



£1,100,000

The Oaks, The Old Racecourse, Lewes, East Sussex, BN7 1UR

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Overview...

We are pleased to offer for sale this 4 Bedroom detached home known as The Oaks, located at the former Lewes Racecourse.

The property is beautifully presented throughout boasting a high quality bespoke fitted kitchen and two modern bathrooms.

The ground floor comprises of a generous Sitting Room with woodburning stove and intercommunicating doors opening to a further Family Room. The solid oak Kitchen Breakfast Room enjoys views over the Garden and benefits from a Pantry and Utility Room. Completing the ground floor accommodation is a Third Reception Room and a ground floor Cloakroom.

Upstairs there are 4 Bedrooms, a modern Family Bathroom and modern EnSuite Shower Room to the principal Bedroom.

Multiple parcels of land are also available by separate negotiation. More details noted within the brochure.



The property...

The Oaks is a well presented 4 Bedroom Detached home.

The property has accommodation arranged over two floors with potential to add further floors if desired, subject to the usual planning permissions and conditions.

The ground floor offers flexible accommodation with 3 Reception Rooms. The property boasts a bespoke high quality, solid wood Kitchen by Neptune, with honed granite worksurfaces. The dual aspect room enjoys views over the garden and a door leads to a pantry.

Also on the ground floor is a triple aspect Sitting Room featuring a wood burning stove and views over the garden. Sliding intercommunicating doors then open to a Family Room with patio doors to the garden. There is a further ground floor reception room enjoying views to the front garden and a ground floor cloakroom.

To the first floor and off the landing there are 4 Double Bedrooms and a modern Family Bathroom. The bathroom has been recently refurbished and finished to a high standard. Each bedroom enjoys elevated views over the gardens and often with views over the local countryside and South Downs. The principal bedroom benefits from a modern EnSuite Shower Room with generously size shower enclosure.

Outside the garden wraps around the property with an extensive drive to the front. The gardens are mostly laid to lawn along with mature and established trees to the front.

Historically The Oaks was approximately twice the height it is now and used as the Racecourse Indicator Building with magnificent panoramic views and was adorned with race results when the racecourse was still in operation.





Location ...

Lewes Racecourse is located at the top of a private road leading to a hamlet style setting comprising of residential properties and training stables. The area boasts truly panoramic views across the South Downs National Park and over historic Lewes below.

Lewes High Street offers an array of shops, restaurants and public houses. The Depot Cinema and Lewes Mainline Railway Station, which offers direct services to London, Brighton and Eastbourne.

Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School with further education available in nearby Brighton and surrounding areas.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Also available by separate negotiation...



Classified as 'Recreation Land' and 'Modern Fields' multiple parcels of land are available.

Front Hill measures approximately 13.4 acres. This area of land was traditionally used as training gallops, is positioned at the end of the former racecourse and almost reaches the perimeter of Lewes at Houndean Rise. Shown in red on the plan and available for £250,000.

The Link and All Weather Gallops measure approximately 15.6 acres and are positioned at the other end of the former racecourse. The All Weather surface has not been maintained for a little while but with a bit of investment could certainly be brought back to use. Shown in green on the plan and available for £250,000.

Whilst the land works well for training horses, pre planning enquiries have indicated that a perimeter fence should be allowed in order to allow for grazing equines. Further opportunities could be for any number of purposes such as re-wilding or potentially bee keeping. The land has been tested for growing vines which seems quite possible and subject to permission various tourism based activities could be viable.



Rear Elevation (NW) 1:100

Front Elevation (SE) 1:100

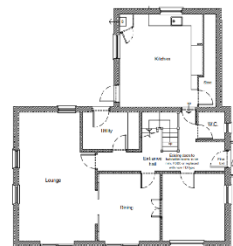


The Oaks Proposed Conversion



First Floor Plan 1:50

Second Floor Plan 1:50



Ground Floor Plan 1:50

The Oaks Proposed Floorplans

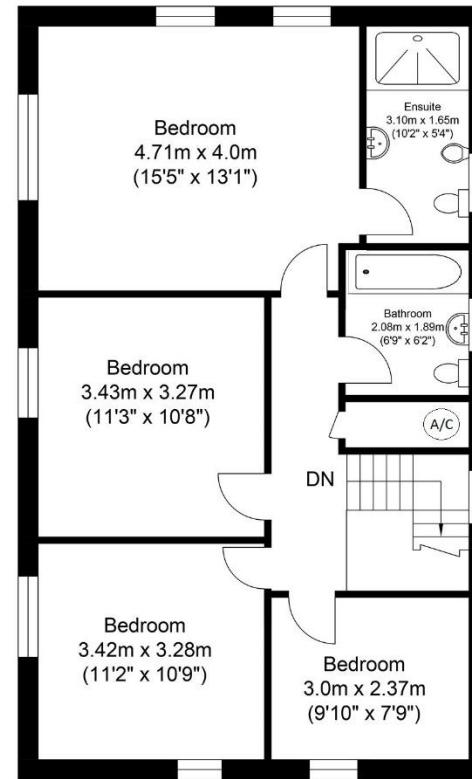
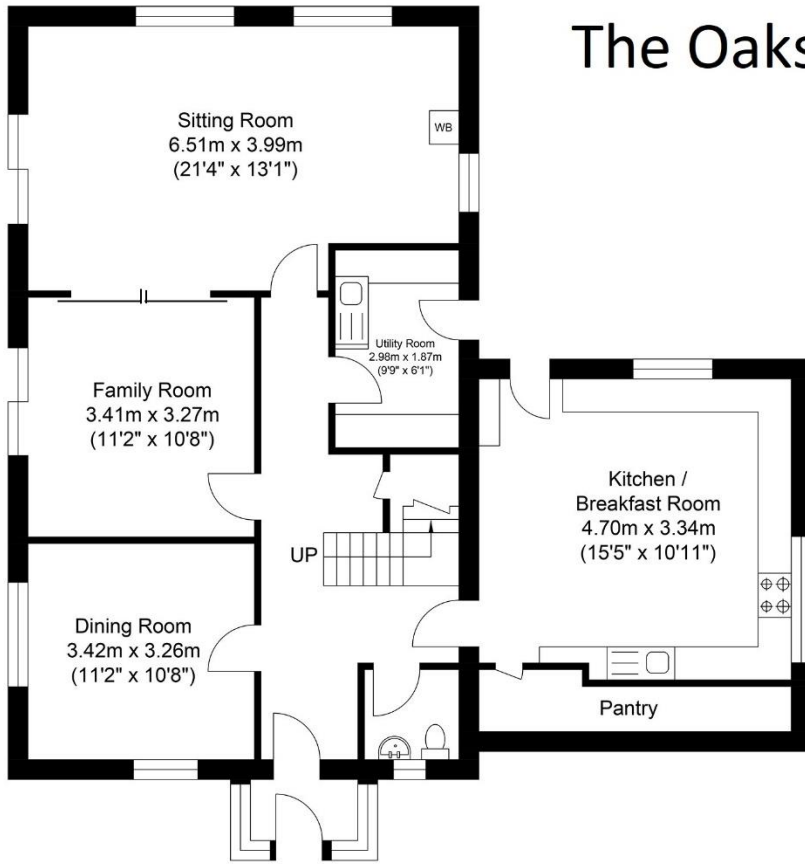
Tenure – Freehold

Gas central Heating – Double Glazing.

EPC Rating – E

Council Tax Band – F

The Oaks



Ground Floor
Approximate Floor Area
1043.77 sq ft
(96.97 sq m)

First Floor
Approximate Floor Area
775.32 sq ft
(72.03 sq m)

Approximate Gross Internal Area = 169.0 sq m / 1819.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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