



Oakview Place

A bespoke collection of six luxury homes in Little Horsted, East Sussex





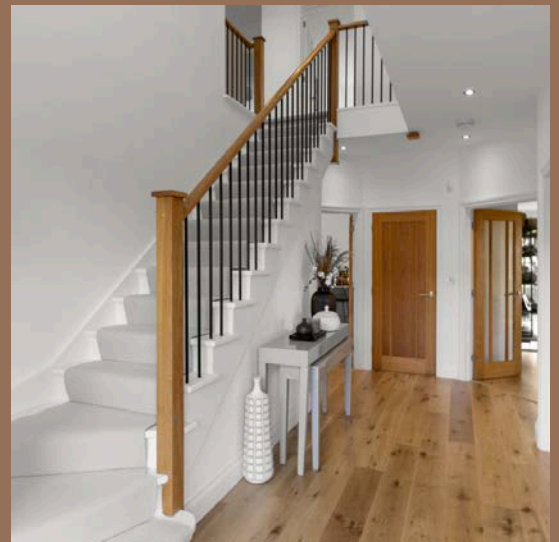
Exquisite Homes

Welcome to Oakview Place; an elegant, bespoke collection of just 6x four and five bedroom homes, situated within the sought-after East Sussex village of Little Horsted.

Each home at Oakview Place perfectly embodies the surrounding East Sussex countryside, making this the ideal choice for those seeking a classically luxurious Sussex abode.

The bespoke designs have been carefully considered to embrace maximum space and natural light throughout, and each home boasts a premium interior specification, double garage and timeless exterior finish.







Living in picturesque Sussex

Sheffield Park in nearby Uckfield

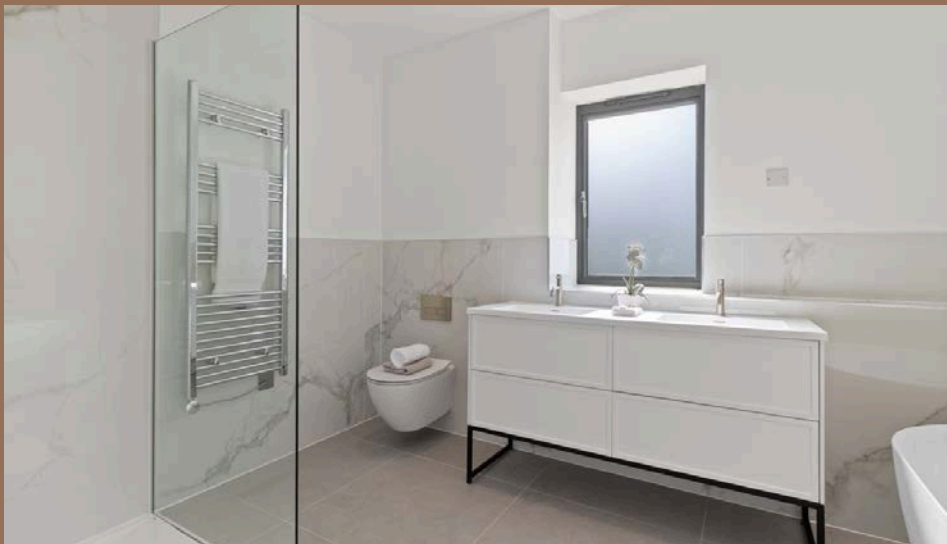
Little Horsted is a quaint and quintessentially British village, situated within the Wealden district of East Sussex. The village is surrounded by countryside with easy access to an abundance of picturesque walks, and provides a small selection of village amenities within a short drive, including farm shops, cafes, Horsted Place Hotel and Restaurant, a primary school, and a post office & stores.

The neighbouring town of Uckfield provides a wide range of amenities all within a 10 minute drive. This includes a bustling High Street with a variety of shops, supermarkets, leisure facilities and gyms, a cinema, supermarkets and NHS services (GP surgeries and Uckfield Hospital). In terms of nightlife, Uckfield boasts a wide range of restaurants, pubs and bars to enjoy, including the Soirée Lounge Bar for weekend cocktails and La Stalla Pizzeria e Ristorante for authentic Italian cuisine.

Hand in hand with East Sussex living, there is an abundance of natural wonders across the local area to visit and enjoy. These range from parks with green open spaces such as Horsted Green Park, or the impressive Sheffield Park and Gardens with acres of landscaped gardens, woodlands and lakes for stunning picturesque walks. The famous steam Bluebell Railway is a short drive away, offering exquisite journeys on the preserved heritage line across 11 miles of Sussex scenery.

Uckfield Station is within a 10 minute drive from Oakview Place, providing residents with easy access into key towns and cities across the South including London Bridge, with journeys into London take as little as 1hr 20mins.





Impressive Specification

Across the range of styles available at Oakview Place, there is a consistently impressive specification inside and out.

Kitchens

Bespoke shaker kitchen units in various colourways (specific plot colour can be confirmed upon request)
Stone worktops and upstands
Integrated Neff dishwasher
Neff 5 ring induction hob
Neff extractor fan
Neff ovens (double ovens to all plots, triple ovens to Plots 5 and 6)
Neff combi microwave (Plots 3, 4, 5 and 6)
Freestanding Fisher & Payel Fridge/Freezer (Plots 2 and 3)
Freestanding Samsung American Fridge/Freezer (Plot 4)
Freestanding Samsung Fridge/Freezer (Plots 5 and 6)
Hotpoint washing machine (in utility room)
Hotpoint tumble dryer (in utility room)

Bathrooms/en-suites

Premium Boyden tiles in various colourways/styles (specific plot finish can be confirmed upon request)
Lusso Stone suites in various designs, which include walk-in showers and freestanding baths in some plots
Wall hung vanity units (his and hers sinks in some plots)
Heated towel rails

General

Nibe AB Air Source Heat Pump with 300 litre pressurised hot water system
Underfloor heating to ground floor
Radiators to first floor
Engineered wood flooring throughout ground floor
Premium, 100% wool neutral-toned carpet to stairs and first floor
Chrome light switches and plug sockets
Oak doors and frames to ground floor
BT fibre optic broadband
TV and internet points
Mains powered smoke alarms
10 year Ark Insurance New Home warranty

Security

Hikvision security system
External security cameras
Composite front door with multi locking system

External

Turfed rear gardens
Indian Sandstone patio paving
Double garage with electric doors, lighting and electrics
Klargester BioFicient domestic sewage treatment system



Site plan



Plot Two

Five Bedrooms | Detached | 4,070sqft

Ground Floor



Garage:
20'2" x 18'7"
(6.14m x 5.56m)

Dining:
16'6" x 13'11"
(5.03m x 4.24m)

Family Room:
15'5" x 12'1"
(4.71m x 3.69m)

Living Room:
25'6" x 20'4"
(5.03m x 4.24m)

Kitchen:
23'5" x 16'6"
(7.14m x 5.03m)

Study/Snug:
17'3" x 14'8"
(5.25m x 4.46m)

First Floor

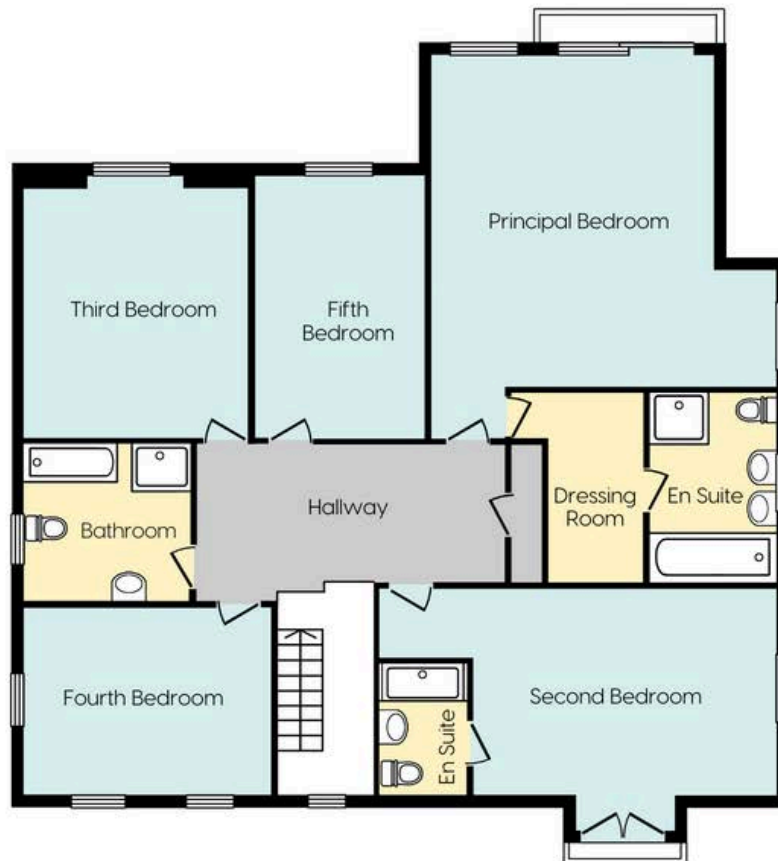
Principal Bedroom:
22'5" x 20'2"
(6.82m x 6.14m)

Second Bedroom:
23'3" x 12'4"
(7.09m x 3.76m)

Third Bedroom:
13'2" x 13'1"
(4.02m x 3.98m)

Fourth Bedroom:
14'0" x 11'02"
(4.27m x 3.39m)

Fifth Bedroom:
15'4" x 10'0"
(4.67m x 3.05m)



Plot Three

Five Bedrooms | Detached | 4,675sqft

Ground Floor



Living Room:
25'7" x 24'6"
(7.8m x 7.48m)

Family Room:
20'6" x 13'0"
(6.25m x 3.97m)

Sun Room/Snug:
15'5" x 9'9"
(4.69m x 2.97m)

Games Room:
20'6" x 14'7"
(6.26m x 4.45m)

Kitchen/Dining:
27'4" x 25'7"
(8.33m x 7.8m)

Garage:
19'11" x 19'1"
(6.07m x 5.82m)

First Floor

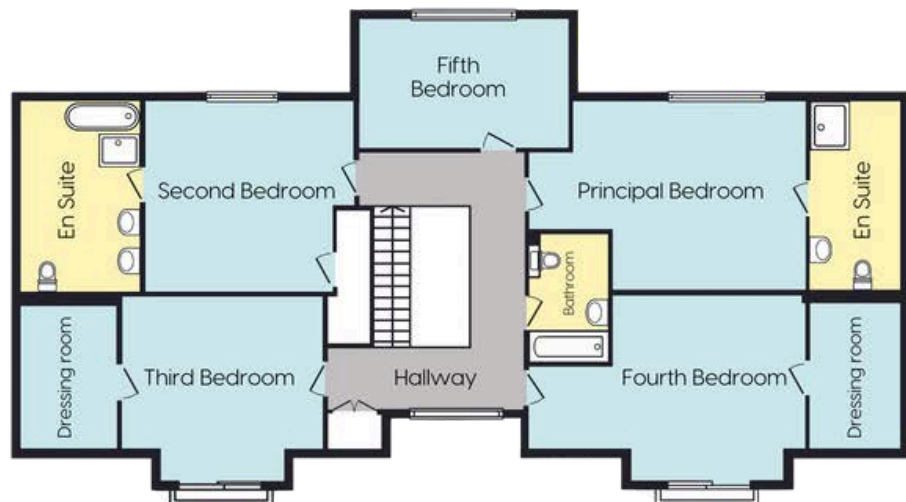
Principal Bedroom:
17'2" x 14'1"
(5.24m x 4.29m)

Second Bedroom:
14'8" x 14'2"
(4.48 x 4.31m)

Third Bedroom:
14'10" x 13'7"
(4.52m x 4.14m)

Fourth Bedroom:
20'1" x 13'7"
(6.12m x 4.15m)

Fifth Bedroom:
15'5" x 10'3"
(4.7m x 3.13m)

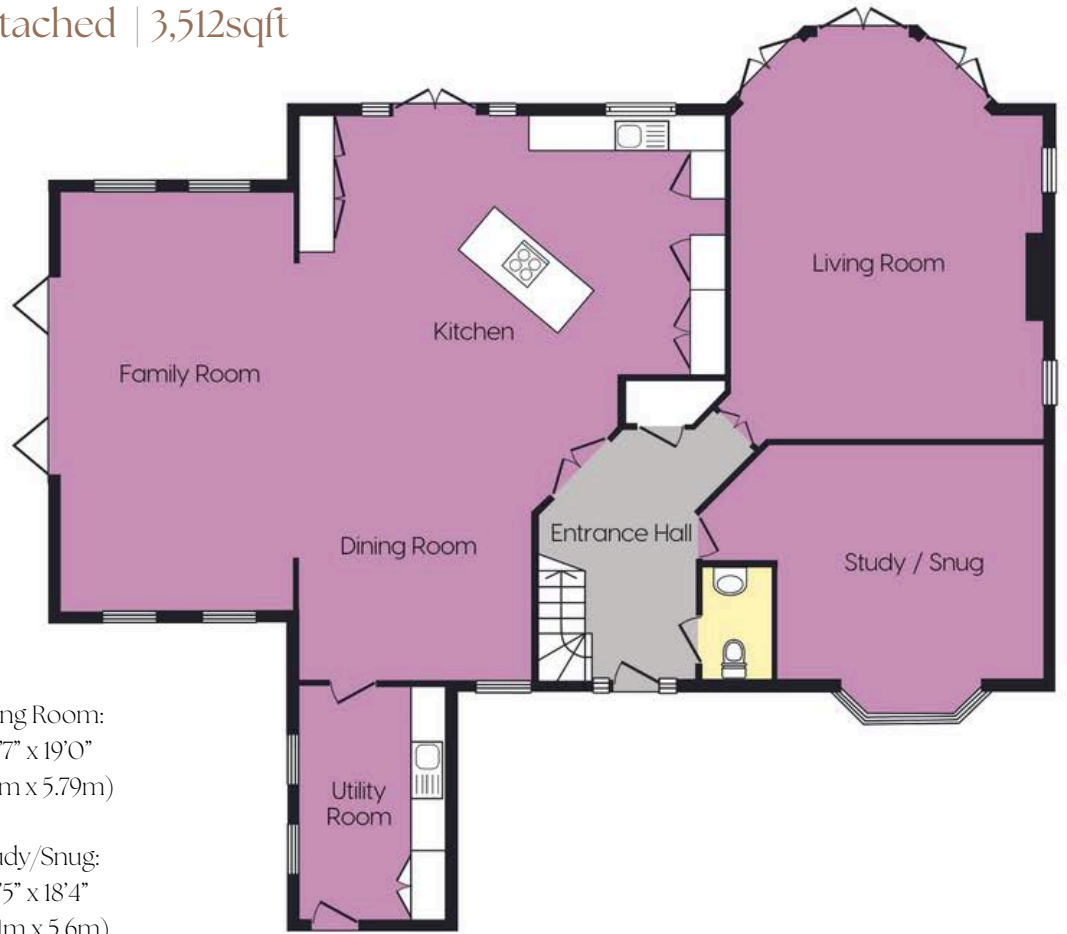


Plot Four

Four Bedrooms | Detached | 3,512sqft



Not shown in actual location/orientation



Ground Floor

Garage:
20'2" x 18'7"
(6.14m x 5.56m)

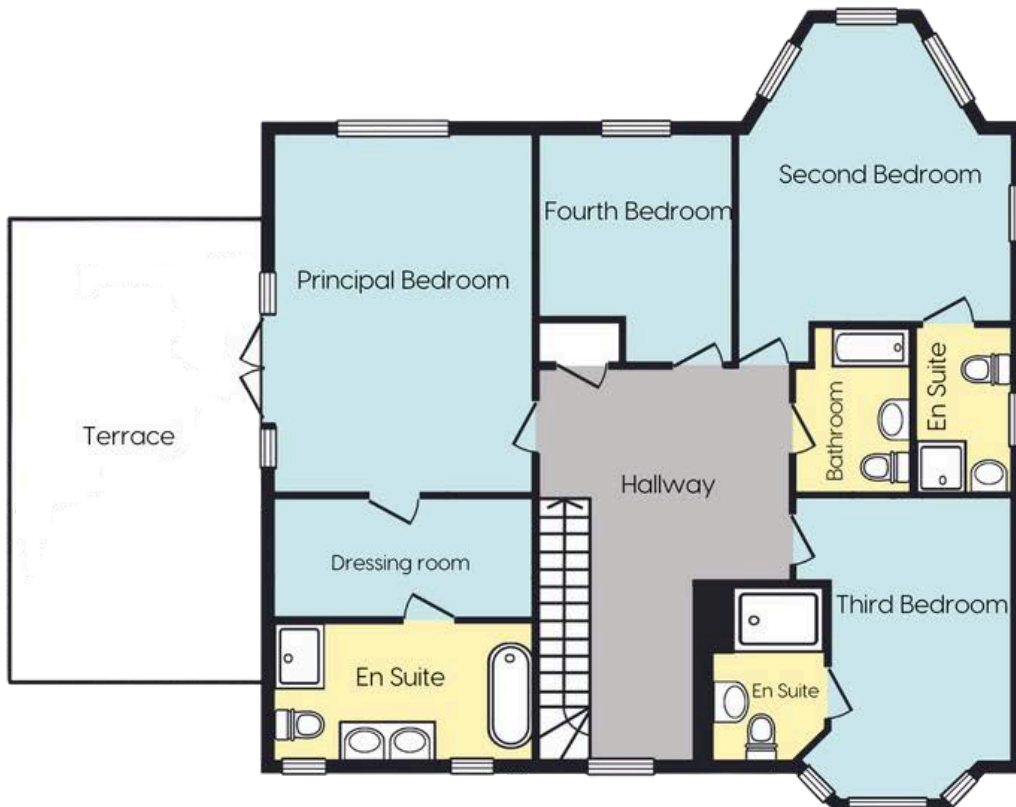
Living Room:
23'7" x 19'0"
(7.18m x 5.79m)

Family Room:
23'7" x 16'11"
(7.19m x 5.15m)

Study/Snug:
19'5" x 18'4"
(5.91m x 5.6m)

Kitchen/Dining room:
32'0" x 23'4"
(9.76m x 7.11m)

First Floor



Principal Bedroom:
18'2" x 13'0"
(5.54m x 3.97m)

Second Bedroom:
19'1" x 14'2"
(5.82 x 4.31m)

Third Bedroom:
15'11" x 15'6"
(4.84m x 4.72m)

Fourth Bedroom:
11'7" x 9'10"
(3.52m x 2.99m)

Plots Five (handed) & Six

Five Bedrooms | Link Detached | 3,619sqft

Ground Floor

Garage:
20'2" x 18'7"
(6.14m x 5.56m)

Living Room:
17'2" x 15'0"
(5.22m x 4.57m)

Kitchen/Dining Room:
34'7" x 26'8"
(10.53m x 8.12m)

Study/Playroom:
16'9" x 8'1"
(5.1m x 2.49m)



Not shown in actual location/orientation



First Floor

Principal Bedroom:
18'8" x 17'11"
(5.7m x 5.45m)

Second Bedroom:
17'5" x 11'0"
(5.3 x 3.36m)

Third Bedroom:
15'4" x 14'7"
(4.67m x 4.44m)

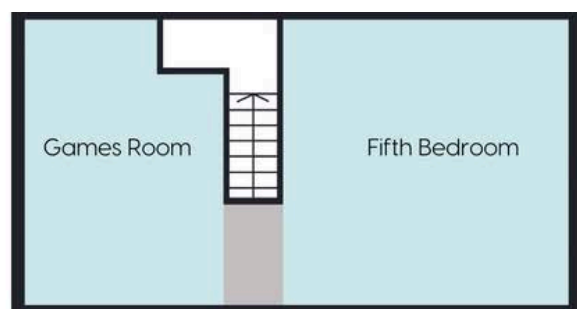
Fourth Bedroom:
11'1" x 10'8"
(3.37m x 3.24m)



Second Floor

Fifth Bedroom:
15'5" x 15'5"
(4.7m x 4.69m)

Games Room:
15'5" x 11'1"
(4.7 x 3.38m)





Oakview Place, Worth Lane, Little Horsted, TN22 5TT

Marketed by  **Henry Adams**
new homes

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