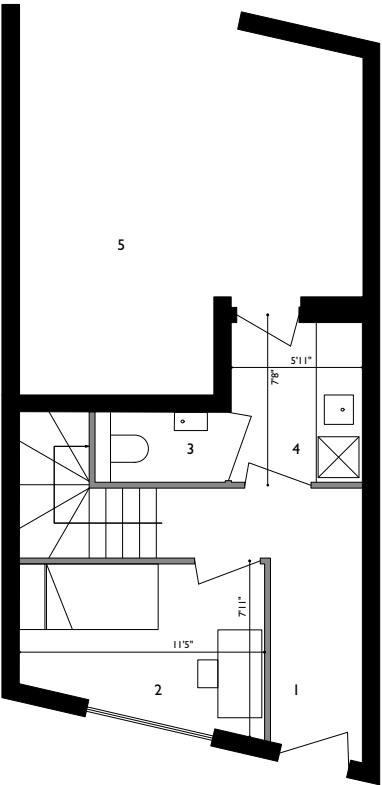
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|---------------------|--------------------|----------------------|
| 1. HALL | 6. DINING AREA | 11. BEDROOM 02 |
| 2. DAY ROOM / STUDY | 7. KITCHEN | 12. ENSUITE BATHROOM |
| 3. WC | 8. FAMILY BATHROOM | 13. STORAGE |
| 4. UTILITY | 9. LIVING ROOM | 14. MASTER ENSUITE |
| 5. PARKING | 10. SKYGARDEN | 15. MASTER BEDROOM |





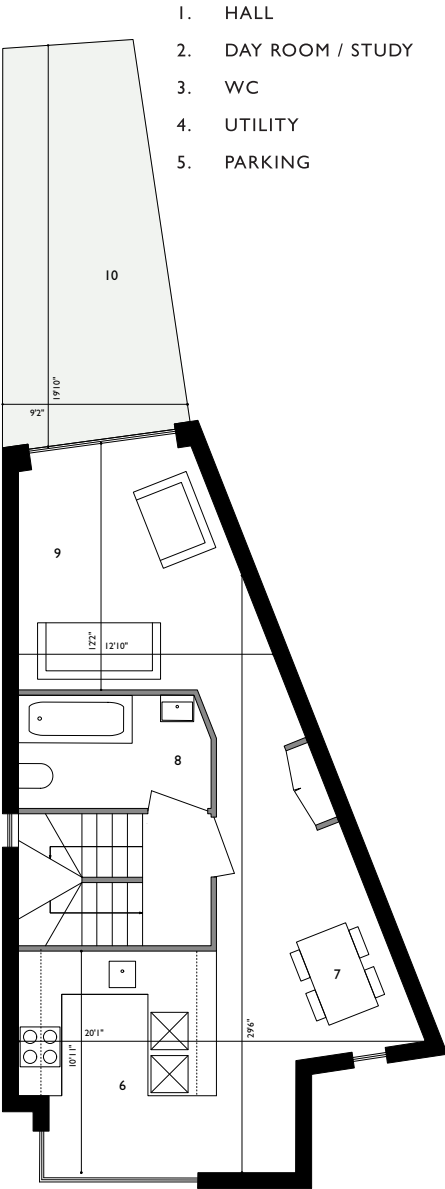
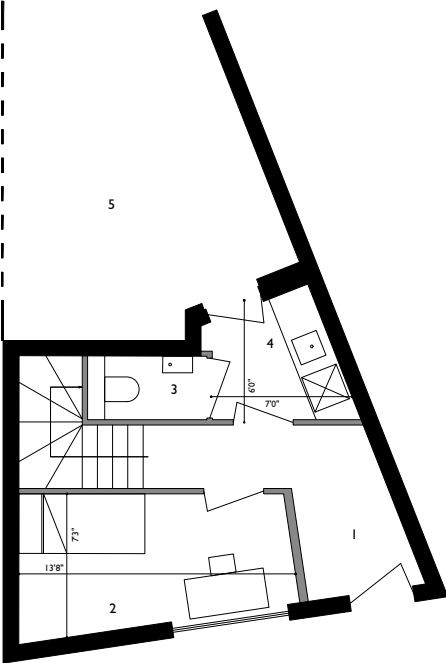
PLOT FOUR

OVERALL SQUARE FOOTAGE 1231
OVERALL SQUARE METERAGE: 114

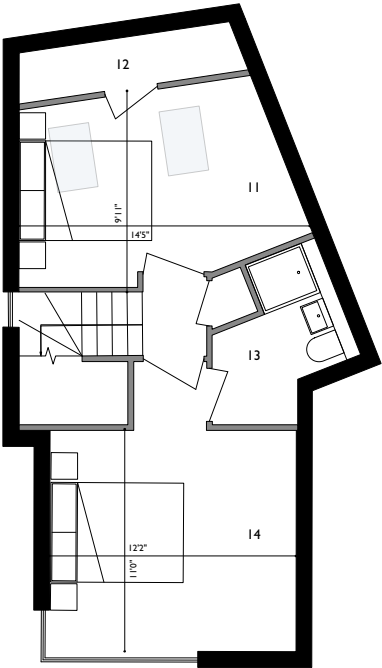


PLOT FIVE

OVERALL SQUARE FOOTAGE 1195
OVERALL SQUARE METERAGE: 111



- 1. HALL
- 2. DAY ROOM / STUDY
- 3. WC
- 4. UTILITY
- 5. PARKING
- 6. KITCHEN
- 7. DINING ROOM
- 8. FAMILY BATHROOM
- 9. LIVING ROOM
- 10. SKYGARDEN
- 11. BEDROOM 02
- 12. STORAGE
- 13. MASTER ENSUITE
- 14. MASTER BEDROOM





SPECIFICATION FOR CUILFAIL MEWS

GENERAL

ARCHITECTURAL DESIGN FROM JOHN PARDEY ARCHITECTS
 LANDSCAPE DESIGN FROM NICHOLAS DEXTER STUDIO
 ELEGANT BELGIAN BRICKS FROM FLOREN
 VELFAC WINDOWS WITH 10 YEAR WARRANTY
 SKYGARDENS TO THE TOWNHOUSES
 FRONT GARDENS TO THE MEWS HOUSES
 ALLOCATED PARKING TO EACH PLOT
 10 YEAR BLP WARRANTY

INTERIORS

BESPOKE JOINERY DESIGNED BY JOHN PARDEY ARCHITECTS
 TILES FROM PORCELAINGRES
 LIGHTING DESIGN BY ELENI SHIARLIS
 FITTED WARDROBES

BATHROOMS

DESIGNED BY SANEUX HIGH QUALITY MODERN SANITARYWARE
 WALL MOUNTED, SOFT CLOSING WCS WITH CONCEALED CISTERNS

KITCHEN

CONTEMPORARY LEICHT KITCHENS
 INTEGRATED SIEMENS APPLIANCES INCLUDING HOB,
 OVEN, DISHWASHER, FRIDGE AND FREEZER
 COMPAC QUARTZ WORKTOPS & SPLASHBACKS
 BLANCO SINKS AND FRANKE TAP

SECURITY AND PEACE OF MIND

ALL HOUSES ARE FREEHOLD
 MAINS-FED SMOKE DETECTORS
 SECURED BY DESIGN CERTIFIED WINDOWS & DOORS

LOCATION

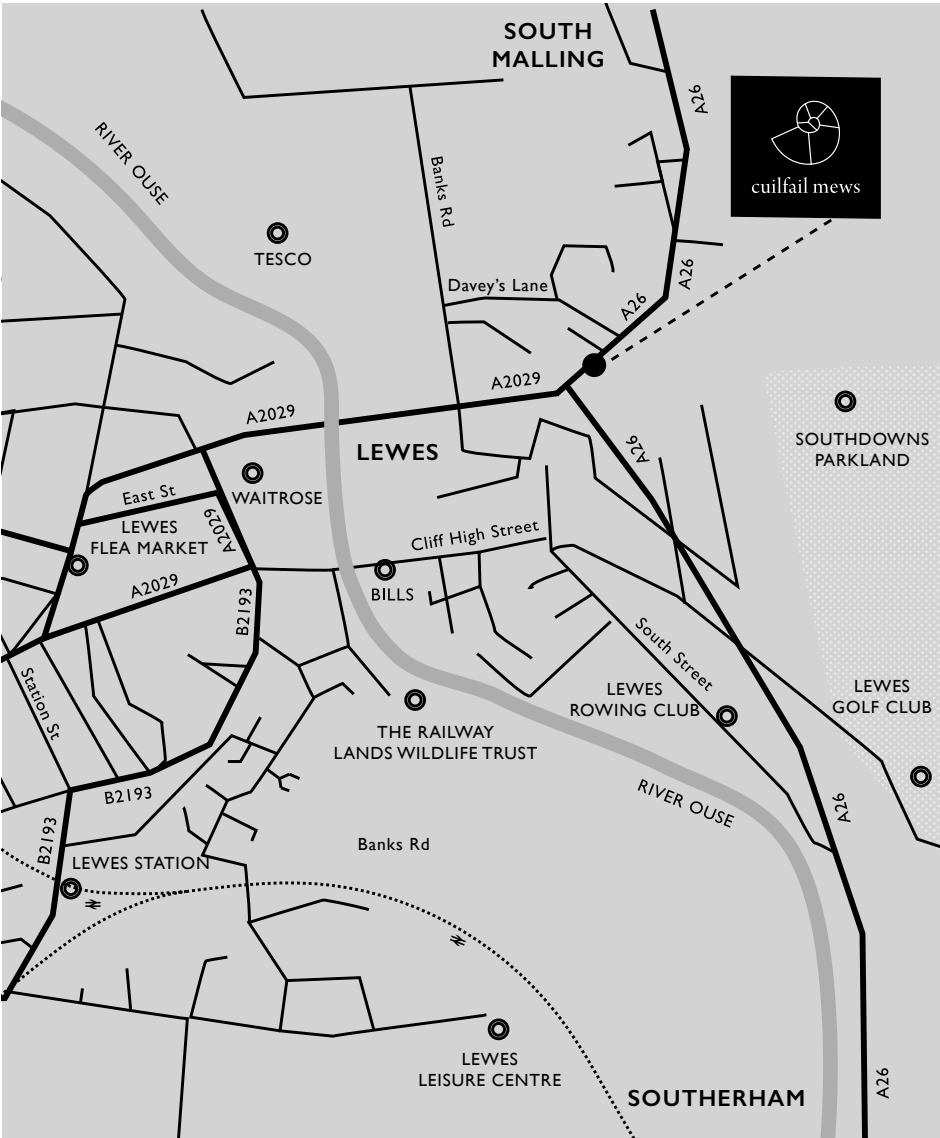
The houses sit on Malling Street, which is east of Lewes town centre. Lewes is the county town of East Sussex, a bustling market town steeped in history and culture. Its atmospheric medieval streets, tiny twittens and old churches abound with character, and Lewes Castle, dating from Norman times sits proudly at the top of the hill and the beautiful Anne of Cleves House sits at the bottom. Lewes is famous for its Bonfire Night celebrations which are an incredible spectacle. The history and character of Lewes is such that it can boast the first assembly of parliament and was a crucible of American democracy with Lewes’ most famous son Thomas Paine.

There is lots going on in Lewes: excellent shopping and numerous specialist, independent restaurants and pubs offering a huge choice of cuisine. The weekly farmer’s market is a must. There has been significant investment and development within Lewes of late, whether it is the cinema and restaurant development at the station or the super exciting large redevelopment of the North Street Quarter.

Harveys Brewery, also known as ‘Lewes Cathedral’ dominates the centre of Lewes. It produces a huge range of traditional cask ales which are very well known and enjoyed throughout the South East of England. A tour of the brewery is a must!

Malling Street is perfectly placed for commuters, being a short walk from the main station which offers direct routes into London Victoria in little over an hour. There are several local bus stops close by. Brighton is only 10 miles away, with its Marina and City Centre offering many recreational activities. Lewes can be easily reached via the A27 which links routes to the M23 and other major A roads in the South East.

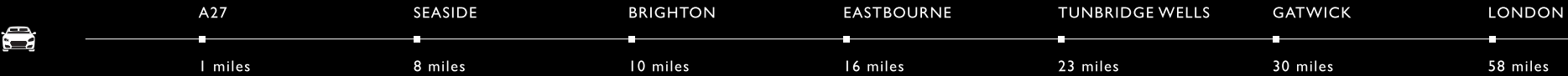
Schooling is exceptional in Lewes and there are a range of excellent private and public schools, including the famous Lewes Old Grammar School, which can trace its origins as far back as to the reign of Henry VIII. The University of Sussex is three miles away at Falmer.



JOURNEY TIME BY TRAIN



DISTANCES BY CAR



ALL ENQUIRIES: OAKLEYS ESTATE AGENTS 01273 487 444

LEWES@OAKLEYPROPERTY.COM

WWW.BAOBABDEVELOPMENTS.COM

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