



4 Oakview Place, Worth Farm, Worth Lane. Little Horsted

East Sussex, TN22 5YW

In Excess of **£1,450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

4 Oakview Place

Worth Farm, East Sussex

A magnificent brand new 4 bedroom 4 bathroom detached country home forming part of an exclusive and private development in a rural position adjoining the neighbouring farmland with stunning uninterrupted views towards the South Downs National Park.

4 Oakview Place is an individual architecturally designed executive home with a handsome Georgian inspired façade. The property has been built to an impeccable order with a meticulous finish. The location is very sought after, lying in a traffic free position found off a long peaceful meandering country lane in an enviable location meeting the open farmland and countryside beyond. The property extends to 3327 sq ft arranged over 2 storeys with a private driveway found to the front which in turn leads to the double garage.

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 3 reception rooms, a cloakroom and an oak staircase with steel rails in the double height reception hall which allows the perfect drop of an elegant chandelier.

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. The central island has a matching quartz worksurface with an induction hob and oven. A fully equipped utility room is found nearby with a door leading to a covered entrance to the double garage.





4 Oakview Place

Worth Farm, East Sussex

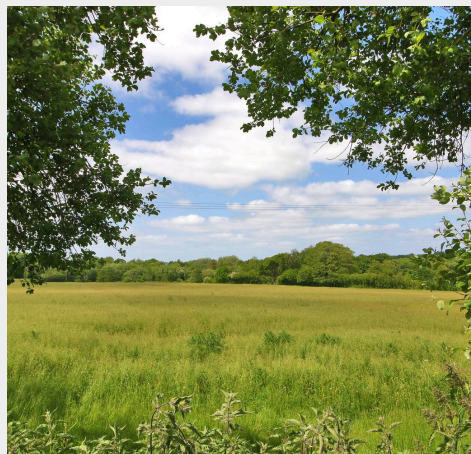
The sitting room: Enjoys a double aspect with three sets of French doors opening to a seating terrace.

The bedrooms: There are 4 in total, all fully carpeted with most rooms enjoying fine rural views. The principal bedroom is of a generous size with sliding doors opening onto a private terrace overlooking the neighbouring countryside, it also benefits from a walk-in dressing room and generous ensuite bathroom. There are 3 further bedrooms, 2 of which have ensuite shower rooms.

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 principal suite 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. Flanked by mature trees to the rear boundary and close board fencing. The whole enjoying fine rural views.

Drainage: Private – water treatment plant **Fuel:** Air source heat pump **Council Tax Band:** TBC



Worth Lane, Little Horsted, TN22
Approximate Gross Internal Area = 3327 sq ft / 309.1 sq m
(Excluding Void)
Garage = 379 sq ft / 35.2 sq m
Total = 3706 sq ft / 344.3 sq m
External Area = 503 sq ft / 46.7 sq m



Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapitd.co.uk (ID922733)

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.