



The Oval, Woodland Drive, BN3
Offers Over £1,500,000

ASTON
VAUGHAN

INTRODUCING

The Oval, Woodland Drive, BN3

4 Bedrooms | 3 Bathrooms | 1 Reception Room
2822.29 Sq Ft | Pool | Garden | Garage

Entirely unique and staggeringly beautiful, this detached family home is an architectural masterpiece with four double bedrooms, four bathrooms and a vast top floor reception room and kitchen diner with incredible views over the city. Completed in 2022, it was designed as a passive house conforming to the highest eco-specifications for sound and heat insulation and energy consumption. Inspired by Mid-Century Modern architecture and Scandi interiors, the entire space offers clean lines, natural materials and ample glazing to take full advantage of the incredible views over leafy Withdean below open skies.

Even below the immaculate aesthetic, the workings of the house are brilliantly designed with underfloor heating throughout all three floors, Smart WIFI appliances, remote controlled gates, doors and security systems, alongside built-in technologies. Only the finest fittings, fixtures and finishes have been used throughout, with both form and function considered at every turn to create a home which balances home comforts and a luxury lifestyle. Externally, the garden wraps around the house to include a south facing sun terrace with heated plunge pool to be enjoyed in complete privacy with open views across the city.

Exterior:

Sitting perched on the brow of Woodland Drive, The Oval is a unique property with a curved form in white render and granite grey timber cladding, softened by mature tree borders. Immediately impressive, this Scandi-inspired home is hugely attractive on approach, set behind secure gates which open to a white resin driveway sweeping up to the integrated garage. It is a passive house with 12 solar panels on its roof which supply much of the energy to the home which is bathed in natural light from the south. Rising three storeys, the curved façade is heavily glazed with slim-line, matt black, aluminium framed windows to drink in the natural heat, light and views which fill almost every room. It is a sight to behold which invites you to explore further.

Entrance Hall, Garage & Utility:

Stepping inside, the quality of finish and impeccable interior design is immediately impressive. Open tread oak stairs rise up to the first floor with slim, Mid-Century Modern iron baton railings running floor to ceiling throughout all three floors. The floors are heated from below on all three levels, laid with quality timber flooring in ash shades with carpets in the bedrooms.





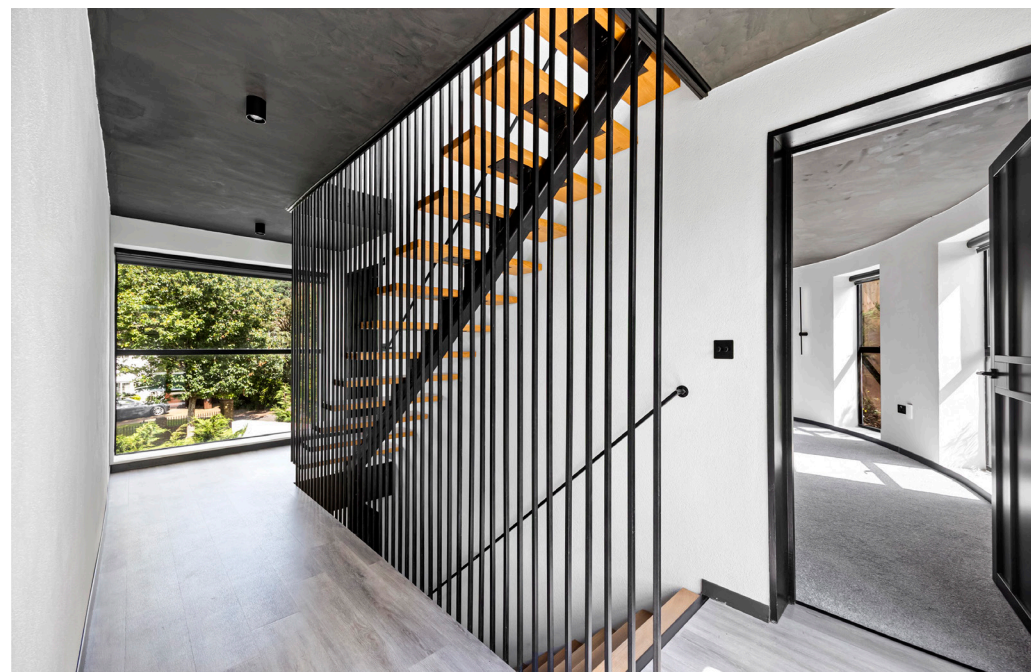


Living Room & Kitchen Dining Room:

There are two beautiful reception spaces, ideal for both entertaining and family time. The first is the living room which is particularly spacious allowing for large and sumptuous furnishings from which to enjoy the exceptional vista. Easily accessible next door, the designer kitchen is the epitome of luxury in super-matt black with a curved Corian island providing space for both informal and formal dining. Within the handle-free cabinetry, Bosch integrated appliances include an espresso machine, full height fridge and freezer, dual function ovens, a dishwasher and an induction hob with a down draft extractor. The cupboards house a range of storage solutions including a larder space and soft-close drawers, while the designer LED light fittings in both rooms can stay.

Ground Floor Bedrooms:

Ultimately peaceful, these double rooms are tucked away from the main living area of the house on the ground floor. Looking out to the mature trees surrounding the house, they are private spaces with ample room for double beds and freestanding furnishings, alongside built-in clothes storage. Scandi LED wall lights and honeycomb ceiling lights set the mood while the en suite shower rooms are on trend with matt-black accessories and industrial-style shower screens. Throughout the house, Venetian plaster has been used on the ceilings for a natural, raw effect so favoured in the current world of



First floor Bedrooms & Family Bathroom:

Rising to the first floor, there are two further bedrooms the family bathroom, alongside access to the garden terraces. Beautiful double rooms, they follow the curve of the building with floor to ceiling windows framing leafy views over the local landscape. The principal bedroom on this floor enjoys a walk-in wardrobe and private access to an en suite shower room lined in marbled porcelain, with a slate shower tray and matt-black fittings to complete the scheme.

Luxurious and contemporary, the family bathroom comes complete with a freestanding bathtub with floor mounted taps and beautifully curved sanitaryware to echo the lines within the building.

Garden Terrace & Pool:

Stepping out onto the terrace, the views are open to the west, yet the space is not overlooked on any side due to clever planting and modern fencing. There is space for sophisticated summer entertaining out here or dining alfresco in the last of the summer sunshine as it sets over the trees on the hill. Bathed in sunshine all day, you can sunbathe in privacy by the plunge pool which can be heated to 28 degrees. It is a low-maintenance garden ready for the busy lifestyle.







Owner's thoughts:

"We had a vision for this house which was surpassed upon completion. We are incredibly happy with the results and the overall design which sits so beautifully within its natural surroundings. It is a fantastic home for families, but also for entertaining as there is so much space both inside and out. We also love the convenience of the location with the city less than 10-minutes away by car and the easy access to the A23 for travel. The schools are excellent and there are several beautiful walks nearby for anyone with dogs or a love of the countryside. You get the best of both worlds living here."

Education:

Primary: Stanford Infant and Junior Schools, Westdene Primary

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form: BHASVIC, Varndean College, Newman College

Private: Brighton College, Lancing College prep, Brighton & Hove Schools for Girls, Windlesham Prep.

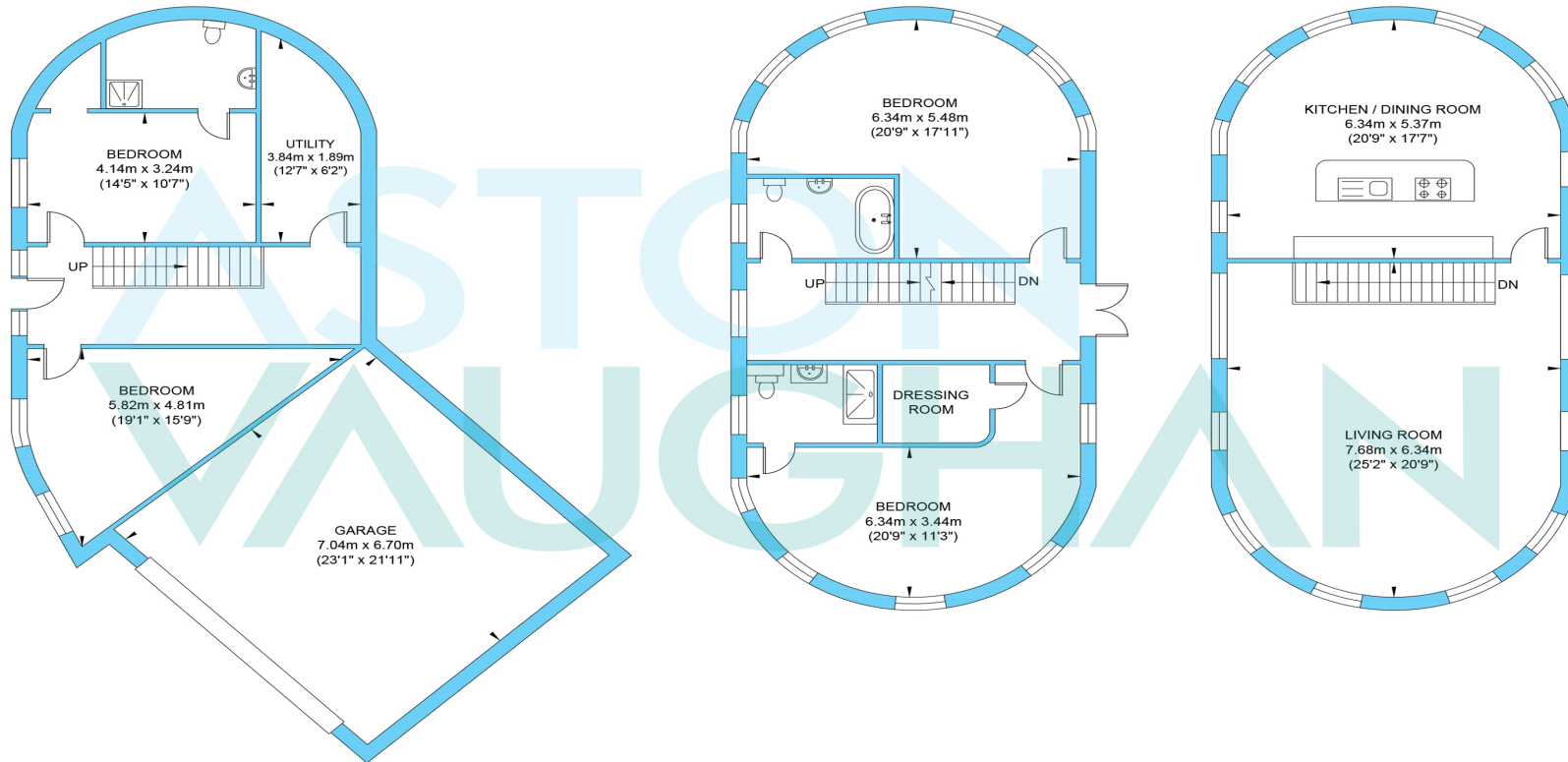
Good to Know:

While it is peaceful and private inside, this elegant home sits in a central location remaining well-connected to the city by road, train or on foot, or you can reach the beach or the South Downs in minutes by car. The city centre shopping districts are also within easy reach, and this home also offers easy access to the A23 and A27 which have direct and fast access along the South Coast and to the airports and London. There are several buses which stop nearby, taking you into the city and to the coast, or both Preston Park Station and Hove Station are equidistant for the London commute. The local schools are amongst the best in the city with several highly acclaimed private schools also nearby, alongside high achieving colleges for sixth formers.

For families and professionals alike looking to live in a bespoke and luxurious home in this cosmopolitan coastal city – this house needs to be seen to be admired.



Woodland Drive



Ground Floor
Approximate Floor Area
1171.11 sq ft
(108.80 sq m)

First Floor
Approximate Floor Area
825.59 sq ft
(76.70 sq m)

Second Floor
Approximate Floor Area
825.59 sq ft
(76.70 sq m)

Approximate Gross Internal Area (Including Garage) = 262.20 sq m / 2822.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.