



6a Oakview Place, Worth Farm
East Sussex

In Excess of **£1,125,000**
MANSELL
McTAGGART
— Trusted since 1947 —

6a Oakview Place

Worth Farm, East Sussex

A magnificent brand new 5 bedroom 3 bathroom attached country home forming part of an exclusive and private development in a rural position adjoining the neighbouring farmland.

The accommodation: The ground floor enjoys underfloor heating and fine engineered oak flooring to the majority of the rooms. Many of the rooms are double aspect and there are 2 reception rooms, a cloakroom and an impressive oak staircase with steel rails in the entrance hallway.

The Kitchen: Very much the most distinguishing room of the property, beautifully fitted with bespoke units to eye and base level with a range of Neff ovens and integrated appliances. A fully equipped utility room is found nearby.

The sitting room: Found at the front of the property and of a generous size leading through to a dual aspect study/playroom.

Council Tax band: TBD

Tenure: Freehold

- EXCEPTIONAL 5 BEDROOM HOME
- 3 STYLISH BATHROOMS
- 10 YEAR NEW BUILD WARRANTY
- SURROUNDED BY OPEN COUNTRYSIDE
- 34ft OPEN PLAN LIVING, KITCHEN, DINING ROOM
- FURTHER SITTING ROOM
- GROUND FLOOR STUDY
- UTILITY ROOM
- DOUBLE GARAGE
- STUNNING VIEWS





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The bedrooms: There are 5 in total with the principal bedroom a very generous size benefitting from a dressing area and ensuite shower room. There are 3 further bedrooms on the first floor with one guest bedroom also benefitting from an ensuite shower room. On the second floor there is a 34'7 x 15'5 bedroom which could easily be divided in two to create a further bedroom.

The bathrooms: Fitted with magnificent and contemporary sanitary ware affording fine lines and stylish tiling to the floor and walls. The taps and valves are of a satin effect which complement the fine design. In the family bathroom you will find a walk-in shower with a glass screen and bath.

Outside: The rear garden is predominately laid to level lawn with a stone seating terrace adjoining the rear of the property with pathways found either side. Fully enclosed with close board fencing.

Drainage: Private – water treatment plant

Fuel: Air source heat pump

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Worth Lane, Little Horsted, TN22

Approximate Gross Internal Area = 3374 sq ft / 313.5 sq m
(Including Eaves)

Garage = 328 sq ft / 30.5 sq m

Total = 3702 sq ft / 344 sq m

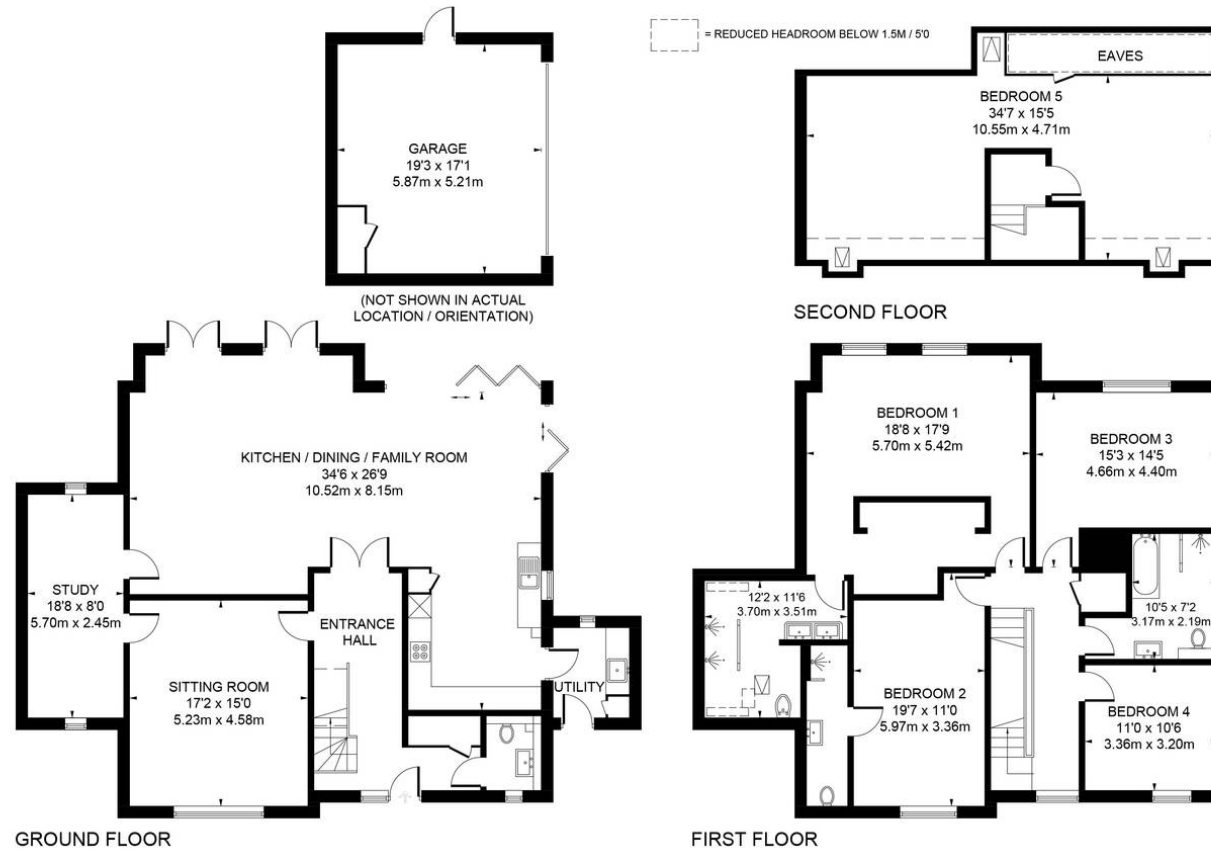


Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapltd.co.uk (ID922735)

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