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Individual Property : Individual Service



Oaklands, Whitesmith, Lewes, East Sussex. BN8 6JD
Guide Price: £1,250,000 - £1,350,000 Freehold



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A fabulous opportunity to acquire a substantial, individually designed and built detached family home. With accommodation comprising around 4,000 sq.ft, to include 5/6 bedrooms, 3 en-suites and a family bathroom, 3/4 reception rooms and a fabulous open plan kitchen/family space, set in a plot of just over 0.8 acre (tbv), all tucked away at the end of a long drive. The property also enjoys an integral garage, planning for an additional garage, ample parking, an array of solar panels, batteries, air sourced heat pump, full integrated media & sound system, CCTV, an outdoor kitchen and an above ground pool. NO CHAIN. EPC tbc

Oaklands forms a six year old property, individually designed and built to the highest standards and to an exceptional specification, this one off executive home is laid out over three floors. It has been owned and occupied by the same family since new.

During their ownership, they have made further improvements to the property, to include a large array of solar panels for energy generation, battery storage for that energy, an electric car charging point, plus internal décor. They have also added an outdoor kitchen and an above ground pool.

The house occupies a superb spot, tucked away at the end of a gravel drive, with electric gates and a plot of just over 0.8 acre (tbv), with one neighbour, fields to front and side, plus backing onto hundreds of acres of woodland with a footpath that head up the drive and into the woodland for ease of access.

The accommodation comprises a large reception hall with oak flooring and access to all the main rooms, including the dual aspect sitting room with



a modern, enclosed wood burner, a family room backing on to the garden, an office looking out across the drive and a cloakroom. There is also a magnificent open plan kitchen/dining/family room at the rear of the house, opening on to the patio and rear garden, complete with a range of units and a fully integrated with oven, hob, microwave, warming drawer, fridge, freezer and dishwasher, enjoying a large roof lantern for enhanced natural light and bi-folding doors to the side and the rear patio. A further door provides access to a utility room, the integral garage and a further cloakroom.

The first floor provides a large landing area, with a further staircase to the second floor. The landing has various linen and airing cupboards, plus access to all five double bedrooms (three of which are en-suite) and the family bathroom.

The master bedroom enjoys 'his and hers' walk-in wardrobes, together with its substantial and somewhat luxurious en-suite.

The second floor comprises a multi-functional room, current set up as a cinema room, along with ample eaves storage.

Externally there is a substantial block work driveway with extensive parking for numerous cars together with a large, integral double garage. There is planning permission for a further garage/store to the side.

The gardens surround the property with an expanse of paved patio across the rear of the house, plus an installed outdoor kitchen and above ground pool, complete with raised decking and plant room. There is also a chicken coup, greenhouse and raised vegetable planters.

Whitesmith is a rural hamlet near the larger villages of Chiddingly and East Hoathley, with broader retail and leisure amenities available in the nearby towns of Uckfield and Lewes.

Chiddingly and East Hoathley are approximately 2 miles away. Both villages village has its own pub, village shop, local school and parish church.

Uckfield is approximately 7 miles away, and this larger town offers a wider range of retail shops, supermarkets, cafes/restaurants, and leisure facilities, including gyms, swimming pool, private cinema and schooling for all ages, both private and state.

Lewes is approximately 9 miles away. This historic county town is known for its independent shops, cafés, and restaurants, Harveys brewery, golf club and sports clubs.

There is a footpath along the drive to Oaklands, leading into the woodland behind the house, with a gate from the garden to this footpath, forming an ideal access for dog walking.

There is also a bus stop within 100 yards of the end of the drive, and the nearest train station to



London is at Uckfield. Further stations with services to London and Brighton are at Lewes. their excellent range of shopping facilities, including a variety of supermarkets, and commuter trains to London.

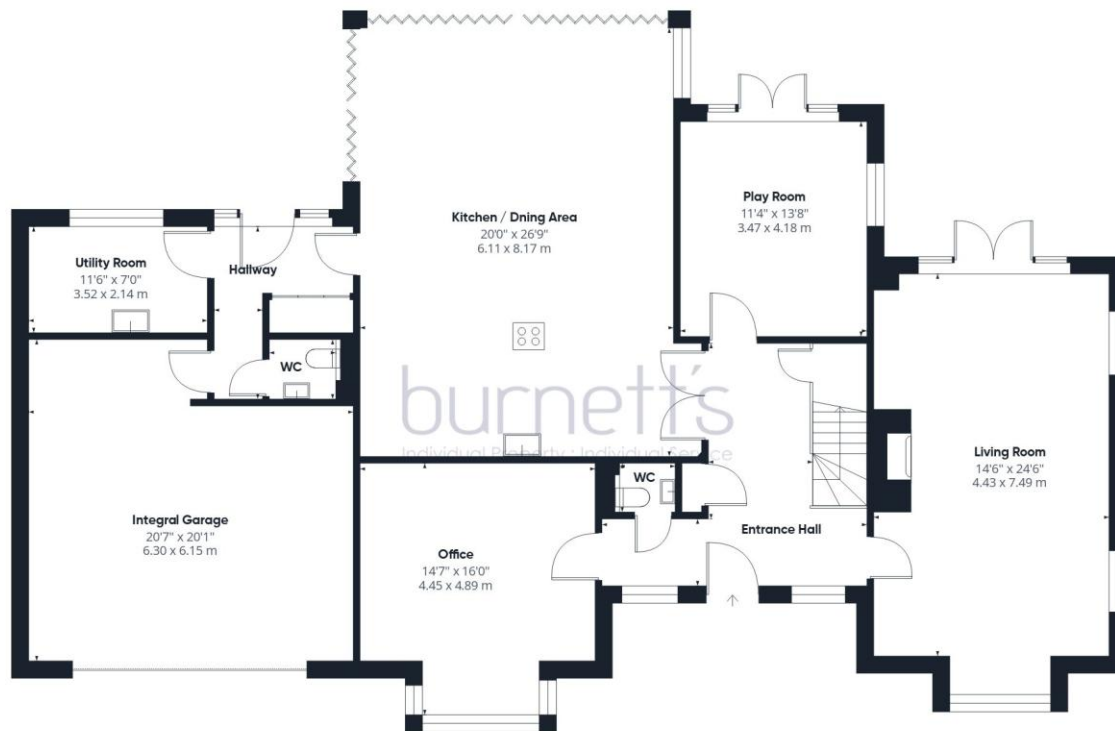
Material Information:

Council Tax Band G (rates are not expected to rise upon completion).
Mains electricity, water and private drainage via a compliant system. Air sourced central heating, and renewable energy provided by: solar panels, coupled to batteries.
The property is believed to be of brick/block and timber construction with part tiled elevations and a tiled roof.
We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.
The title has restrictions and easements, we suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: we are informed that Superfast broadband is available at the property.
Mobile Coverage: There is Variable mobile coverage from various networks.
We are not aware of any mining operations in the vicinity
We are not aware of planning permission for new houses / extensions at any neighbouring properties.
The property does not have step free accommodation.

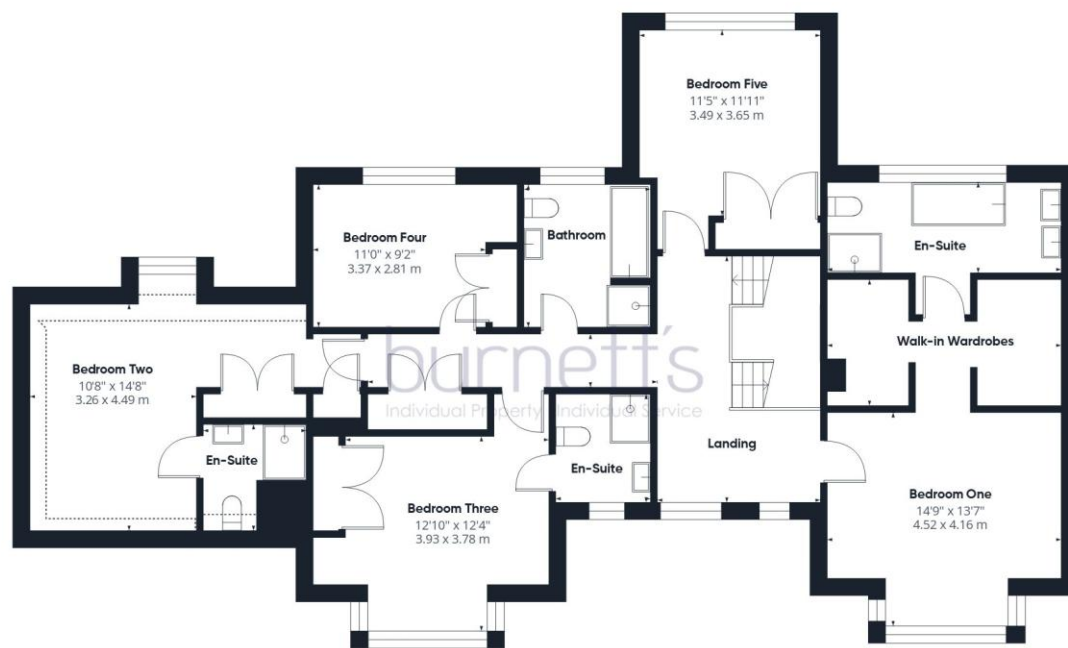
Oaklands Whitesmith LEWES BN8 6JD	Energy rating B	Valid until: 2 December 2028
		Certificate number: 0378-7922-7392-6218-6944

Property type	Detached house
Total floor area	306 square metres





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3804 ft²

353.2 m²

Reduced headroom

132 ft²

12.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.