

**House 3, Worth Farm, Worth Lane, Little Horsted TN22 5TT**

Approximate Gross Internal Area = 454.6 sq m / 4893 sq ft

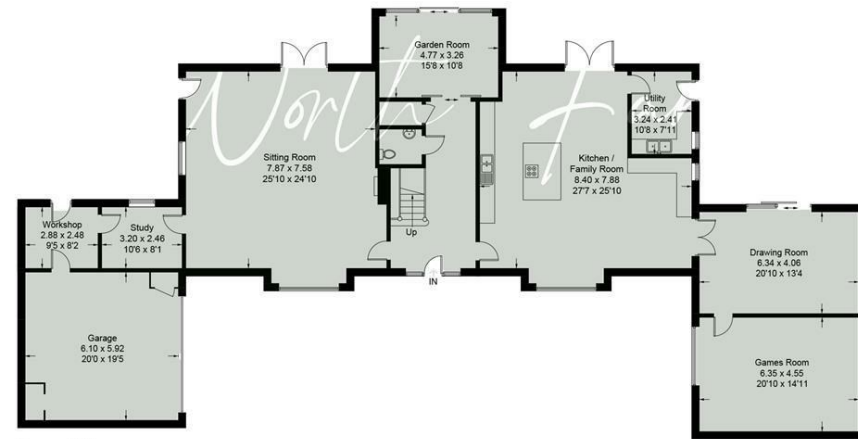
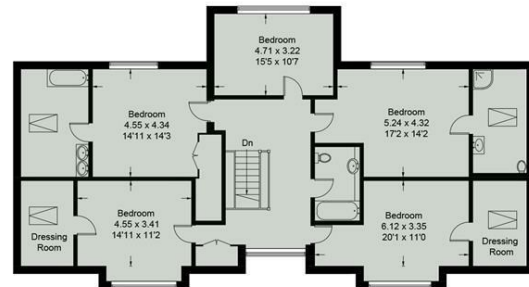
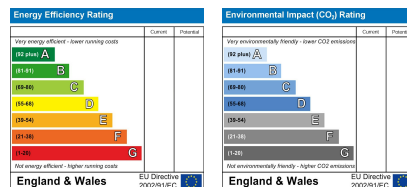


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2020



**BRITISH PROPERTY AWARDS 2022**  
 ★★★★★  
**GOLD WINNER**  
 PSP HOMES SOUTH ENGLAND (OVERALL)



**3 Worth Farm, Oak View Place, Worth Lane, Little Horsted, Sussex, TN22 5TT**

**Guide Price £1,650,000 Freehold**



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VIEWING BY APPOINTMENT WITH PSP HOMES  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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### 3 Worth Farm, Oak View Place, Worth Lane, Little Horsted, Sussex, TN22 5TT

What we like...

- \* Over 4,300 sq ft of living space - great for a family.
- \* 1/3 acre plot with glorious open countryside views.
- \* Superb ground floor accommodation with three separate living spaces.
- \* Quality, bespoke kitchen that is perfect for entertaining.
- \* 10 year new homes warranty for total peace of mind.

#### GUIDE PRICE £1.65M - £1.75M

##### Welcome Home...

Welcome to 3 Oak View Place – an exceptional brand new home, sitting a 1/3 acre westerly plot and forming part of the exclusive “Worth Farm” development of just six homes nestled at the end of a leafy country lane and surrounded by a patchwork of rolling Sussex countryside.

Aesthetically the home does not look out of place in their leafy surroundings and have been purposefully designed to enhance and not compete with its beautiful location. These barn-style homes deliver everything you want from country living, with a modern high specification twist. New homes of this calibre are seldom available in such special countryside settings and the home boasts a double-fronted contemporary façade that combines brickwork, zinc cladding and wooden weatherboarding that echoes the countryside backdrop.

At over 4,300 sq ft there is certainly no shortage of space on offer for a family. Upon entry you’re welcomed by the most impressive of hallways and your eye is immediately drawn straight down to the garden vista and the feature staircase with cast iron spindles.

The open plan kitchen is a fabulous space and ready made as the hub of this super home. The shaker-style kitchen is bespoke made by ‘St James Interiors’ of Westminster and is complimented by quartz worktops, a large island with breakfast bar and a range of integrated Neff and Fisher & Paykel appliances making this the perfect space for entertaining friends & family. Sliding doors blur the division between the inside and the out and the accommodation is flows freely from the kitchen to two impressive and incredibly flexible reception rooms, with vaulted ceilings, that offer possibilities for formal dining, play room, home office, library, gym or cinema room.

The sitting room is capacious, extending to 26ft x 25ft with a triple aspect and doors on to the garden. The contemporary fireplace provides a focal point and the engineered oak floors continue.

The study is ideal for those who work from home and leads to the boot room, which in turn accesses the integral double garage.

On the first floor the galleried landing leads to five brilliant bedrooms. Both the master and guest bedrooms enjoy glorious countryside views, fitted wardrobes and are great doubles with each with luxurious ensembles with marble tiling, walk-in showers and “his & hers” vanity units. The third and fourth bedrooms overlook the front and enjoy walk-in dressing rooms, whilst the fifth bedroom also boasts glorious views. The family bathroom is beautifully fitted with tasteful tiling, brushed brassware and overhead power shower.

The entire ground floor has underfloor heating, whilst conventional radiators service the first floor, all from the air source heat pump. The house is a private drainage system (Klargester).



##### Step Outside...

The home sits on an enviable west facing plot that extends to approx 1/3 acre with spectacular countryside views that provide a real feeling of openness. The large paved terrace is the perfect spot for some ‘al-fresco’ dining with friends & family and the large expanse of level lawn is perfect for children and pets.

##### The Location...

Worth Farm is situated in the beautiful village of Little Horsted, East Sussex, just a few miles south of bustling Uckfield and just north of the historic castle town of Lewes. Little Horsted itself is picturesque, with stunning countryside views and plenty of ancient woodland. There is a vibrant village community and plenty of amenities including a post office, parish church, country pubs, restaurants, farm shops, health club, golf course and primary school – all within a five minute drive.

For those needing rail connections, Lewes Station is a ten minute drive and has routes into London in around 65 minutes. Uckfield Station is even closer with London taking 75minutes. Gatwick Airport is just over half an hour drive and provides international flights.

Horsted Place Hotel is within a stone’s throw and is a stunning Victorian Country House. For golfers, the famous East Sussex National boasts two championship 18-hole courses, whilst Horsted Health Club has everything you need for health and wellbeing. Alongside Horsted Green Park, Chailey Common and the stunning Ashdown Forest are within easy reach.

Lewes is just five miles distant and is renowned for its unparallel variety of independent shops. It is also home to Harvey’s Brewery and an array of pubs, restaurants all offering delicious choices.

If you occasionally need a dose of the bright lights of a big city, or a stroll along the beach the bohemian and cosmopolitan city of Brighton & Hove is just a twenty mile drive. With its world class restaurants, museums, galleries, theatres, trendy hotels and nightclubs there is a range of entertaining on offer. The famous 17th century twisting lanes of Brighton offer world famous shopping for those looking for something special.

##### Viewing

For more information please contact PSPhomes on 01444 416999 or email [hh@psphomes.co.uk](mailto:hh@psphomes.co.uk)

##### NB

These CGIs are intended to provide the intended specification but their accuracy cannot be guaranteed. The internal imagery may not be plot specific.

