



Middleton Lodge Lewes Road, Westmeston

Guide Price £1,900,000

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Westmeston, Hassocks

Henry Adams are delighted to present to the market this unique and imposing home situated in a fine rural setting nestled at the foot of the south downs. The house dates back to 1859 and now spans over 2650 sq ft. The property was originally the Lodge to a Sussex manor house and has been most beautifully restored to its former glory, whilst offering fantastic accommodation throughout and retaining original architectural features.

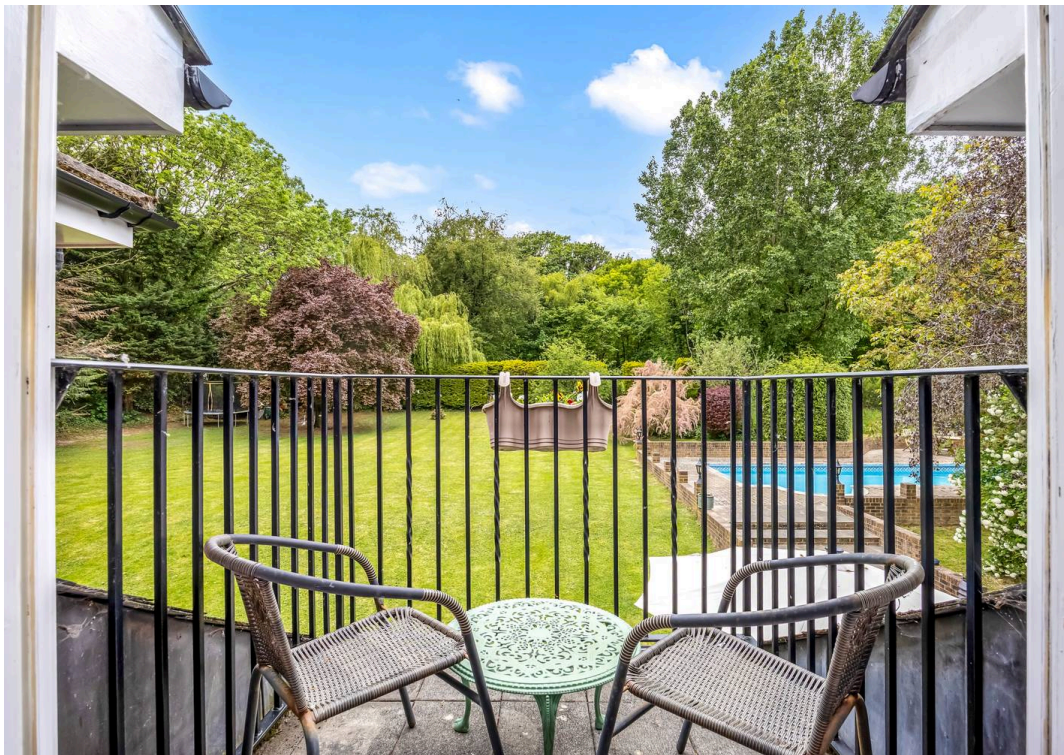
Middleton Lodge offers the original part of the house as a living room with many traditional features, including two open fireplaces, this leads through to an incredibly spacious and versatile room, offering an ideal dining area and a snug, separated by a beautifully crafted spiral stair case leading to the first floor, and creating a real focal point to the rear. Formally, the double garage, there is an additional double aspect reception room, with glorious views over the countryside and the rear garden. Currently used as a second living room, this would make a great home office / games room.

In addition to this, there is a luxury country style kitchen, offering ample storage and work top space, alongside space for a range of appliances, which include a AGA and fridge freezer. There is also a utility room to the side offering additional storage and space for washing machine, as well as a WC and shower room.









On the first floor, there is a stunning master suite, offering patio doors onto a balcony for unrivalled scenic views all year round, there is also a feature wood burner, to create the perfect ambience. The master suite further offers a walk in wardrobe with a range of fitted wardrobes and a large en-suite with a separate bath and shower unit. There is a second double bedroom, which also offers a en-suite shower room.

The first floor, has three further bedrooms, with one of the bedrooms, offering an additional room to the rear, ideal for an office or the perfect children's bedroom. There is a well presented family bathroom to accommodate these bedrooms, with a luxurious bath.

Externally, the property boasts a gorgeous wrap round garden, with a large patio which is a superb sun trap overlooking the extensive gardens and lawn area to the rear, with a border of mature shrubs and bushes. The pool is situated to the side, with an area of patio surrounding this. To the front, there is a large driveway, providing access for multiple cars, all sitting on an approximate 0.75 acre plot.

Situated in this fine rural location, you are still within easy reach of the village of Hassocks, offering a range of local shops and cafes, aswell as a train station at Hassocks. You are also centrally located for access to both Lewes & Ditchling, with Lewes offering a wider range of shops and amenities. The City of Brighton and Hove is approximately 9 miles for further shops, and restaurants.

There are also many highly regarded private and state schools in the local area, including the extremely popular Brighton College 'school of the decade', Cumnor House, Ardingly, Hurstpierpoint and Lancing College, Burgess Hill Girls, Lewes Old Grammar School, Roedean, Plumpton primary schools, Downlands Community College in Hassocks.

Council Tax band: G / Tenure: Freehold

EPC Energy Efficiency Rating: E / EPC Environmental Impact Rating: E





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