



4 Oakview Place, Worth Lane, Little Horted, TN22 5TT

£1,250,000
**MANSELL
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4 Oakview Place

Worth Lane, Little Horsted

A magnificent brand new 4 bedroom 4 bathroom detached country home forming part of an exclusive and private development in a rural position adjoining the neighbouring farmland with stunning uninterrupted views towards the South Downs National Park.

4 Oakview Place is an individual architecturally designed executive home with a handsome Georgian inspired façade. The property has been built to an impeccable order with 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 3327 sq ft arranged over 2 storeys with a private driveway found to the front which in turn leads to the double garage.

The accommodation: The ground floor enjoys underfloor heating and fine engineered oak flooring to the majority of the rooms. Many of the rooms are double aspect and there are 3 reception rooms, a cloakroom and an oak staircase with steel rails in the double height reception hall which allows the perfect drop of an elegant chandelier.





4 Oakview Place

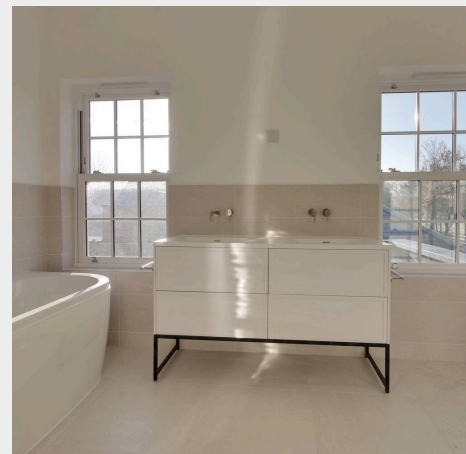
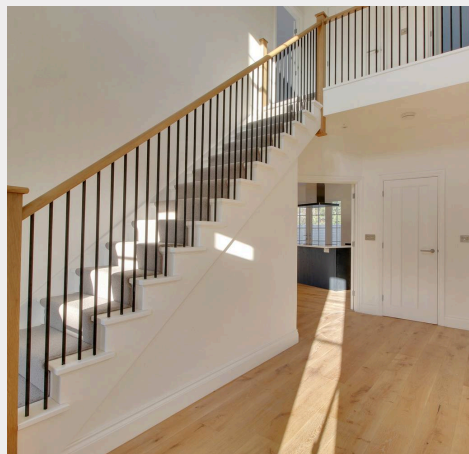
Worth Lane, Little Horsted

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 and oven. A fully equipped utility room is found nearby with a door leading to a covered entrance to the double garage. **The sitting room:** Enjoys a double aspect with three sets of French doors opening to a seating terrace. **The bedrooms:** There are 4 in total, all fully carpeted with most rooms enjoying fine rural views. The principal bedroom is of a generous size with sliding doors opening onto a private terrace overlooking the neighbouring countryside, it also benefits from a walk-in dressing room and generous ensuite bathroom. There are 3 further bedrooms, 2 of which have ensuite shower rooms. **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 you will find a walk-in shower with a glass screen and 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 close board fencing.

Drainage: Private – water treatment plant

Fuel: Air source heat pump



Worth Lane, Little Horsted, TN22
Approximate Gross Internal Area = 3327 sq ft / 309.1 sq m
(Excluding Void)
Garage = 379 sq ft / 35.2 sq m
Total = 3706 sq ft / 344.3 sq m
External Area = 503 sq ft / 46.7 sq m

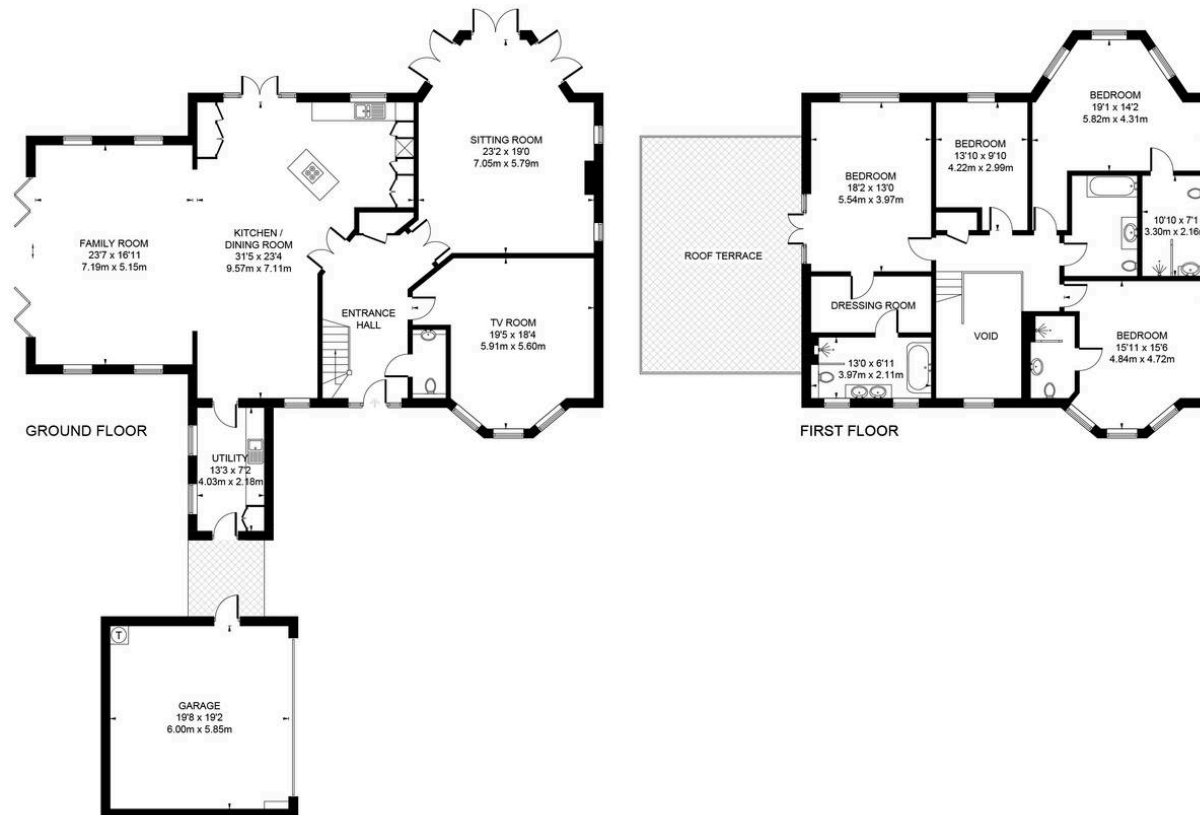


Illustration for identification purposes only, measurements are approximate,
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