



Dacres
Lewes | East Sussex | BN7 3ND

DACRES



BESPOKE MODERN FIVE/SIX BEDROOM FAMILY HOME IN HISTORIC LEWES, OFFERING FAR-REACHING VIEWS OF THE SOUTH DOWNS. BENEFITTING FROM A PRIVATE DRIVE, AMPLE PARKING, GARDEN BUILDING, HOME AUTOMATION AND ECO TECHNOLOGIES THROUGHOUT.

Designed by sustainable architects Baker Brown, this unique home was commissioned to make the most of its breathtaking surroundings set within the 'South Downs area of Outstanding Natural Beauty'. The inverted accommodation was designed to maximise light, space, and gives uninterrupted views to what are arguably the best views in Lewes.

Skilfully integrated into the landscape of the South Downs National Park, the property is accessed via a private road leading to an automated gated entrance. The ground floor features a welcoming lobby that connects to a versatile bedroom/study with an ensuite and a fully equipped kitchenette—ideal for an au pair, guests, or visitors. A striking oak floating staircase with glass and matching wood balustrades winds through the home, creating a geometrically satisfying display of exceptional craftsmanship. The stairway is further enhanced by a bespoke OLED Blackbody contemporary chandelier.

On the first floor, a spacious hall provides access to four exceptional bedrooms and a luxurious family bathroom, complete with an adjoining steam room. The primary suite is a masterpiece of refined living, featuring a striking natural slate fireplace with wood burning stove. Step up to the luxury ensuite with walk in shower and freestanding bath, and also the well-proportioned walk-in wardrobe.

Intuitively designed to embrace the surrounding landscape, the second floor offers a beautifully zoned open-plan living, kitchen, and dining area. The crisp white and anthracite kitchen, positioned towards the rear of the home, is bathed in natural light from a rooflight and corner window. A central island with an integrated Bora hob allows the cook to remain part of the conversation, with space for three stools on the opposite side. Adjacent to the kitchen, a utility room provides a sink, secondary fridge, freezer and dedicated space for laundry management. The dining area extends onto a decked morning terrace with views over towards the recently restored Cockshut Chalk Stream and Wildlife Wetlands. It's a perfect spot for enjoying breakfast outdoors or a spot of birdwatching.

For cosy evenings, the secondary reception room features a duel sided wood burner with a slate tile surround and dedicated log storage. Floor-to-ceiling sliding and folding doors seamlessly frame the breathtaking South Downs views, creating a true connection between indoor and outdoor living. The South and West-facing wraparound cantilevered evening terrace, is the perfect spot to relax or entertain, sheltered by the overhanging zinc and natural slate roof for year-round enjoyment and perfectly positioned to watch the sun set over the Downs. Over to the TV area you will find a walkway that leads to the garden room, currently used as an office, with its own shower room and kitchenette, and the wooded garden beyond.



























Outside, a uniquely landscaped green roof with bespoke one of a kind stainless steel sculptural bench leads on to paved area to the west. Here you will find an outdoor kitchen with sink, hob and BBQ designed to make the most of this great entertaining space. An additional bespoke bench curves within this space to provide ample seating for all your guests. Wander up the curved slate and oak steps to merge with a gently sloping wooded section to the rear—a magical space for children to explore, a haven for local wildlife, all set against the stunning backdrop of the South Downs. The generous driveway provides ample parking for multiple vehicles, while the double garage offers additional storage/parking. Adjacent to the garage, a gym space provides further flexibility and could easily be adapted for storage or use as a home office. Above, on the natural slate and zinc roof, a series of twelve photovoltaic panels and solar thermals have been installed to aid in the costs of running this incredible home. It is also fitted with an air source heat pump and MVHR system for improved air quality and efficient heat recovery. The property is also fitted with Home Automation allowing you to control all lighting, heating and AV via the integrated touch screens or via an app on your phone.

This remarkable home is a rare opportunity to embrace contemporary luxury within an idyllic countryside setting.









Sitting between Kingston village and Lewes, within easy reach of the town centre on foot by bicycle, or by car, this location offers immediate access to a wealth of countryside walks via public footpaths, most notably the Egrets Way. Newhaven Port is just a 15-minute drive away, providing ferry links to France.

This historic county town provides a wide range of amenities, including an array of independent specialist shops, a three-screen cinema, major supermarkets such as Tesco and Waitrose, schools for all ages, a tertiary college and a leisure centre.

The world-renowned Glyndebourne Opera House is situated approx. 6 miles away on the outskirts of Ringmer.

Lewes benefits from a mainline railway service (approx. 1.1 miles away) to London Victoria, with journey times of just over an hour.





Total Area: 384.8 m² ... 4142 ft² (excluding terrace, balcony)

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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