



OAKFIELD



Mill Lane, Lewes

Asking Price £1,600,000



4



2



3



E

# SUMMARY

---

This Beautiful four bedroom semi detached cottage with the famous Marchant's Nursery and seperate one bedroom property located on Mill Lane in the picturesque village of Laughton, Lewes.

This characterful property has amazing gardens, two reception rooms and four bedrooms.

The property features a delightful semi-detached cottage with four bedrooms, offering a cosy and inviting atmosphere.

Additionally, there is a separate one bedroom cottage, perfect for guests or as a private retreat.

One of the highlights of this property is the stunning gardens that surround it, providing a peaceful and serene outdoor space to relax and unwind.

Twenty seven years of hard work have gone into these gardens and you can see it in every plant and flower. Marchant Hardy Plants is the name of the famous nursery that runs along side the property.

Situated in the countryside, this property offers a tranquil escape from the hustle and bustle of city life, allowing you to enjoy the beauty of nature right at your doorstep.



Don't miss the opportunity to own this unique property with its characterful charm, beautiful gardens, and the peaceful countryside setting.

It's a perfect place to call home.



### Living/Dining Room

24'10" x 16'11"

### Kitchen

12'4" x 11'9"

### Living Room

13'3" x 12'4"

### Bedroom

21'7" x 17'4"

### Bedroom

12'11" x 12'5"

### Bedroom

11'1" x 9'11"

### Kitchen/Living Room (Outbuilding)

20'6" x 16'5"

### Bedroom (Outbuilding)

16'5" x 12'4"

### Potting Shed

19'3" x 17'10"

### Garage

20'2" x 14'1"

### Workshop

10'1" x 9'11"

Council Tax Band E - £3036

Council Tax Band C (Outbuilding)

















# INFORMATION

---

## Tenure

Freehold

## Local Authority

Wealden

## Council Tax Band

E

## Opening Hours

|                  |                 |
|------------------|-----------------|
| Monday to Friday | 9.00am - 5.30pm |
| Saturday         | 9.00am - 3.00pm |

## Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



# Floorplan

# Energy Efficiency Graph

**Approximate Gross Internal Area 3179 sq ft - 295 sq m**

Ground Floor Area 979 sq ft – 91 sq m

First Floor Area 812 sq ft – 75 sq m

Garage Area 286 sq ft – 27 sq m

Outbuilding Area 1102 sq ft – 102 sq m



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         | 100                     |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 54      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.