



Broomham Lane, Lewes

The property is situated along a quiet country lane just off the B2124 in the hamlet of Whitesmith. The towns of Uckfield and Lewes are approximately equidistant, both with an excellent range of shops and restaurants and both with rail links to London. There are inns at the nearby villages of Chiddingly and East Hoathley whilst the larger centres of Brighton, Eastbourne and Tunbridge Wells are easily accessible by car. The property backs on to Vert Woods with 1000 acres of ancient woodland. The Weald Way and the South Downs National Park are nearby. The arts centres of Charlestown and Glyndebourne are both within a 10 minute drive.

- Amazing modern country house available for the first time since built
- 10 acres of gardens, wildflower meadows, woodland and two ponds
- Detached converted barn with studio/gym/cinema space and three bedrooms
- Main House - five to six bedrooms, five bathrooms / ensembles
- Unique, quiet semi-rural position yet close to amenities
- Multifunctional studio
- Ideal to run a business from home
- Full south-facing balcony the width of the house accessed by four bedrooms
- Potential for a huge roof terrace



Main House

Front Door

Open plan Reception / Kitchen
34'9 x 24'9

Utility

Family Room
14'5 x 11'6

Bedroom
14'5 x 11'4

Shower Room

Office / Bedroom 5
9'6 x 8'6

First Floor Landing

Bedroom
15'9 x 11'6

Ensuite

Bedroom
20 x 11'5

Ensuite

Bedroom
13'5 x 11'7

Ensuite

Bedroom
11'4 x 10'2

Ensuite

Office

Bathroom

Cottage & Studio

Yoga Studio
39'8 x 22'8

Open Plan Living
26'1 x 16'3

Bedroom
16'5 x 11'4

Ensuite

Bedroom
12'2 x 10'10

Ensuite



An amazing opportunity to purchase a modern country house located in a quiet lane with 10 acres of gardens, wildflower meadows and woodland - a real oasis of peace and tranquillity.

The property is divided into two main sections - the main house, which totals over 2600 sq ft, and the converted barn and cottage, which offers a further 2000 sq ft. The house was constructed by the current owners and designed in the Modernist Pavilion style. Lots of glass offers panoramic views looking south across the land.

There are four large ensuite bedrooms, each with their own balcony overlooking wildflower meadows and a large pond. Downstairs, there is a huge sociable space, with the kitchen at its heart, and glass fold back doors bringing the beauty of the outside inside. The space includes a lounge area with wood burner, dining room and kitchen with underfloor heating.

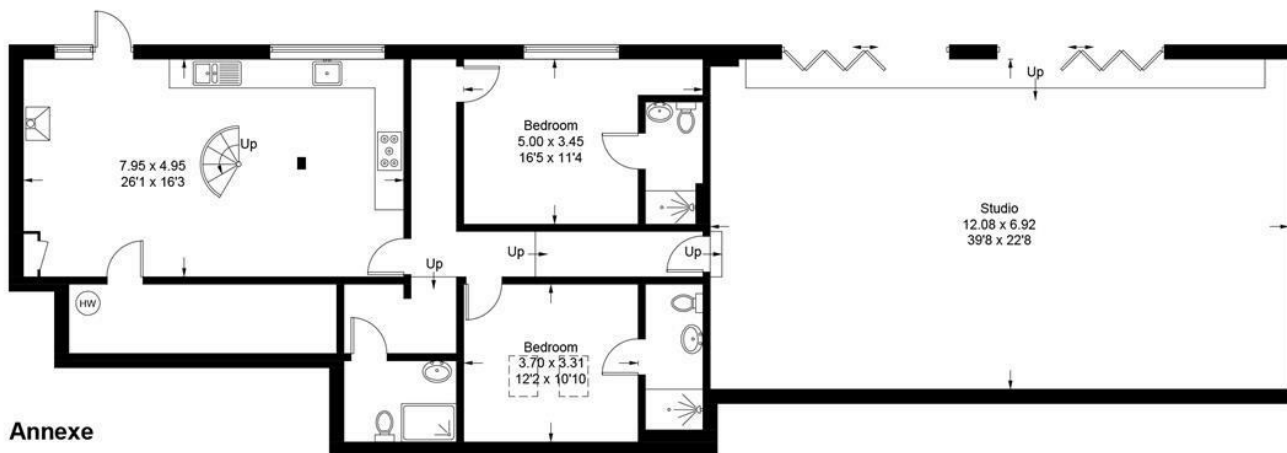
A utility room leads out onto the garden, a second pond and duck house, a private bluebell wood and meadows. This eco house, with ground source heating, is perfect for families wanting to relax, and the deck and enormous lawns offer even more space to breathe in the beauty and tranquillity of the Sussex countryside.

The property includes a recently converted solar-powered barn with a further three double bedrooms and a 60 ft underfloor-heated multifunctional space, ideal for a yoga studio, gym or home cinema. It opens onto a deck and kitchen garden.

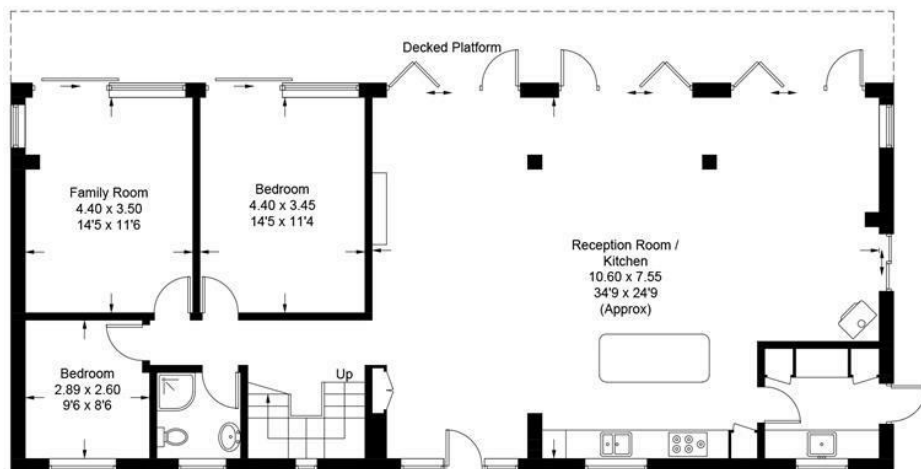
This unique home offers a lot of potential for large or multi-generation family living and is ideal to run a business from home.

Tenure: Freehold
Council Tax Band: G
EPC Rating: C

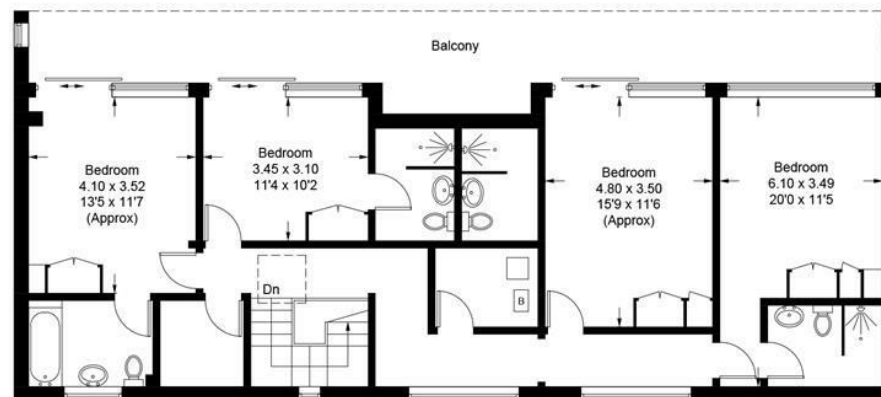




Annexe



Ground Floor



First Floor

Approximate Gross Internal Area = 243.2 sq m / 2618 sq ft
Annexe = 185.2 sq m / 1993 sq ft
Total = 428.4 sq m / 4611 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1065557)



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