



OAKFIELD



Laughton Lodge, Lewes

Offers In The Region Of £935,000



SUMMARY

This substantial four-bedroom home offers over 2,000 sq ft of beautifully arranged internal space, forming part of one of the original lodge buildings sensitively converted by the estate's founding owners. With soaring ceilings, flexible living spaces and a distinctive sense of character throughout, 12 Laughton Lodge combines individuality with the warmth of community living.

This property is sold with a share of the Lodge's extensive land and facilities, spanning more than 20 acres of shared woodland, gardens, orchards, communal buildings and green space—designed to nurture a sustainable and cooperative lifestyle.

The ground floor opens into a wide entrance hallway leading to a generously proportioned open-plan sitting room and kitchen/breakfast room. This dual-aspect space enjoys high ceilings, plenty of natural light, and French doors opening onto the communal grounds—perfect for entertaining, family living or quiet evenings at home. A separate study provides an ideal home office or creative space, tucked away from the main living area. There's also WC and shower on this floor.

The first floor hosts three well-sized bedrooms and a family bathroom, all thoughtfully laid out off a central landing.

On the top floor, the impressive principal bedroom suite



spans the full width of the house, offering a private sanctuary with its ample space and large windows on both sides. This floor would also lend itself perfectly to guest accommodation or a semi-independent living arrangement.

This home offers approximately 2,000 sq ft (187 sq m) of versatile accommodation across three floors. The four bedrooms provide flexibility for families of all sizes, while the full-floor top suite adds privacy and potential for multi-generational living or hosting. The ground floor's open-plan layout enhances the sense of space and connection, and the additional study is a practical bonus for those working from home.



Sitting Room

21'2 x 16'11

Kitchen/Breakfast Room

12'10 x 12'9

Study

9'1 x 9'1

Kitchen

15'10 x 6'3

Bedroom

12'8 x 9'6

Bedroom

12'10 x 12'4

Bedroom

13'3 x 8

Bedroom

21'2 x 18'4

Council Tax Band - E £3,188 per annum















INFORMATION

Tenure

Leasehold - Share of Freehold

Local Authority

Wealden District Council

Council Tax Band

E

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

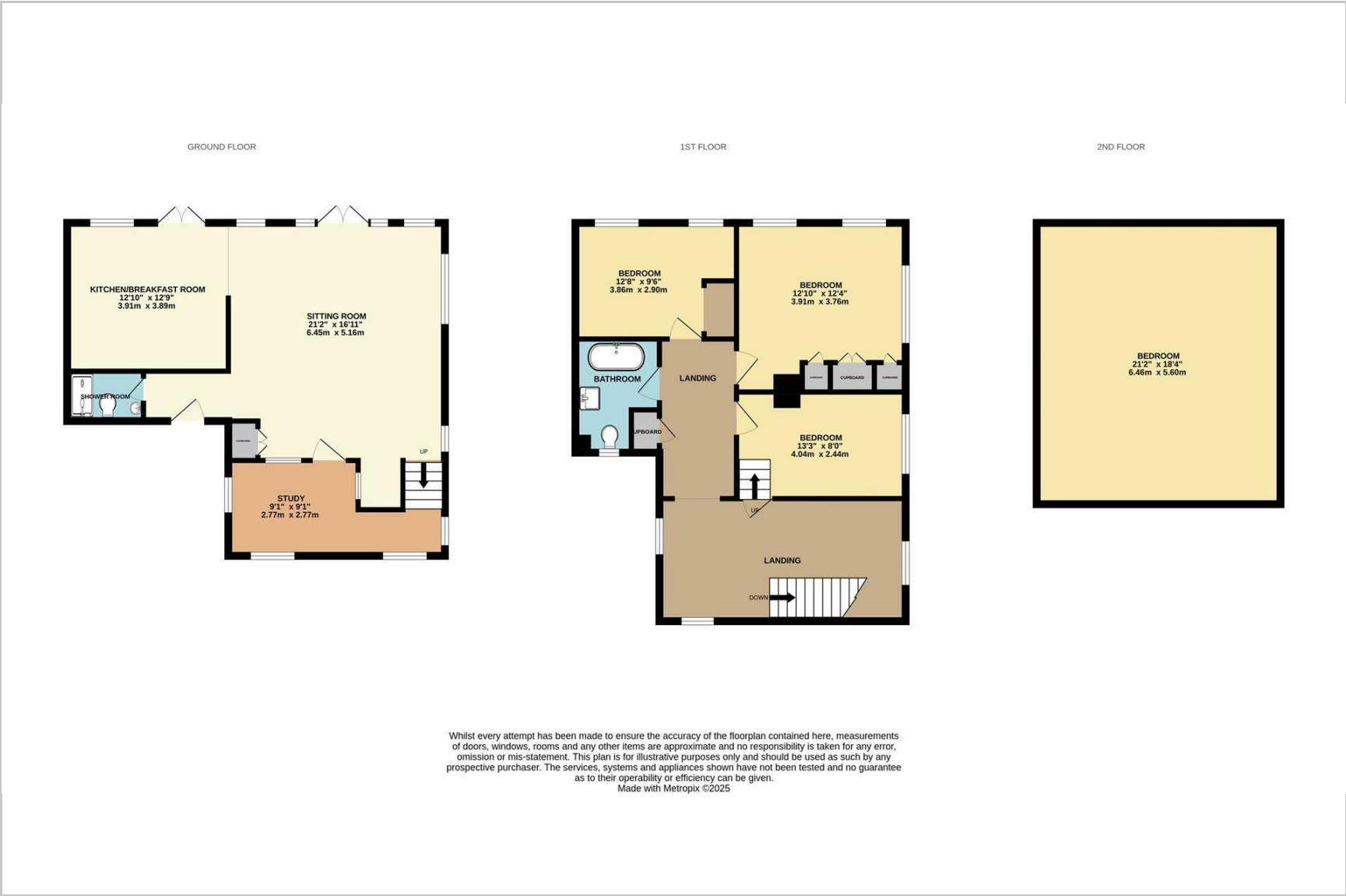
Viewings

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

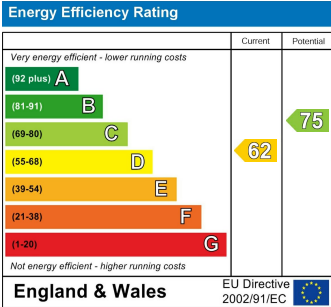
Area Map



Floorplan



Energy Efficiency Graph



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