



OAKFIELD



Cooksbridge, Lewes BN8 4SJ

Price Guide £625,000



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Guide Price £625,000 - £650,000. Nestled in the heart of Cooksbridge, this superbly presented four-bedroom family home offers the perfect blend of modern living and village charm.

Ideally located right next to the highly regarded Hamsey Primary School and just a short walk to the train station, it provides excellent transport links to London—making it an ideal choice for commuters and families alike.

Step inside to find a spacious and inviting entrance hall with wooden flooring that flows throughout the ground floor.

The home boasts two generous reception rooms, including a bright and airy lounge complete with a charming log burner, perfect for cozy evenings.

The well-appointed kitchen provides ample space for cooking and entertaining, while the separate dining room offers the perfect setting for family meals. A convenient downstairs W/C adds to the practicality of the home.

Upstairs, four well-proportioned double bedrooms provide plenty of space for a growing family, with the main bedroom benefitting from its own en-suite. A stylish family bathroom serves the remaining bedrooms.

Outside, the private garden is mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining.

A delightful summer house adds versatility, whether you need extra storage, a playroom, or a home office. The property further benefits from off-street parking for multiple vehicles and a single garage.

With its fantastic location, spacious accommodation, and excellent transport links, this home is a rare find—offering a wonderful lifestyle in a sought-after village setting. Arrange your viewing today!





Sitting Room

19'6 x 11'7 (5.94m x 3.53m)

Dining Room

12'9 x 10'2 (3.89m x 3.10m)

Kitchen

11 x 10'8 (3.35m x 3.25m)

Bedroom 1

11'1 x 11'6 (3.38m x 3.51m)

Bedroom 2

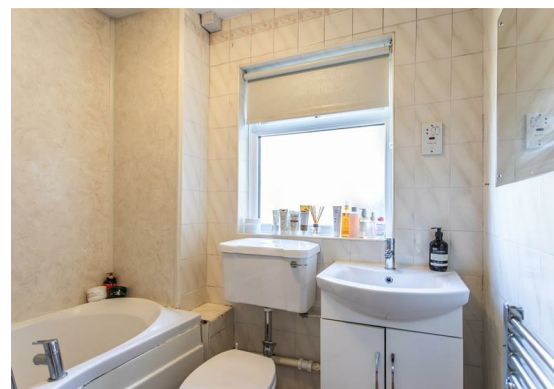
12 x 10 (3.66m x 3.05m)

Bedroom 3

11'5 x 10'8 (3.48m x 3.25m)

Bedroom 4

10'8 x 10'2 (3.25m x 3.10m)



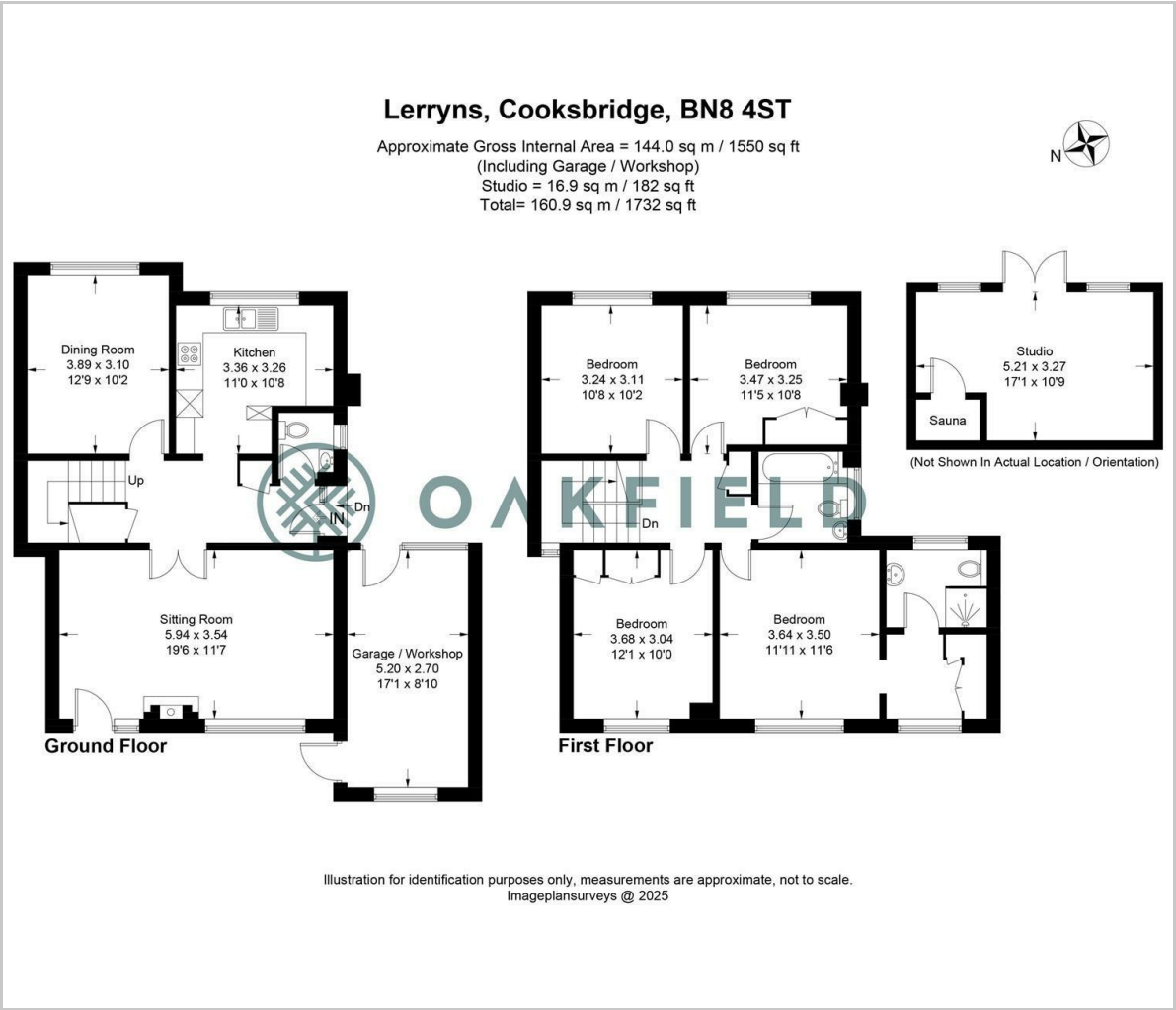
Garden Studio

17'1 x 10'9 (5.21m x 3.28m)

Council Tax Band - E



Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

