



Chalky Field Close, BN2

£1,800,000

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VAUGHAN
EXQUISITE

INTRODUCING

Chalky Field Close, BN2

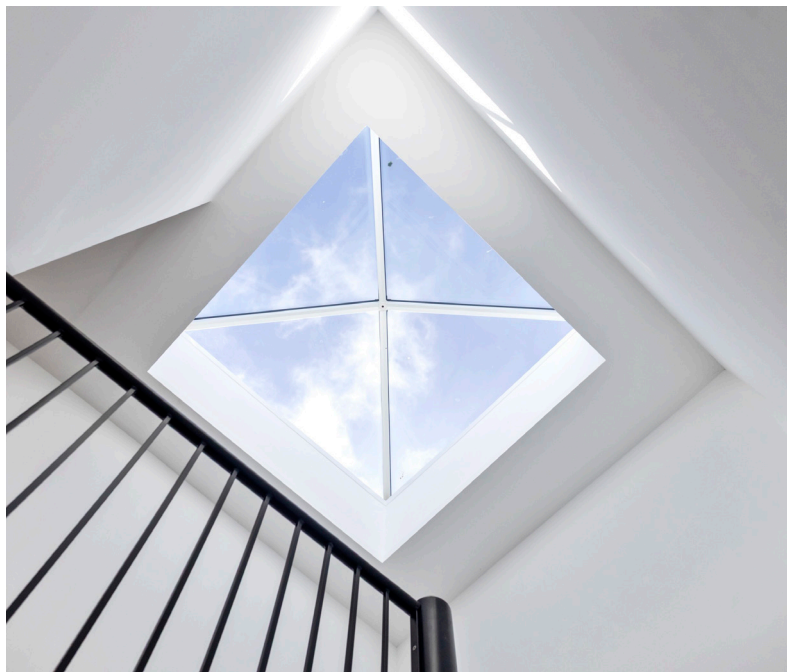
- Detached luxury newly built home with 4-beds & 4 en suite bathrooms in the East Sussex countryside
- 10-year new build warranty
- Exceptional finishes throughout
- Located in Ovingdean Village close to the beach
- Newly built using the finest quality fittings
- Smart technologies to include Air Source Heat Pump and wet underfloor heating
- On-site parking and a double garage
- Principal bedroom suite with dressing room
- Nestled into the South Downs
- Large, landscaped garden and a vast roof terrace
- Close to Roedean and Brighton College Private Schools

Nestled into the South Downs at Ovingdean in East Sussex, this luxury development of just four exquisite homes, enjoys the tranquillity of the countryside, fresh sea air, and easy access to the city-life of Brighton & Hove just four miles along the coast.





This beautiful home with four double bedrooms and four beautifully appointed bathrooms is contemporary in design, yet the extensive use of natural materials and landscaped gardens ensures it blends perfectly with its countryside surroundings. Timber shiplap cladding and flint have been used externally, while inside, only the finest fittings and finishes have been used to create homes which balance home comforts and a luxury lifestyle perfectly. Even below the stunning aesthetic, the working of the house offer eco solutions for heat and insulation, using an air source heat pump and wet underfloor heating, zoned to warm each space during winter. Parking is never an issue with both a forecourt and a double garage, plus a generous games room is versatile for use as a cinema room, gym or workspace as needed.





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Open plan and exceptionally spacious, the first-floor reception areas lend themselves to entertaining in style, with large picture windows framing views over the everchanging landscape, bringing the colours of nature into the home at every turn.

From the sweeping drive, you come to this elegant home, built-into the hillside to ensure the natural topography of the land is not altered. It is a striking contemporary home which impresses from the moment you arrive. Stepping in through the generous front door, complete with quoin stone detail, you are greeted into a wide and welcoming entrance hall, with large scale parquet flooring, fresh white walls and brushed gold sockets and light switches. These features flow along the corridor and into each of the four double bedrooms on this level. Bedrooms one to three are all equally spacious double rooms enjoying direct access to the garden and marble lined shower rooms with rainfall shower heads, streamlined cabinetry and LED backlit mirrors.





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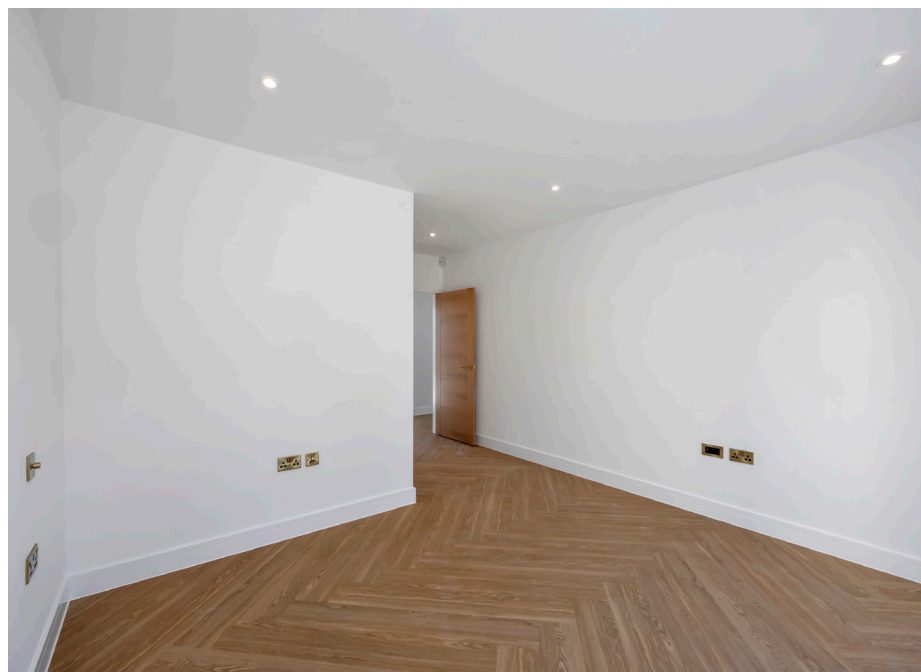
Returning inside, the kitchen is beautifully appointed with two-tone cabinetry and an array of high-end integrated appliances. There is space for a large formal dining table alongside bi-folding doors, or for seating around the central island below designer pendant lighting.





The principal bedroom suite offers elegance, space and style in abundance with a walk in dressing room to include bespoke storage solutions, with space for clothes, shoes and accessories for two.

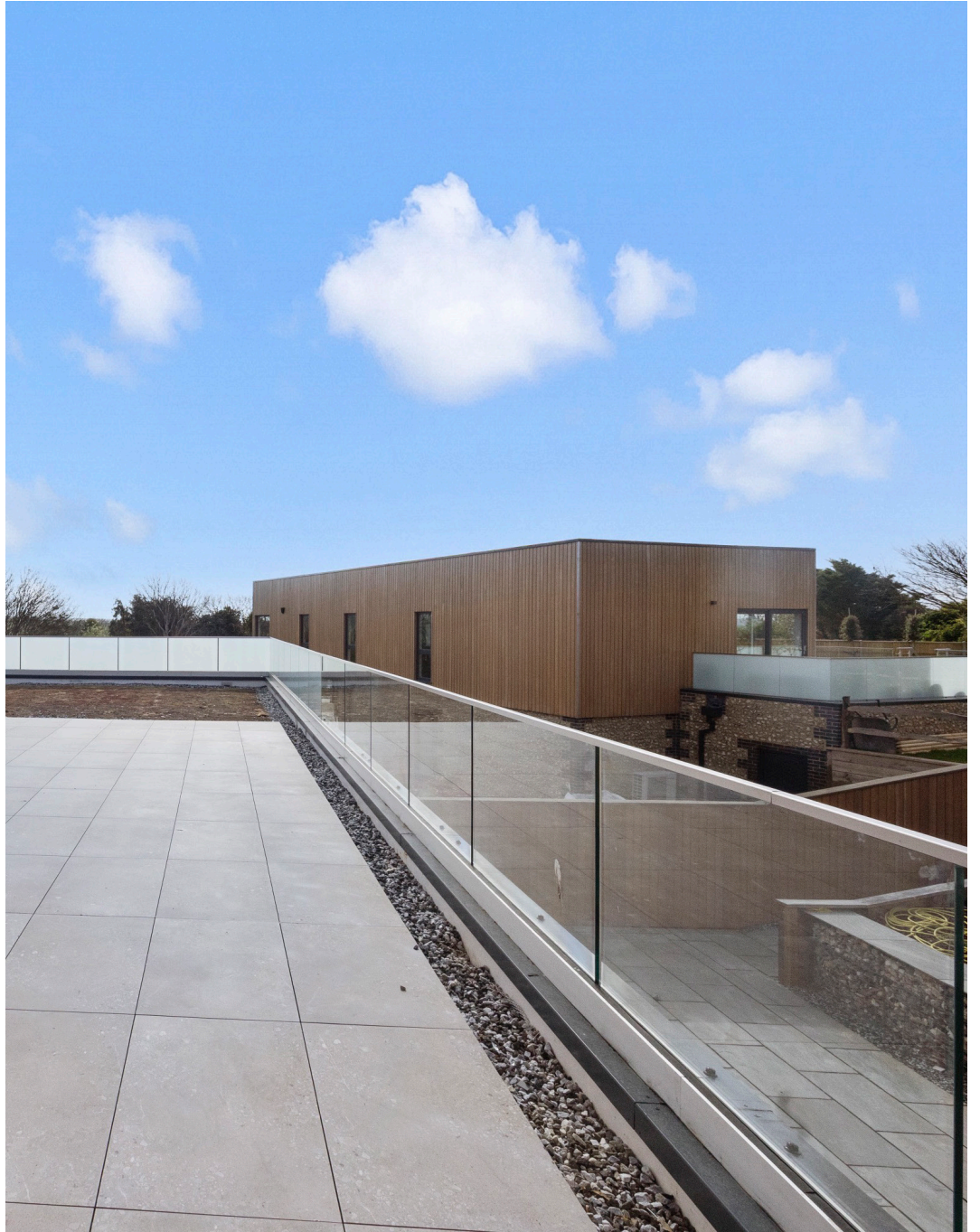
A turning oak-tread staircase rises to the first floor below an atrium skylight. From here, the magnificent living space is ahead with walls of glass framing the most exceptional views over the rolling hills of the South Downs National Park below open skies. The corner walls open completely to the south westerly sun terrace, while the kitchen and dining room on the second wing of the first floor also enjoy access to another vast terrace, with both leading down to the landscaped lawn garden, bordered by mature trees. These outside spaces become wonderful extensions of the home when entertaining and dining alfresco during the warmer months. They are not overlooked, allowing you to feel a million miles from the city.





The principal bathroom suite is the epitome of luxury, lined in marble with brushed gold fittings adding a pop of metallic warmth, to include a full bath suite and a separate, rainfall walk-in shower.





LOCATION GUIDE

Education:

Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Brighton Colleage Prep, Roedean, Brighton Steiner

Good to Know:

On the edge of the South Downs National Park, Ovingdean is a prestigious village suburb just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Ovingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a local shop, a wood fired pizza establishment and an active, friendly community. Nearby Rottingdean offers the local High Street, Museums and several desirable gastro pubs and eateries. Good schools are easy to reach by bus, cab or car - or you can walk or ride to them over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.

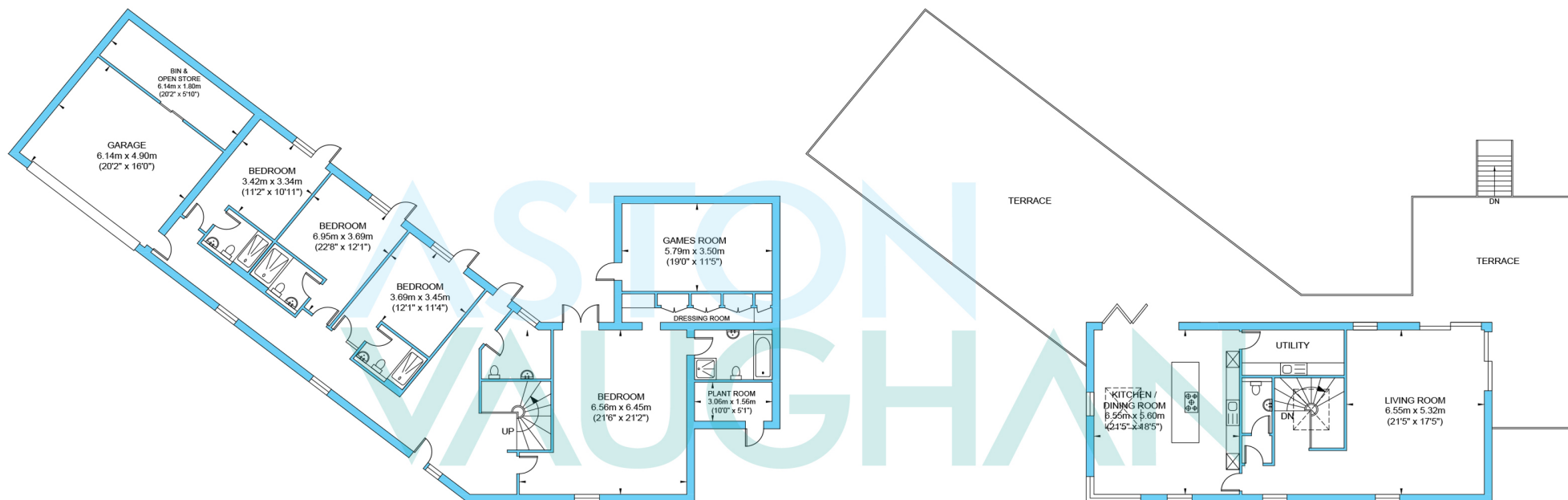




Vendor's Comments:

"We have taken every care to create homes which sit well in their countryside environs, which support nature with their eco credentials while providing luxurious living spaces for families and professionals looking to live the best of all worlds, close to the city, the sea and the South Downs."





Ground Floor
Approximate Floor Area
2479.0 sq ft
(230.30 sq m)

First Floor
Approximate Floor Area
1064.0 sq ft
(98.80 sq m)

Approximate Gross Internal Area (Including Garage / Games & Plant Room) = 329.1 sq m / 3543 sq ft