

Oak View Place

Little Horsted, East Sussex



Welcome Home

An exceptional and select development of just six brand new residences occupying a peaceful, secluded spot in the heart of East Sussex countryside with uninterrupted views over farmland.

Aesthetically these homes do not look out of place in their leafy surroundings and have been purposefully designed to enhance and not compete with their beautiful locations, whilst delivering everything you want from country living, with a modern high specification twist.

Number Two is arguably the 'jewel in the crown' with a favoured corner plot facing both south and west.

Family Friendly Flexibility

No.2 has a stunning, open plan kitchen, designed to satisfy even the most discerning of cooks. The classic shaker style gives a timeless feel and combines with stone worktops and upstands down to ensure the kitchen not only

The central island will surely be the place to gather and this is an exceptional space to entertain the friends & family with separate dining and family zones.

Neff appliances have been chosen with a keen cook in mind and include five ring induction hobs and 'Fisher & Paykel' American style fridge/freezer. Utilities are equipped with washers & dryers.



Generous Proportions

The enormous sitting room extends to 26ft x 20ft and enjoys a gorgeous south & west facing dual aspect meaning that it is bathed in natural light throughout the day. Full-width sliding doors open on to the terrace and each window provides its very own picture.

There is a second large reception room (20ft x 14ft) which offers pure versatility as a study, family room or play room - again with a dual aspect a pleasing rural vista.



Sleep & Soak

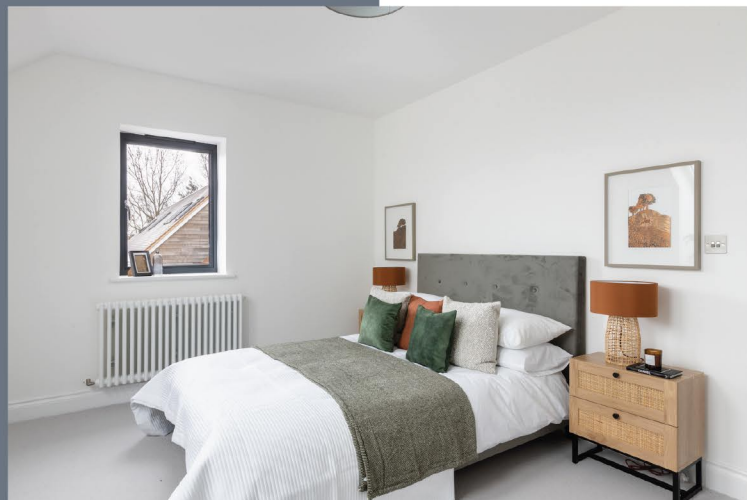
The master suite is simply marvellous. The main sleeping quarters extend to approximately 20ft x 17ft. The full-width sliding doors enjoys a Juliette balcony with the most beautiful of rural outlooks.

There is a walk-in dressing room that leads through to a most luxurious en-suite with walk-in shower and standalone bathtub for a long, relaxing soak.

Each of the remaining bedrooms are generous doubles. The second has an ensuite too.

Each bathroom has been carefully considered to provide beauty and function. The selection of tiles and fittings ensure that the bathrooms are characterful and functional creating the perfect spaces to escape to at the end of a long day. The stone on the sinks and freestanding baths are finished to a luxurious matt finish to compliment the brushed stainless steel brassware.

The beautiful staircase has a cast iron spindles, carpet runner and solid wood bannister that all combine to striking effect.

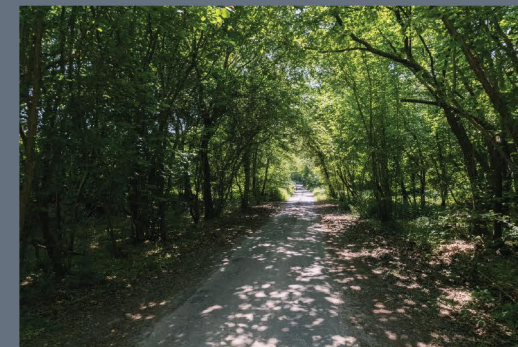




THE CORNER PLOT



No.2 enjoys the best garden on the development with a superb south and west facing corner plot - with exceptional rural views.



There is plenty of sunshine throughout the day and the Indian Sandstone patio provides a perfect spot for some 'al-fresco' dining.

The garden is laid mainly to lawn and, in total, the plot is approx 0.3 acres.

To the front is driveway parking for several cars which leads to the integral double garage.



A quintessentially English village



out & about

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 unparalleled 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 it's 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.

House 2, Worth Lane, Little Horsted, TN22 5TT

Approximate Gross Internal Area = 340.5 sq m / 3665 sq ft
Garage = 40.2 sq m / 433 sq ft
Total = 380.7 sq m / 4098 sq ft

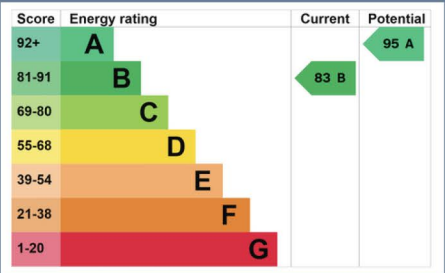


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

The Finer Details

Tenure: Freehold
Title Number: ESX276900
Council Tax Band: G
Plot Size: 0.3 acres (not verified)
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy.
Any information in this marketing brochure cannot be used as part of an offer.



**2 Oak View Place
Worth Lane
Little Horsted
East Sussex
TN22 5YW**

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