



OAKFIELD



Hawkenbury Way, Lewes

Offers In The Region Of £850,000



SUMMARY

Situated in an elevated position within the highly sought-after Nevill area of Lewes, This freehold, four-bedroom detached property boasts truly exceptional, far-reaching views that sweep across the historic Lewes townscape and extend gloriously to the majestic South Downs National Park.

Offering immediate access to the South Downs National Park, the property is a haven for nature lovers and benefits from a gorgeous, sunny garden.

Step inside this inviting residence to discover a thoughtfully designed interior. The generously sized Sitting Room features a charming parquet floor and a cozy fireplace with a wood-burning stove, creating a warm and welcoming ambiance.

The heart of the home is an impressive 21ft Open Plan Living, Kitchen, Dining Room, a triple-aspect space ideal for modern family life and entertaining. The Kitchen is fitted with sleek, modern grey units and slim-profile work surfaces, enjoying delightful views over the rear garden.

The dedicated Dining Room offers bespoke built-in cabinetry, perfect for storage and display, while the Family Room provides a seamless flow from the dining and kitchen areas, with double doors and floor-to-ceiling windows inviting the landscaped rear garden inside. Practicality is key, with a useful Utility Room and a convenient Ground Floor Cloakroom.

Ascending to the first floor, you'll find a well-appointed Modern Family Bathroom and four comfortable bedrooms.

The impressive principal bedroom, measuring an expansive 24ft, is a triple-aspect sanctuary, offering breathtaking elevated views over the town and South Downs, with the added potential for an en-suite if desired.

The remaining three bedrooms are all generously proportioned, with two being comfortable doubles and the fourth a more than comfortable size, all enjoying elevated views, with Bedroom 2 featuring fitted wardrobes.

Outside, both the front and rear gardens are beautifully landscaped, offering perfect spaces for relaxation and enjoyment. The private, easterly-aspect front garden is laid to lawn with well-stocked flowerbeds, enjoying



uninterrupted sun from the south.

The desirable westerly-aspect rear garden features a paved patio, a decked terrace leading to a charming pond with a waterfall, and a timber-built summer house. The property further benefits from a brick-paved Driveway, approached via timber double gates, providing ample off-street parking for numerous vehicles.

Situated on Hawkenbury Way, a seldom-used cul-de-sac, this property offers immediate access to the South Downs and a convenient pedestrian shortcut to the town centre. The popular Nevill area provides excellent local amenities, including a convenience shop, a local bus service, a recreation field and children's park, and local community venues.

Highly regarded primary schools, Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School are all within walking distance, making it an ideal location for families. Lewes itself is a vibrant county town, boasting a thriving historic high street with an array of independent shops, restaurants, public houses, and eateries, as well as the Pells open-air swimming pool, leisure centre, and The Depot cinema.

Lewes Mainline Railway Station offers direct services to London, Brighton, and Gatwick. Viewings are highly recommended to fully appreciate this superb family home.



Sitting Room

16'6 x 12'11

Dining Room

9'10 x 8'9

Family Room

11'10 x 10'9

Kitchen

14'5 x 8'3

Bedroom

24'8 x 8'9

Bedroom

12'11 x 10'11

Bedroom

9'10 x 9'5

Bedroom

9'10 x 7'5

Council Tax Band - E £3,211 per annum















INFORMATION

Tenure

Freehold

Local Authority

Lewes 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.

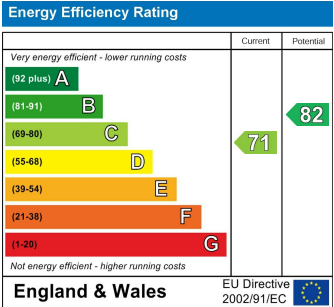
Area Map



Floorplan



Energy Efficiency Graph



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