



OAKFIELD



Laughton Lodge, Laughton Lewes,
BN8 6BY



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SUMMARY

A Unique Four-Bedroom Home Set Within 25 Acres of Idyllic Grounds – Laughton, Lewes BN8.

Nestled within 25 acres of stunning Sussex countryside and forming part of an innovative co-housing community, this exceptional four-bedroom detached home offers a rare opportunity to enjoy contemporary living in a truly unique and sustainable setting.

Located just outside Lewes in the village of Laughton, the property has been recently refurbished throughout to a high standard and is surrounded by spectacular natural beauty.

Built in 1999 using timber frame construction with cedar cladding and roofing, the house exudes warmth, character, and environmental consciousness.

The interior spans 1,772 square feet over two floors, with a layout designed to maximise space and natural light.

The vaulted ceiling in the main living area, combined with the home's striking south-facing façade – a wall of glass stretching from the ground floor to the gable end – floods the living space with light and frames beautiful views of the surrounding landscape.

The open-plan kitchen and dining area offer a sociable,



spacious hub for daily living and entertaining, while a 7kW wood burner and underfloor heating provide comfort and efficiency year-round.

Upstairs, four well-proportioned bedrooms and a modern bathrooms cater comfortably to family life or guests, while a large, boarded attic provides additional storage. There is a further bathroom downstairs that is ensuite to bedroom 4.

The property also benefits from a virtual freehold, with a 9,999-year lease issued in 1999, offering security and longevity.

Beyond the home itself, residents enjoy access to an extraordinary co-housing community of 22 households.

Together, they manage the land and facilities, which include over 11,000 square feet of communal buildings housing offices, co-working spaces, artist studios, guest accommodation, and meeting rooms.



Kitchen / Dining Room

27 x 21'11

Sitting Room

18'5 x 13'3

Bedroom

14'7 x 8'5

Bedroom

12'8 x 10'10

Bedroom

12'8 x 10'10

Bedroom

10'1 x 9'3

Bedroom Nook

11'10 x 6'6

Council Tax Band - F £3,588 per annum















INFORMATION

Tenure

Leasehold - Share of Freehold

Local Authority

Wealden District Council

Council Tax Band

F

Opening Hours

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

Viewings

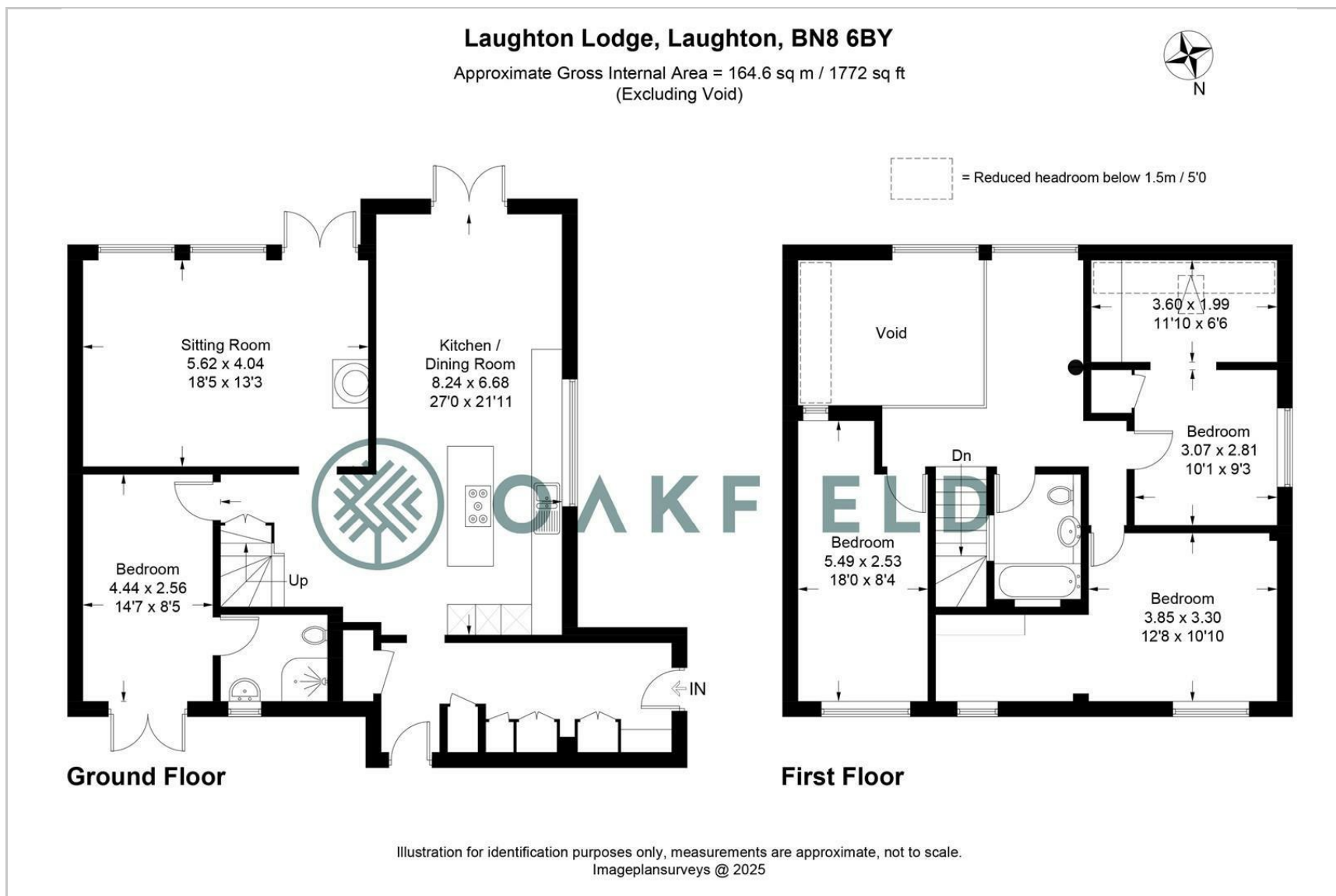
Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Floorplan


Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		72	81
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive
2002/91/EC



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