# The Meadows

at

## Hillside

macar.

Bespoke

Five distinct
four-bedroom homes
in the heart of the
East Sussex countryside.

www.macar.co.uk

Set within the rolling East Sussex countryside, the Bespoke Collection at The Meadows offers a rare balance: peaceful village living, generous space and effortless connections to nearby towns, coastal areas and beyond.

Here in Barcombe Cross, life moves at a more considered pace. Open landscapes, woodland walks and a welcoming village community are all close at hand, creating an exceptional setting for families seeking room to grow or those ready to enjoy a more relaxed way of life.

Each home has been individually considered to complement its surroundings, bringing together distinctive architecture, light-filled interiors and beautifully refined finishes. Generous living spaces provide room to gather, while thoughtfully planned layouts offer privacy, flexibility and comfort for everyday life.

From your first viewing to the moment you move in—and long afterwards—our dedicated team will be there to make your experience as personal and considered as the home itself.

**Distinctive homes. An exceptional setting. A place to make entirely your own.**

# The Meadows

at

*Hillside*



# SITE PLAN

macar.
Bespoke



MACAR

# *Bespoke*

Created for those looking for something more individual, the Bespoke Collection brings together distinctive architecture, generous living spaces and an exceptional level of finish.

At The Meadows, each home has been carefully considered in relation to its setting. From its proportions and material palette to the flow of the interiors, every element has been designed to create a home with lasting character.
Beautifully crafted kitchens, refined finishes and energy-efficient technology come as standard, complemented by the personal guidance of the Macar team throughout your purchase.

Ensuring quality craftmanship throughout, all our homes incorporate the latest technology alongside energy-saving upgrades for a more sustainable way of living, and premium appliances to enhance your everyday life.



# Specification

## Kitchen

Bespoke Krieder kitchens

Montelli solid worktops

Bosch oven and induction hob

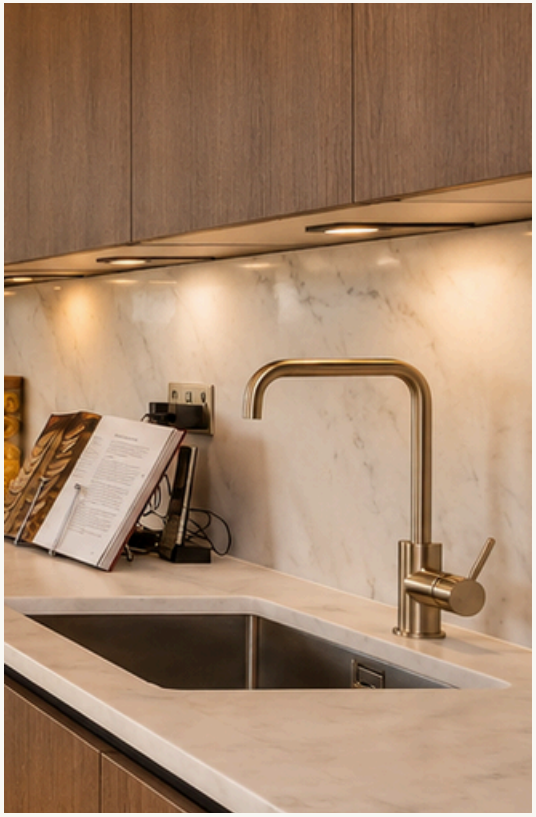
Caple under counter wine cabinet

Integrated dishwasher

Kitchen Islands

## Laundry Room or Cupboard

Bespoke joinery, shelving & worktops by Krieder Kitchens







Photos from other homes in our Macar Bespoke Collection

# Specification

## Interiors

Solid oak internal doors

Amtico parquet luxury flooring

Cormar Stainfree carpets

High ceilings

Timber stair with oak and metal spindle detailing

Feature wood panelling to living room

Coffered ceiling with LED uplighting to either kitchen or living room

Crittall-style internal feature doors on plots 6, 7, 8 & 10

Bifold doors to rear







Photos from other homes in our Macar Bespoke Collection



# Specification

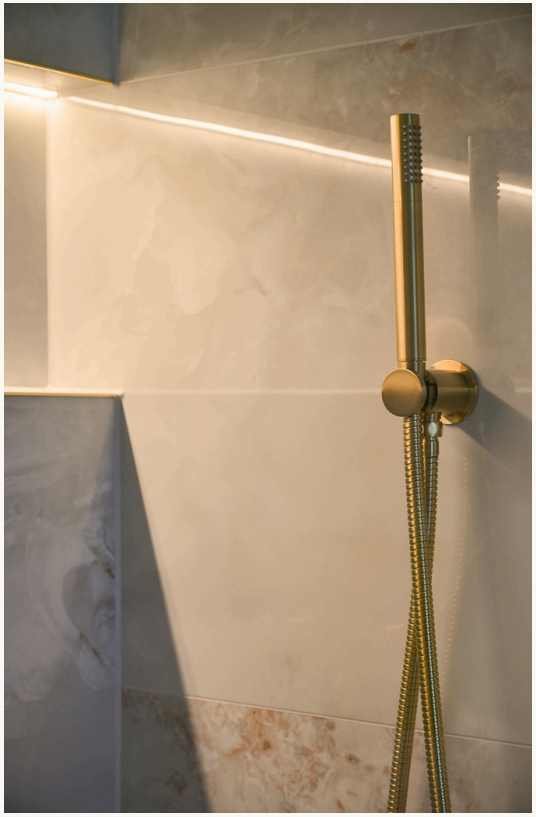
## Bathrooms

Large-format Porcelain floor and wall tiles

Feature wall tiles to WC, bathroom & ensuite

Vitreous china sanitaryware with concealed cisterns

Aquaroc walnut veneer with stone top vanity units







Photos from other homes in our Macar Bespoke Collection

# Specification

## Comfort & Technology

Underfloor heating throughout downstairs

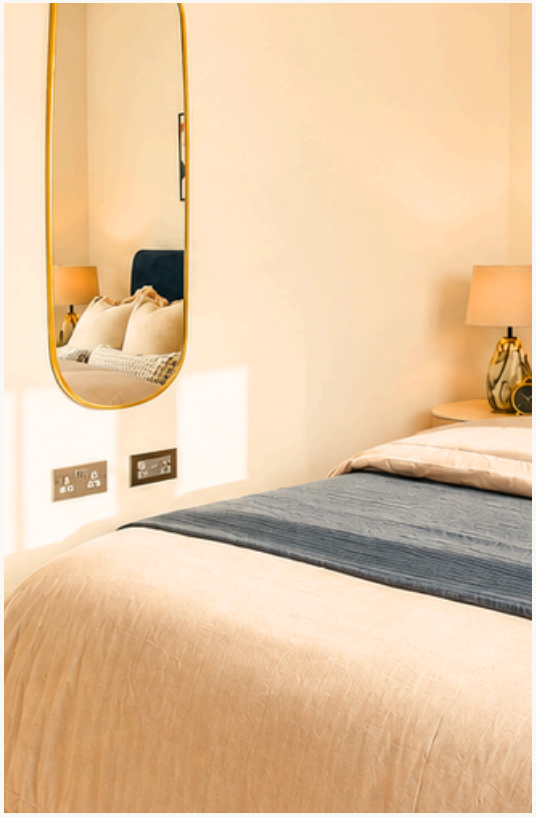
Air Source Heat Pumps

Low voltage energy efficient lighting

Electric Vehicle charging point

Selected USB and USB-C charging sockets

CAT 5 cabling







Photos from other homes in our Macar Bespoke Collection

# Specification

## Outdoor Features & Landscaping

Indian Sandstone paved patio

Turfed lawns to all plots

Feature planting to garden beds adjacent to the homes

Landscaped open space and local area of play

Rear wall-mounted lights

Entrance porch light

Outdoor garden tap



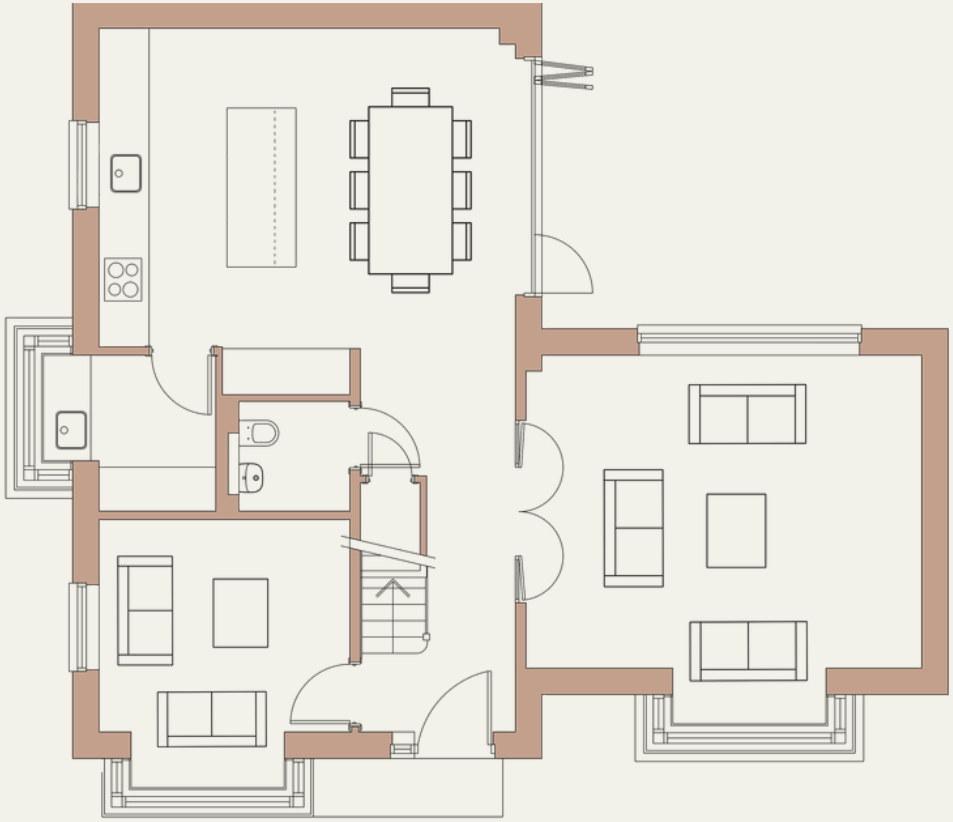




Photos from other homes in our Macar Bespoke Collection

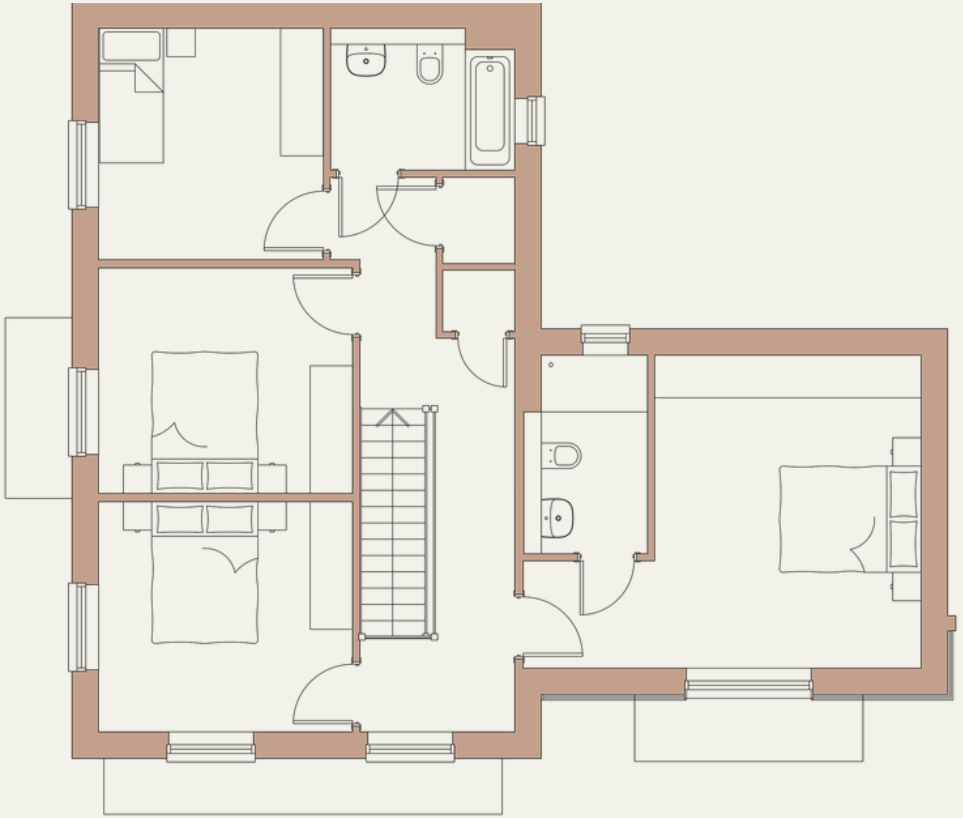



Plot Six
DETACHED
4 BEDROOMS
2 BATHROOMS
2 PARKING SPACES
171.9 SQ M / 1,851 SQ FT



## GROUND FLOOR

| | |
|---|---|
| Kitchen / Dining | 5.9m x 5.2m |
| Living Room | 5.6m x 4.4m |
| Snug | 3.5m x 3m |



## FIRST FLOOR

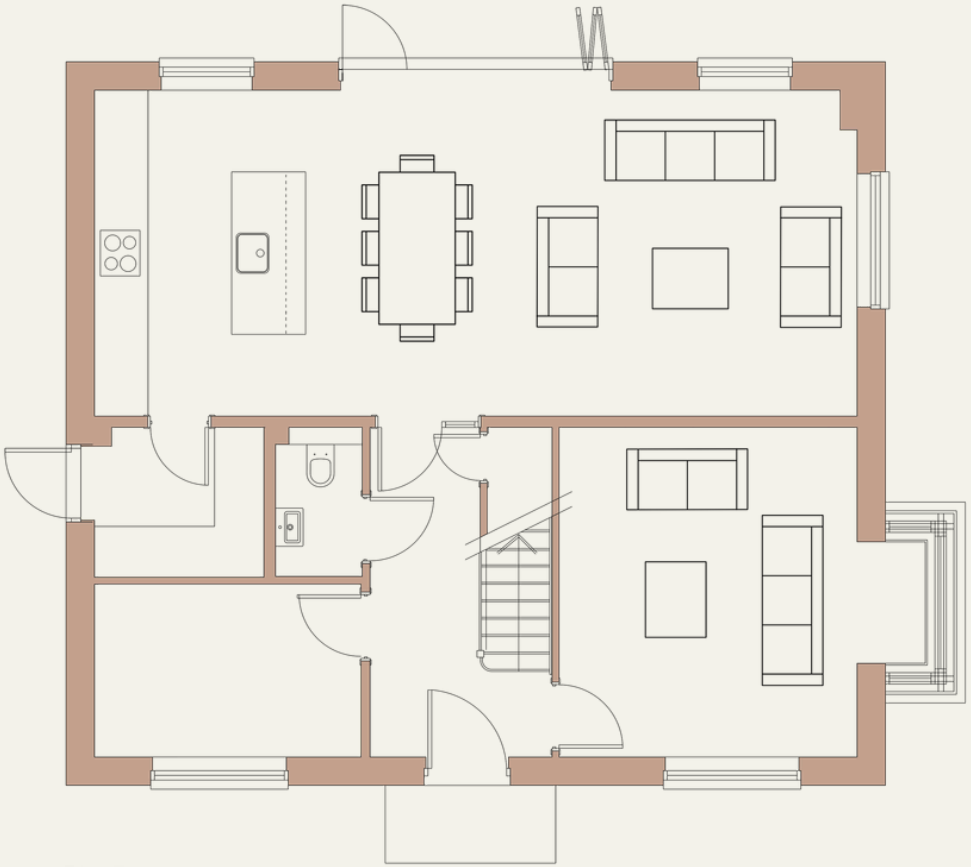
| | |
|---|---|
| Bedroom 1 | 5.6m x 4.4m |
| Bedroom 2 | 3.6m x 3.2m |
| Bedroom 3 | 3.6m x 3.2m |
| Bedroom 4 | 3.2m x 3.3m |

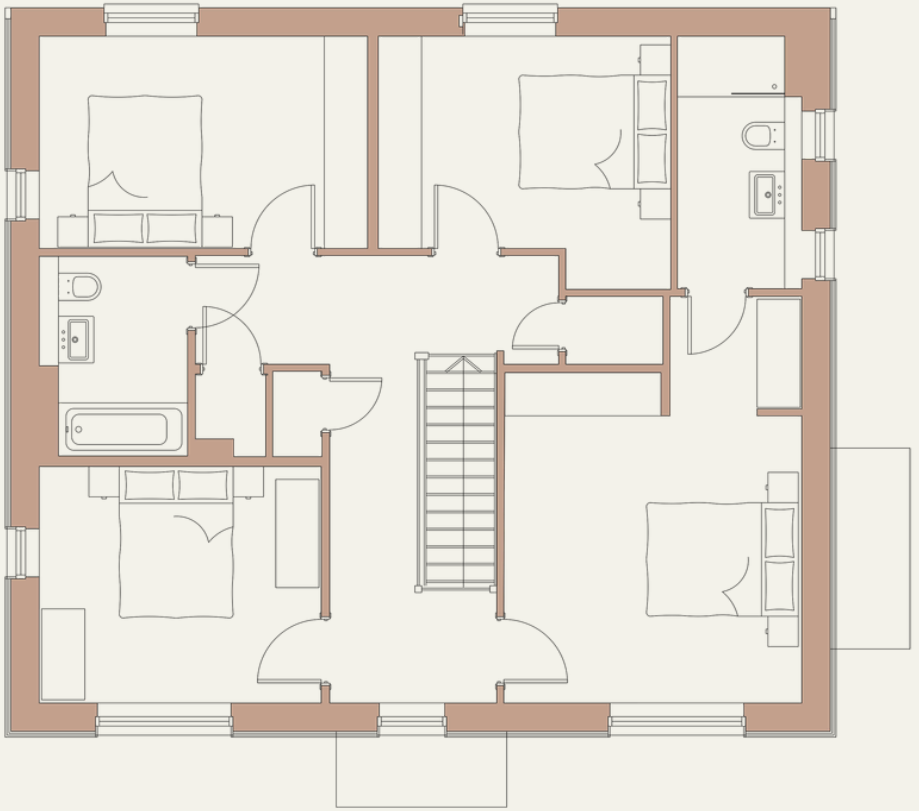
CGIs and Floorplans are for illustrative purposes only. Measurements are approximate. Do not scale.



# Plot Seven

DETACHED
4 BEDROOMS
2 BATHROOMS
2 PARKING SPACES
178.2 SQ M / 1,918 SQ FT





## GROUND FLOOR

| | |
|---|---|
| Kitchen / Dining | 10m x 4.3m |
| Living Room | 3.9m x 4.4m |
| Snug | 3.5m x 2.3m |

## FIRST FLOOR

| | |
|---|---|
| Bedroom 1 | 3.9m x 4.4m |
| Bedroom 2 | 3.7m x 3.1m |
| Bedroom 3 | 4.3m x 2.8m |
| Bedroom 4 | 3.9m x3.3m |

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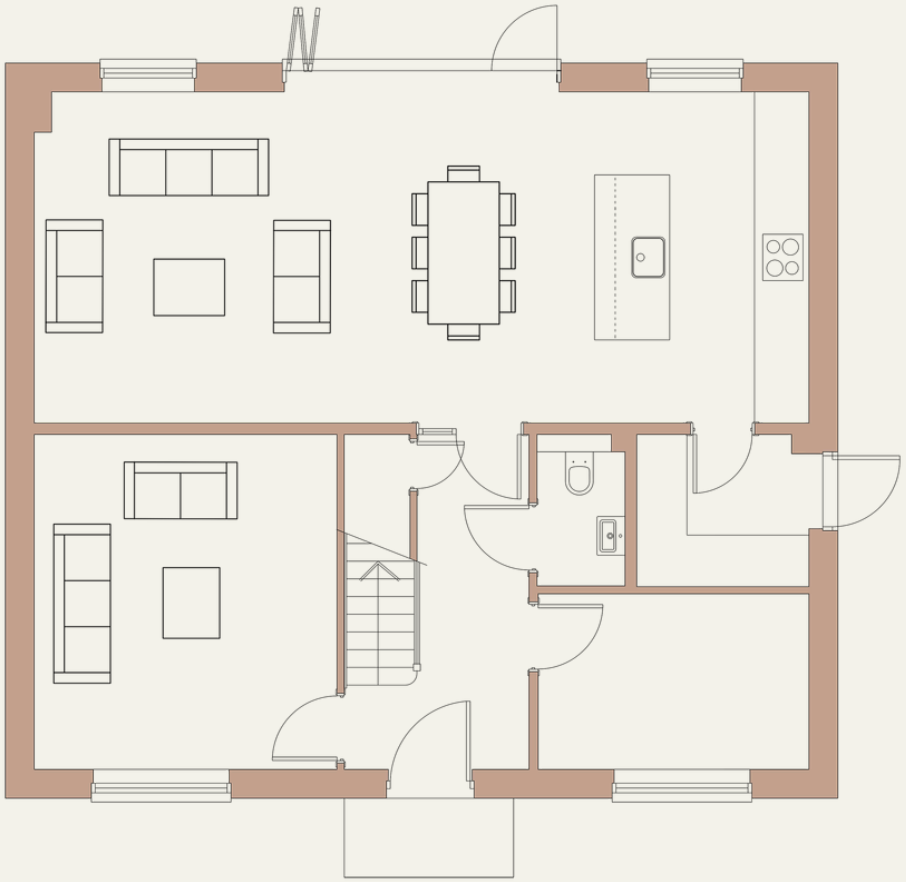
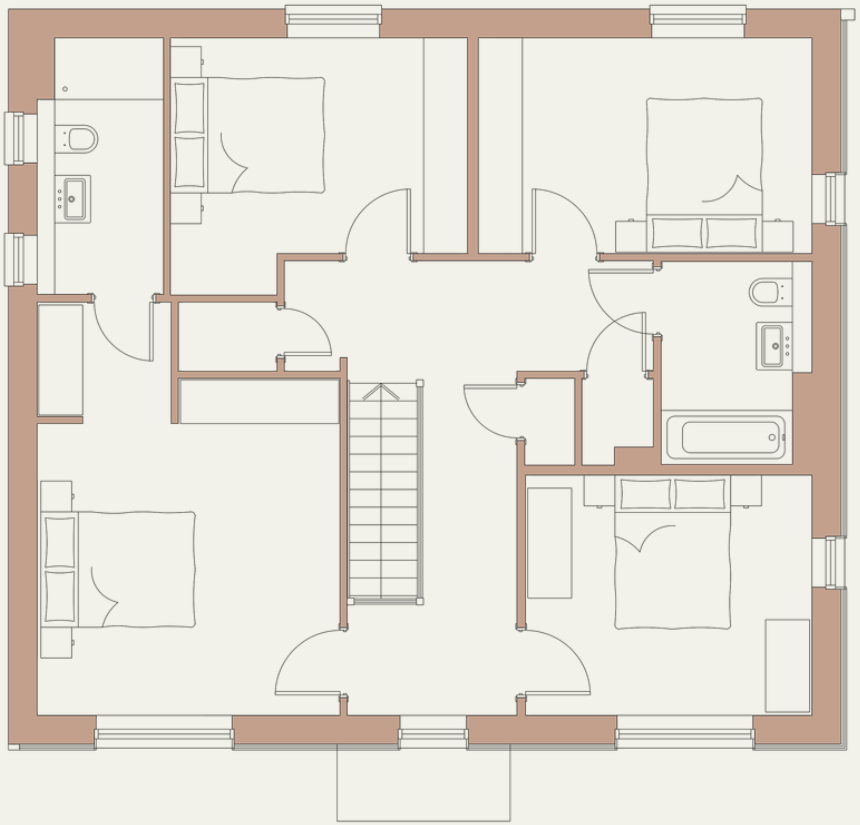
Plot Eight
DETACHED
4 BEDROOMS
2 BATHROOMS
2 PARKING SPACES
176.8 SQ M / 1,903 SQ FT



## GROUND FLOOR

| | |
|---|---|
| Kitchen / Dining | 10m x 4.3m |
| Living Room | 3.9m x 4.4m |
| Snug | 3.5m x 2.3m |



## FIRST FLOOR

| | |
|---|---|
| Bedroom 1 | 3.9m x 4.4m |
| Bedroom 2 | 3.7m x 3.1m |
| Bedroom 3 | 4.3m x 2.8m |
| Bedroom 4 | 3.9m x3.3m |

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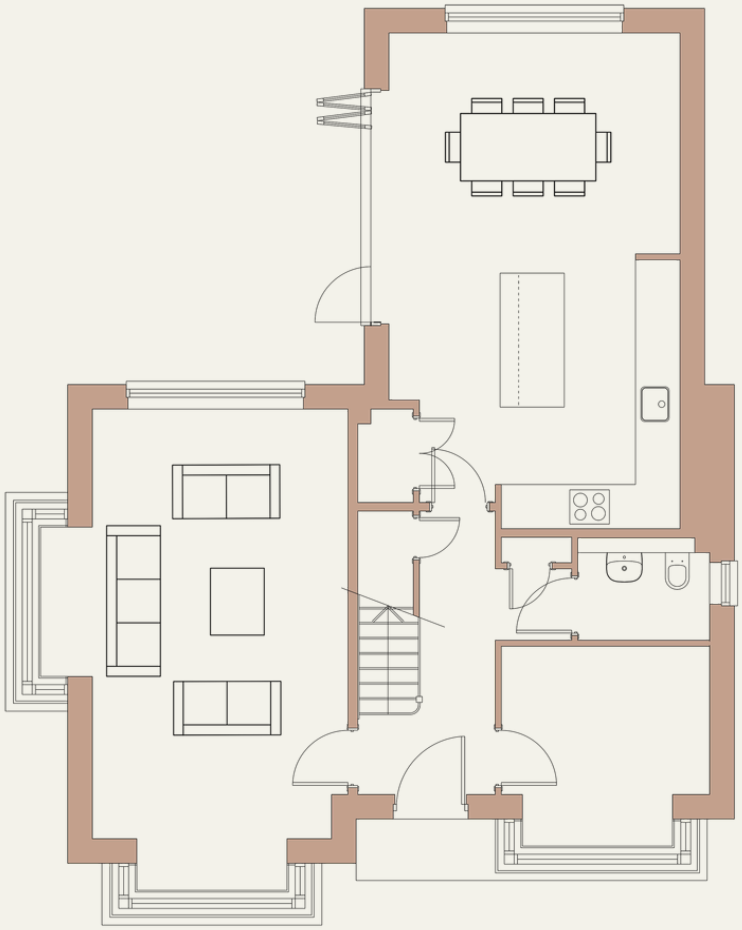
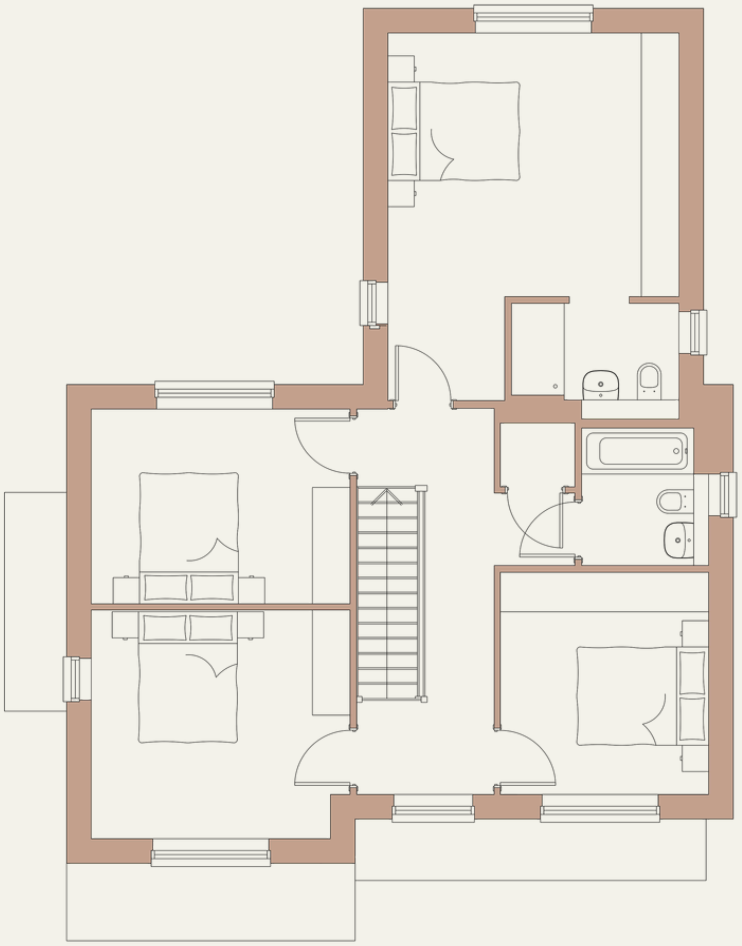
# Plot Nine

DETACHED
4 BEDROOMS
2 BATHROOMS
2 PARKING SPACES
170 SQ M / 1,830 SQ FT



## GROUND FLOOR

| | |
|---|---|
| Kitchen / Dining | 4.4m x 7.6m |
| Living Room | 3.9m x 6.6m |
| Snug | 3.2m x 2.3m |



## FIRST FLOOR

| | |
|---|---|
| Bedroom 1 | 4.4m x 5.6m |
| Bedroom 2 | 3.9m x 3.5m |
| Bedroom 3 | 3.9m x 3.3m |
| Bedroom 4 | 3.2m x 3.4m |

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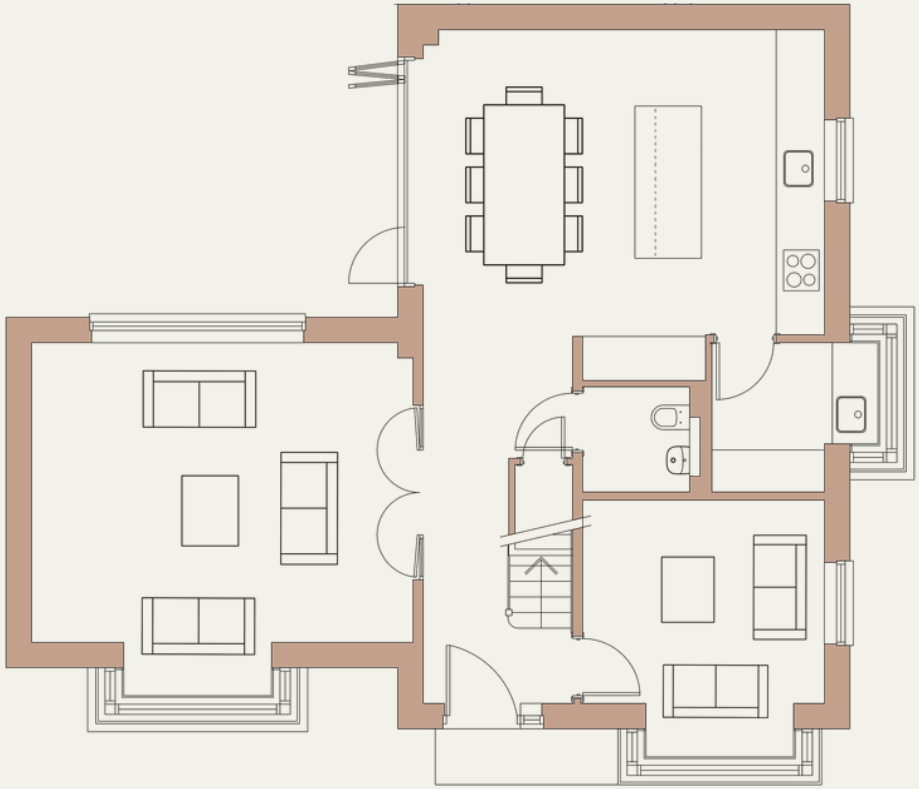
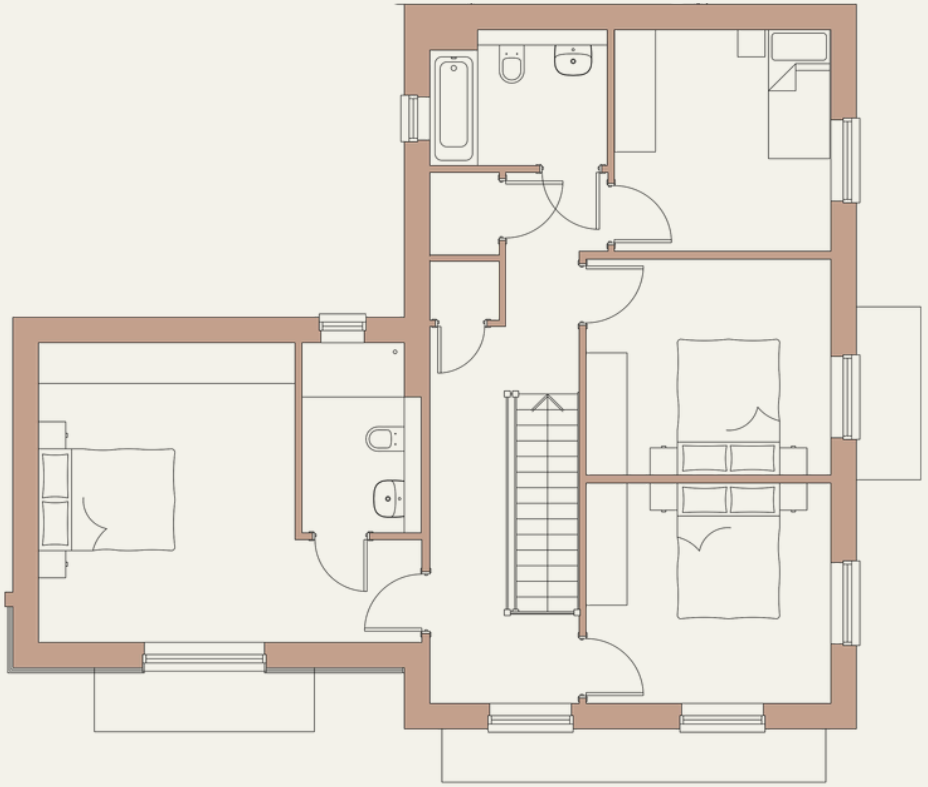
# Plot Ten

DETACHED
4 BEDROOMS
2 BATHROOMS
2 PARKING SPACES
171.9 SQ M / 1,851 SQ FT





## GROUND FLOOR

| | |
|---|---|
| Kitchen / Dining | 5.9m x 5.2m |
| Living Room | 5.6m x 4.4m |
| Snug | 3.5m x 3m |

## FIRST FLOOR

| | |
|---|---|
| Bedroom 1 | 5.6m x 4.4m |
| Bedroom 2 | 3.6m x 3.2m |
| Bedroom 3 | 3.6m x 3.2m |
| Bedroom 4 | 3.2m x 3.3m |

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# *Enjoy* a SLOWER PACE of LIFE

Nestled in the picturesque Ouse Valley, Barcombe is one of Sussex's most charming villages, rich in history and surrounded by breathtaking countryside.

Dating back to the Domesday Book of 1086, the village grew around the River Ouse and the historic mills that once powered local industry. Today, the river provides a more leisurely rhythm, perfect for riverside walks, rowing, fishing and exploring the beautiful landscape that defines this part of Sussex.

Despite its tranquil setting, the village offers everything needed for everyday life:

- A community-owned village shop and Post Office
- Two welcoming local pubs and eateries
- A popular primary school
- A modern village hall and business hub
- Sports clubs including cricket, football and tennis
- Allotments and recreation grounds
- Year-round community events including village fetes and Christmas markets







| | |
|---|---|
| Kitchen / Dining | 5.9m x 5.2m |
| Living Room | 5.6m x 4.4m |
| Snug | 3.5m x 3.0m |
| Bedroom 1 | 5.6m x 4.4m |
| Bedroom 2 | 3.6m x 3.2m |
| Bedroom 3 | 3.6m x 3.2m |
| Bedroom 4 | 3.2m x 3.3m |





# a LANDSCAPE DESIGNED for *Exploring*

Step outside and you'll discover miles of open countryside waiting to be explored.

Barcombe is surrounded by scenic public footpaths, ancient woodland and rolling farmland, making it a haven for walkers, cyclists and nature lovers alike. The nearby Barcombe Mills offers peaceful riverside walks along the River Ouse and opportunities for boating and watersports.

For those who love the outdoors, weekends can be spent exploring.

Living in Barcombe means enjoying some of the finest experiences Sussex has to offer.

- The South Downs National Park
- River walks along the Ouse Valley
- Country lanes perfect for cycling
- Wildlife-rich woodland trails

Just a short drive away you'll find:

- The internationally renowned Glyndebourne Opera House
- Award-winning vineyards and farm shops
- Historic market towns
- Coastal restaurants and seaside cafés
- The lively arts and culture scene of Brighton

Closer to home, the village pubs provide welcoming spaces to meet friends, share good food and enjoy the warmth of community life.



# *Outstanding* local EDUCATION

Families have a great selection of local schools to choose from in the surrounding area.

**Primary Education**

- Barcombe Church of England Primary School
- Hamsey Community Primary School
- Ringmer Primary and Nursery School
- South Malling CofE Primary and Nursery School

**Secondary Education**

- Chailey School
- King's Academy Ringmer
- Priory School, Lewes
- Lewes Old Grammar School

Further education is available nearby at Plumpton College, renowned for its specialist land-based and agricultural courses.



# VILLAGE LIFE, *Perfectly* CONNECTED

While Barcombe offers a peaceful rural escape, it remains superbly connected.

The nearby Cooksbridge railway station, just two miles away, provides direct services to Lewes and London, making commuting both practical and convenient.

Within a short drive you'll find:

| | |
|---|---|
| LEWES | 11 mins |
| BRIGHTON | 30 mins |
| GATWICK AIRPORT | 45 mins |



# Customer FEEDBACK



*We have now been in our brand new Macar home for 3 weeks and I wanted to write the following as this was a very big move for us, having lived in our previous home just short of 40 years!*

*Buying a new build has been the best decision!*

*From initially speaking with Sam who was extremely helpful , assisting us through the process, to seeing the incredibly high spec that these homes offer we were then so impressed with the after sales care we have received from the site management team Joe & Johnny. These guys work incredibly hard, they listen to whatever it is we require and then deliver - very quickly!*

*They are friendly and extremely professional. I really cannot praise Macar enough!*

**Lorraine**
**Home Owner at High House Farm, Essex**

Scan to hear more about Lorraine's experience buying her new Macar home

# Make The Meadows at Hillside your new home.

For more information, to book a viewing or
to reserve your new home contact us on:
0207 145 4545
sales@macar.co.uk

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