



OAKFIELD



Winterbourne Close, Lewes BN7 1JY

Asking Price £650,000



## Winterbourne Close, Lewes BN7 1JY

Nestled in a peaceful cul-de-sac on the edge of Lewes, this spacious four-bedroom semi-detached home offers an ideal blend of comfort, versatility and modern family living. Set behind a pretty front garden, the property has been thoughtfully extended to provide over 1,300 sq ft of light and well-balanced accommodation, complemented by a detached garden studio – perfect for home working or creative pursuits. Off road parking x 2

The inviting hallway leads to a generous sitting room with a bay window and bespoke storage, wood burner, creating a warm and sociable space for relaxing or entertaining. To the rear, the stylish kitchen/dining room is fitted with modern units, space for appliances and ample workspace, opening to the garden through French doors. A useful ground floor WC and a versatile fourth bedroom complete the ground level – ideal as a guest suite, playroom or additional living area.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom. The main bedroom enjoys a bright dual aspect, while bedroom two provides generous proportions and bedroom three makes a perfect child's room or study. Outside, the mature rear and side gardens are designed for easy enjoyment with south and west orientation, decking, planting and access to the impressive garden studio, which offers lighting, insulation and internet connection.

Located within easy reach of Lewes town centre, residents benefit from excellent transport links – Lewes Station is under 1.5 miles away, providing direct services to London Victoria and Brighton. The A27 and A26 are both easily accessible, connecting to the coast and surrounding countryside. Families are well catered for with highly regarded schools nearby, including Southover and Western Road Primary, Priory School and Lewes Old Grammar.

With its peaceful setting, flexible layout and proximity to the South Downs, this home presents an exceptional opportunity for those seeking a balance of town and tranquility.



**Kitchen/ Dining Room**

22'2 x 8'9 (6.76m x 2.67m )

**Sitting room**

21'0 x 13'3 (6.40m x 4.04m )

**Bedroom 1**

13'10 x 13'4 (4.22m x 4.06m )

**Bedroom 2**

13'10 x 10'0 (4.22m x 3.05m)

**Bedroom 3**

10'3 x 8'3 (3.12m x 2.51m )

**Bedroom 4**

15'3 x 11'8 (4.65m x 3.56m )

**Bathroom**

11'8 x 5'5 (3.56m x 1.65m)

**WC**

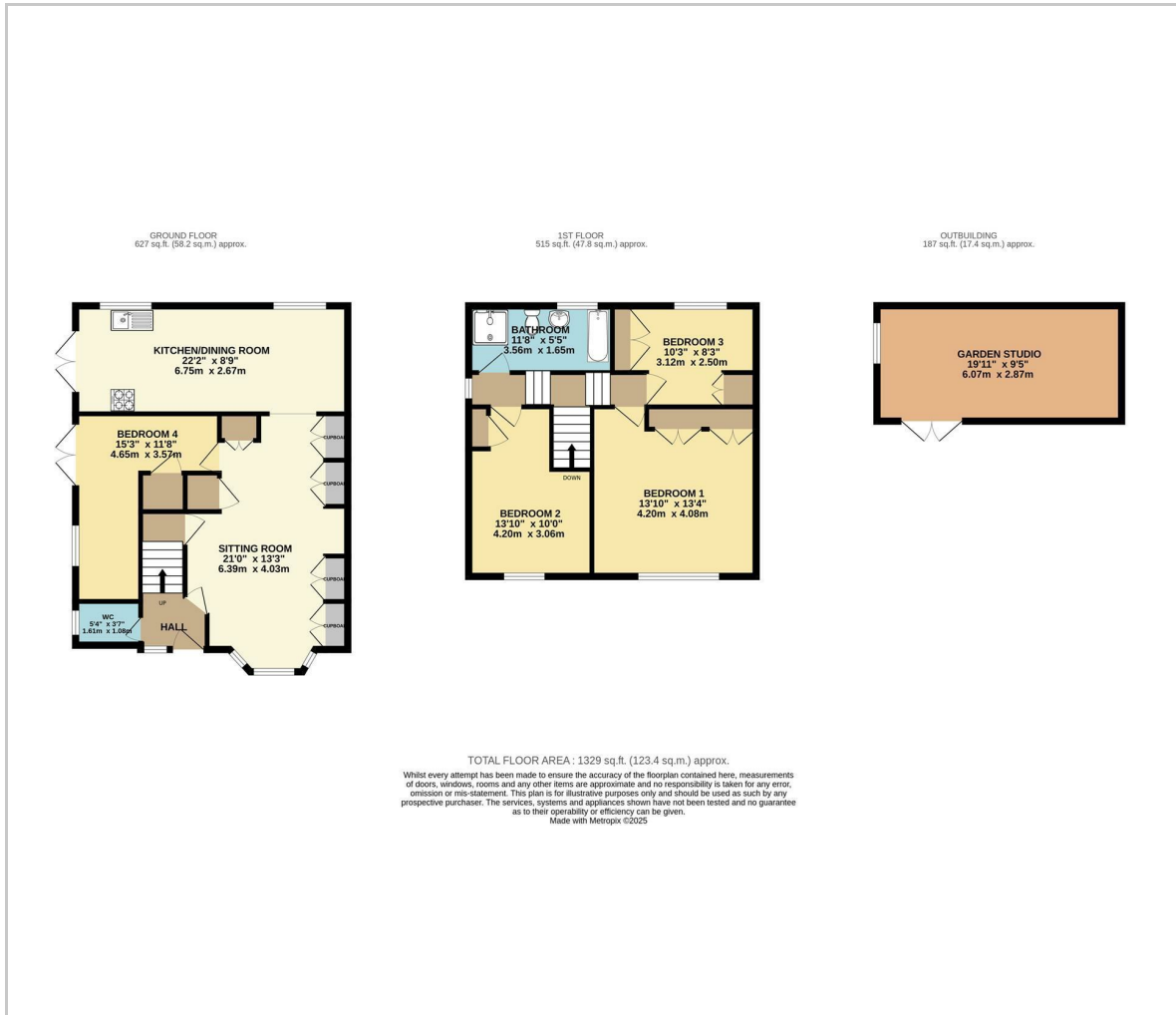
5'4 x 3'7 (1.63m x 1.09m )

**Garden Studio**

19'11 x 9'5 (6.07m x 2.87m )

**Council tax band C -£2335**

## Floor Plan

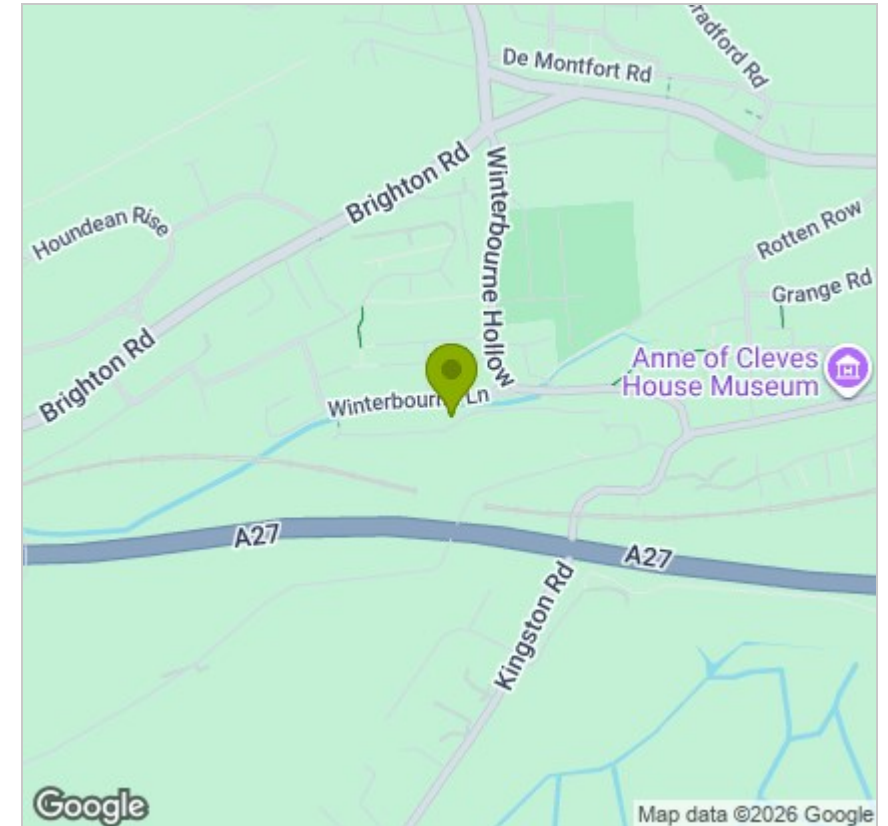


## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

