



## 3 Oakview Place, Worth Farm, Little Horsted

East Sussex

In Excess of **£1,650,000**

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## 3 Oakview Place

Worth Farm, East Sussex

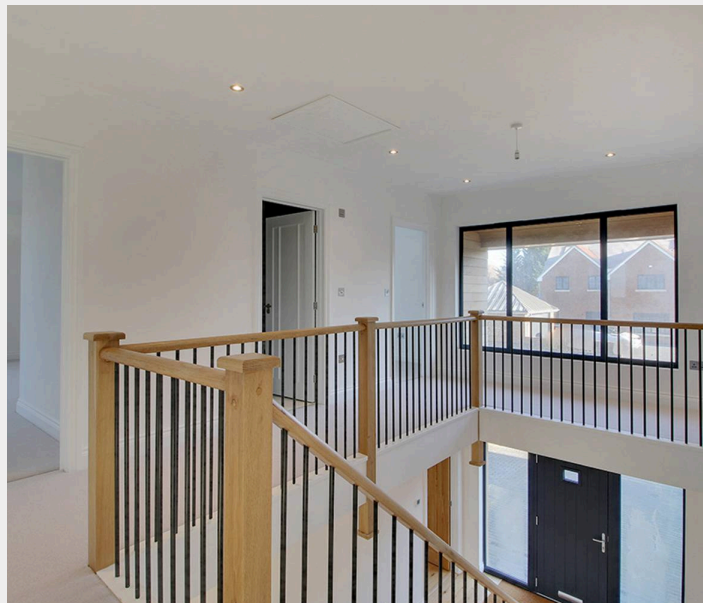
An outstanding brand new 5 bedroom 3 bathroom detached country home forming part of an exclusive and private development in a rural position adjoining the neighbouring farmland with stunning interrupted views towards the South Downs National Park.

3 Oakview Place is an individual architecturally designed executive home with striking timber and anthracite cladding, with lower brick elevations and a wealth of glass. The property has been built to an impeccable order with has 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 4719 sq ft (including the garage) over 2 storeys with a private driveway found to the front which in turn leads to the integral double garage.

The accommodation:

The ground floor enjoys underfloor heating and fine engineered oak flooring throughout. Many of the rooms are double aspect and there are 5 reception rooms, all of which flow well from one to the other. You will find a cloakroom, built in coat cupboards and an oak staircase with steel rails in the double height reception hall which allows the perfect drop of an elegant chandelier.







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**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. The fully equipped utility room has a tiled floor.

**The sitting room:** Enjoys a double aspect with a set of sliding doors opening to the rear seating terrace and provides fine rural views and recessed fireplace.

**The bedrooms:** There are 5 in total, 2 of which have a walk-in dressing room, all fully carpeted with column radiators with most rooms enjoying far reaching views. The principal bedroom has a generous ensuite bathroom and there is a guest bedroom with ensuite.

**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 and family bathroom you will find a walk-in shower with a glass screen and freestanding 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 post and rail fencing. The whole enjoying fine rural views and a westerly aspect.





Worth Lane, Little Horsted, TN22  
 Approximate Gross Internal Area = 4341 sq ft / 403.3 sq m  
 (Excluding Void)  
 Garage = 378 sq ft / 35.1 sq m  
 Total = 4719 sq ft / 438.4 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID922732)

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