



Dacres, Kingston Road, Lewes, BN7 3ND

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£2,850,000

An enthralling detached residence showcasing architectural elegance, luxurious finishes, and breathtaking panoramic views over the surrounding countryside and Lewes.

Commanding an enviable position found on the fringe of Historic Lewes, within walking distance of the town of Lewes mainline station along with the nearby village of Kingston, this is a truly remarkable detached residence offering exquisitely appointed living accommodation extending to approximately 4142 sq ft. Designed with modern life to the fore whilst affording sophisticated entertaining and social space, this stunning home promotes a seamless blend of architectural elegance and luxurious detailing throughout.

Of particular note is a striking triple-height vaulted reception hall — a breathtaking space that bathes the interior in natural light and provides an impressive welcome.

This unique country residence combines modern comfort with countryside living within the South Downs National Park. Offering five bedrooms, impressive living spaces and panoramic open views that follow you throughout, it's designed for both relaxation and practicality. With its eco-friendly systems and generous landscaped garden plot, it is well-suited for those seeking space, refinement and tranquility.

Outside, a uniquely landscaped green roof with bespoke one of a kind stainless steel sculptural bench leads on to paved area to the west. Here you will find an outdoor kitchen with sink, hob and BBQ designed to make the most of this great entertaining space. An additional bespoke bench curves within this space to provide ample seating for all your guests. Wander up the curved slate and oak steps to merge with a gently sloping wooded section to the rear—a magical space to explore, a haven for wildlife, all set against the stunning backdrop of the South Downs. The

generous driveway provides ample parking for multiple vehicles, while the double garage offers additional parking.

Within the garage, a gym space provides further flexibility and could easily be adapted for storage or use as a home office. Above, on the natural slate and zinc roof, a series of photovoltaic panels and solar thermals have been installed which significantly reduces the running costs of this incredible home. It is also fitted with an air source heat pump and MVHR system for improved air quality and efficient heat recovery. The property benefits from Home Automation allowing you to control all lighting, heating and AV via the integrated touch screens or app on your phone.

This impressive house further offers the opportunity for self contained living/ annexe on the ground floor ideal for family or 'live in help'. The bespoke and self contained garden office boasts uninterrupted views, balcony, kitchen area and separate wc with shower. This is an ideal place to work from home or host meetings giving privacy and seclusion from the main house.

Designed by sustainable architects Baker Brown, this unique home was commissioned to make the most of its breathtaking surroundings set within the 'Southdowns area of Outstanding Natural Beauty'. The inverted accommodation was designed to maximise light, space, and gives uninterrupted views to what are arguably the best views in Lewes.

Sitting between Kingston village and Lewes, this location offers immediate access to a wealth of countryside walks, cycling and outdoor activities. Newhaven Port is just a 15-minute drive away, providing ferry links to Europe. There is easy road access to A27/A23 on to the M23/25.

This historic county town provides a wide range of amenities, including an array of independent specialist shops, a three-screen cinema, major supermarkets such as Tesco and Waitrose, schools for all ages, a tertiary college and a leisure centre.









Entrance Hall

Second Floor

Lounge
17'3" x 28'3" (5.26m x 8.61m)

Kitchen/Dining Area
28'5" x 25'8" (8.66m x 7.82m)

Morning Terrace

Evening terrace

Utility Room

W/C

First Floor

Bedroom
17'2" x 19'6" (5.23m x 5.94m)

Walk-In Wardrobe

En-Suite
9'2" x 11'10" (2.79m x 3.61m)

Bedroom
12'4" x 12'5" (3.76m x 3.78m)

En-Suite

Bedroom
14" x 10'10" (4.27m x 3.30m)

Bedroom
14" x 10'2" (4.27m x 3.10m)

Bathroom

Steam Room

Ground Floor

Annex
11'9" x 21'4" (3.58m x 6.50m)

Shower Room

Double Garage
23'11" x 15'10" (7.29m x 4.83m)

Gym
13'11" x 9'7" (4.24m x 2.92m)

Plant Room/WC

Garden Room/Office
16'4" x 10'1" (4.98m x 3.07m)

EPC: B

Council Tax Band: G







Rowland Gorrington Estate Agents
 Station Approach, Seaford, East Sussex, BN25 2AR
01323 490680

hello@rowlandgorringe.co.uk
 rowlandgorringe.co.uk

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