



FOSTER
& CO.

Newhaven Road

Lewes, BN7 3EY

Asking price £2,450,000

A beautiful 1930's detached country house, superbly renovated and extended by the current owner. The property is in a fabulous location surrounded by open fields, the South Downs, and also by its own land comprising a 4 acre paddock. The house has 4 double bedrooms upstairs one with an en-suite bath and shower room. The ground floor has a feature entrance and reception hall with a wood-burner and a walk-in boot room. Study/bedroom 5, sitting room with an attractive fireplace with wood-burner. The rear of the house has been transformed into an open-plan living area incorporating the luxury kitchen including high quality fittings, an Aga and central breakfast bar, a sitting room with fabulous views and a further extended dining area overlooking the evening patio. There is also a utility room and the property has double glazed aluminium windows, oak floorboards and oil fired central heating.

The long driveway is approached via a timber entrance gate with automatic control and leads to a large circular pebble driveway with central shrub area, parking for several cars and leading to the entrance porch, with small courtyard to the side with climbing Wisteria. Large east facing lawned garden with hedge and tree border, running to east face of the house with well planted flower and shrub borders, gate to rear garden and vegetable and fruit plot. South side garden bordering the driveway with apple trees and a raised timber seating terrace, having exceptional views over Rodmell, open fields and to the South Downs. 5-bar gate to main garden and west field. West garden with paved patio accessed from the kitchen/living room, with outside lighting and tap, leading to a long lawned garden with magnificent fire pit with curved walls, solid base and ample seating. 5-bar gate to west field, just over 3 acres, with gate to main garden. Exceptional south and west views to the South Downs and towards Kingston village. Rear garden with paved patio to enjoy the evening sun, and pathway leading to front east area. Wood store. Stone steps to feature wooden seating area with wooden deck. Fir, apple and plum trees.

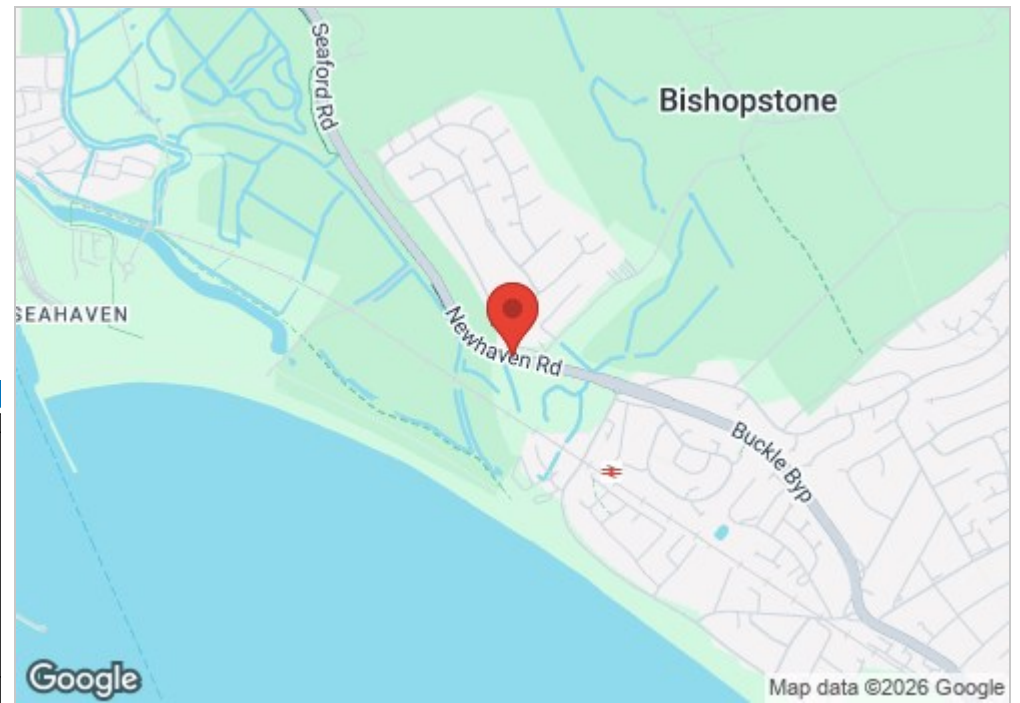
Whiteway House has magnificent views, being surrounded by countryside and the rolling South Downs. The view to the east is outstanding, looking beyond Rodmell which is just a few hundred yards walks, as are bridleways, and across the valley between Firle Beacon and Mount Caburn. Rodmell has an excellent public house, a cricket ground and superb country walks beyond, and of course, Monks House, famously Virginia Woolf's residence. The English coast is just 4 miles south and Lewes to the north, is approximately the same distance, with its historic town centre including an abundance of period properties and attractions, an excellent range of independent shops, cafes and restaurants, 3 superstores and the superb Depot cinema. Lewes mainline Railway Station has services to London Victoria (65 mins), London Bridge (90 mins) and Brighton (15 mins). The property is beautifully tucked away from the road and is approached via its long driveway with electric gates, but also connects easily to Brighton via the village of Kingston.



FOSTER
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- Detached
- Beautiful Views
- 4 Bedrooms
- Annexe
- Stables
- 4 Acres of Gardens and Paddock
- Over 3100 sqft
- Large Master Suite
- Beautifully Presented
- Gated with large driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



NEWHAVEN ROAD

Approx. Gross Internal Floor Area (Excluding Annexe / Outbuildings) = 293.81 sq m / 3162.54 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate



