

Banfield Estate Agents

The Lake House London Road

Lewes, BN8 6EL

£6,500 Per Calendar Month

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Set within approximately eight acres of beautiful Sussex countryside on a prestigious estate, this exceptional detached lakeside residence offers 5,377 sq ft of contemporary accommodation, with striking architecture, carefully considered interiors and a setting that makes the most of its position beside the water.

The property makes an immediate impression with its distinctive curved design, striking entrance and extensive glazing, which floods the spacious entrance hall with natural light. A sweeping staircase and pale timber flooring create a clean, understated finish, leading through to the principal living areas. The drawing room centres around a striking feature fireplace, creating an inviting focal point, while impressive picture windows frame views across the lake and doors open onto the surrounding timber decking, establishing a seamless connection between the interior and grounds. A separate, more intimate living room offers a wonderfully cosy, snug-like atmosphere, with natural light enhancing its inviting feel.

The kitchen is fitted with premium Gaggenau appliances, sleek cabinetry and generous work surfaces, combining contemporary style with practicality. There is ample space for both formal and informal dining, making the layout ideal for entertaining as well as everyday family life. A dedicated breakfast area provides the perfect spot to start the day, enjoying the morning sunshine through the surrounding windows. The basement further enhances the practicality of the home, incorporating a wine cellar, utility room and additional storage, discreetly separated from the main living accommodation.

On the first floor, the principal bedroom suite enjoys a private glazed balcony overlooking the lake, together with a fitted dressing room and an en-suite bathroom featuring a freestanding bath. Three further double bedrooms each have their own en-suite bathroom, offering comfortable and well-appointed accommodation for family and guests.

The grounds are a defining feature of the property, with landscaped gardens, mature trees and extensive timber decking extending towards the lake. A dedicated viewing platform projects over the water, providing a particularly attractive place to enjoy the peaceful surroundings and open countryside beyond.

Despite its private rural setting, the property remains conveniently placed for East Hoathly village, with its local shop, post office, primary school, church, public houses and café. Uckfield and Heathfield offer a wider range of amenities, while Lewes, approximately nine miles away, provides independent shops, restaurants and mainline rail services to London. The surrounding area offers excellent opportunities for walking, riding and golf, with road connections via the A22 providing access to the wider Sussex area.

Combining distinctive contemporary design, generous living space and an exceptional lakeside setting, this is a rare opportunity to enjoy a private country home with a strong architectural identity.

EPC D Council Tax Band G

Please note: The property is unfurnished and certain images contain AI-generated content and are for illustrative purposes only.








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Floor Plan

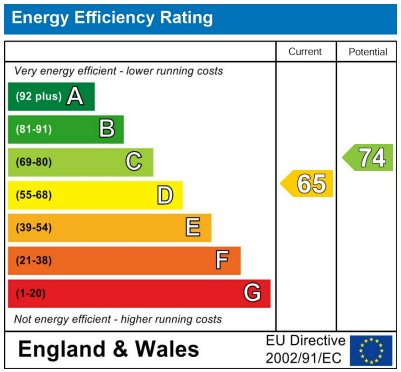


Approx. Gross Internal Floor Area 5377 sq. ft / 499.60 sq. m

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

Area Map





Energy Efficiency Graph

Viewing

Please contact our Banfield Estate Agents Office on 01892 653333
if you wish to arrange a viewing appointment for this property or require further information.

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01892 653333
The Broadway Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com