






LAVENDER OAST

Isfield, East Sussex



SUBSTANTIAL AND BEAUTIFULLY PRESENTED FAMILY HOME

This wonderful detached property was built in 2018 by Millwood Designer Homes and offers well-proportioned family accommodation with fabulous views over the adjoining open countryside.

			EPC
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Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. LPG heating. Mains drainage.

Uckfield 3.5 miles (London Bridge from 80 minutes). Lewes 5.7 miles (London Bridge from 71 minutes). Brighton 15 miles. Tunbridge Wells 18.5 miles. Gatwick airport 26 miles.

Postcode: TN22 5FB www.what3words.com/jugs.wings.headliner

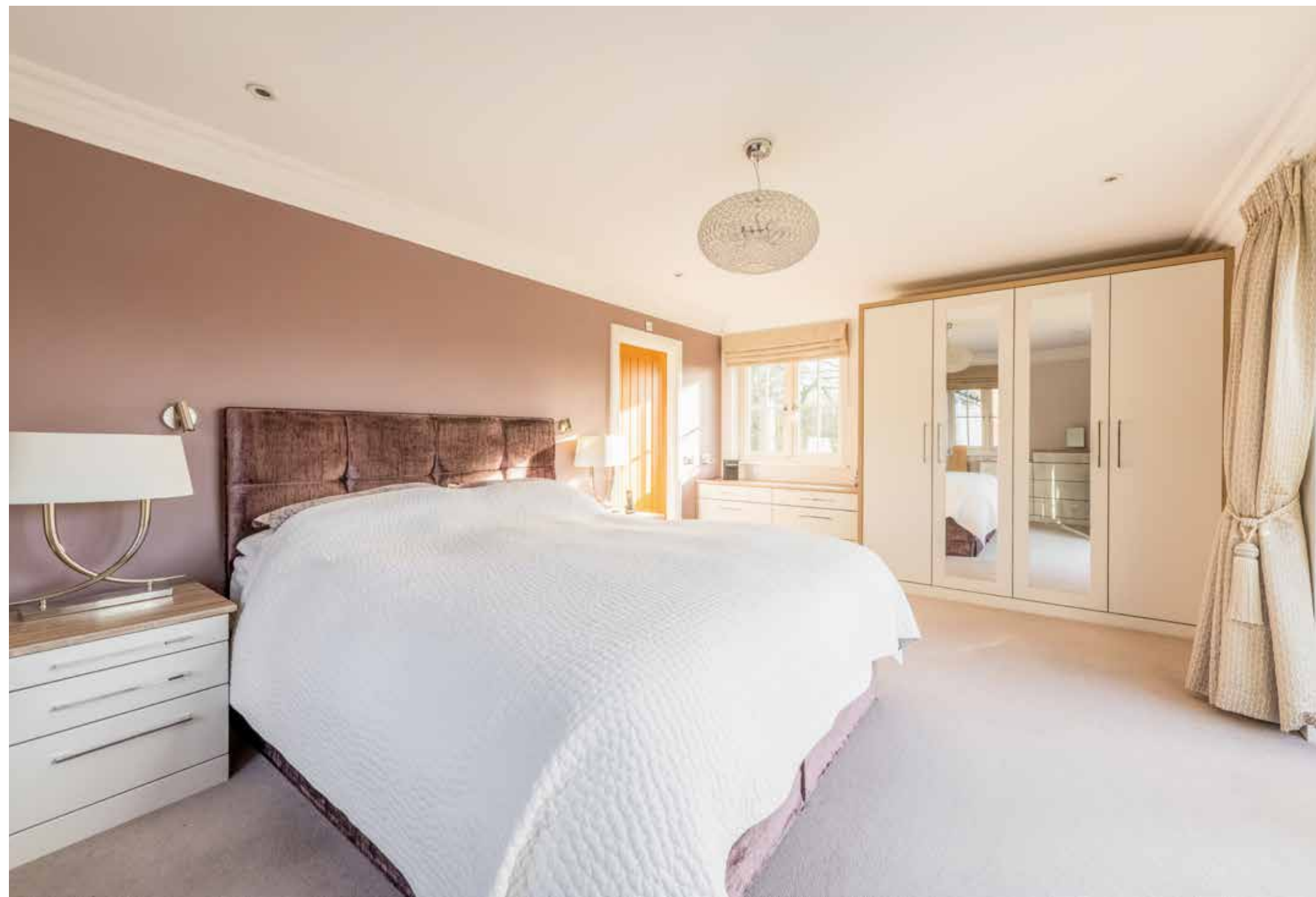


BEAUTIFUL RURAL LOCATION, YET CLOSE TO AMENITIES

The property is situated on the edge of the picturesque village of Isfield which has a farm shop/butchers/café and a traditional public house. Uckfield offers an excellent range of shopping facilities and schools, as well as a cinema and mainline station serving London. Further amenities, as well as a train station, can be found at the historic town of Lewes

There is an excellent choice of schools in the area including Little Horsted Primary School, Buxted C of E Primary, St Philip's Catholic Primary (Uckfield), St Mark's C of E Primary (Hadlow Down), Skippers Hill Preparatory (Five Ashes), Cumnor House (Danehill), Mayfield School (girls), Bede's (Upper Dicker), Eastbourne College, and Holmewood House at Langton Green. There are also Community Colleges at Uckfield, Heathfield and Wadhurst.



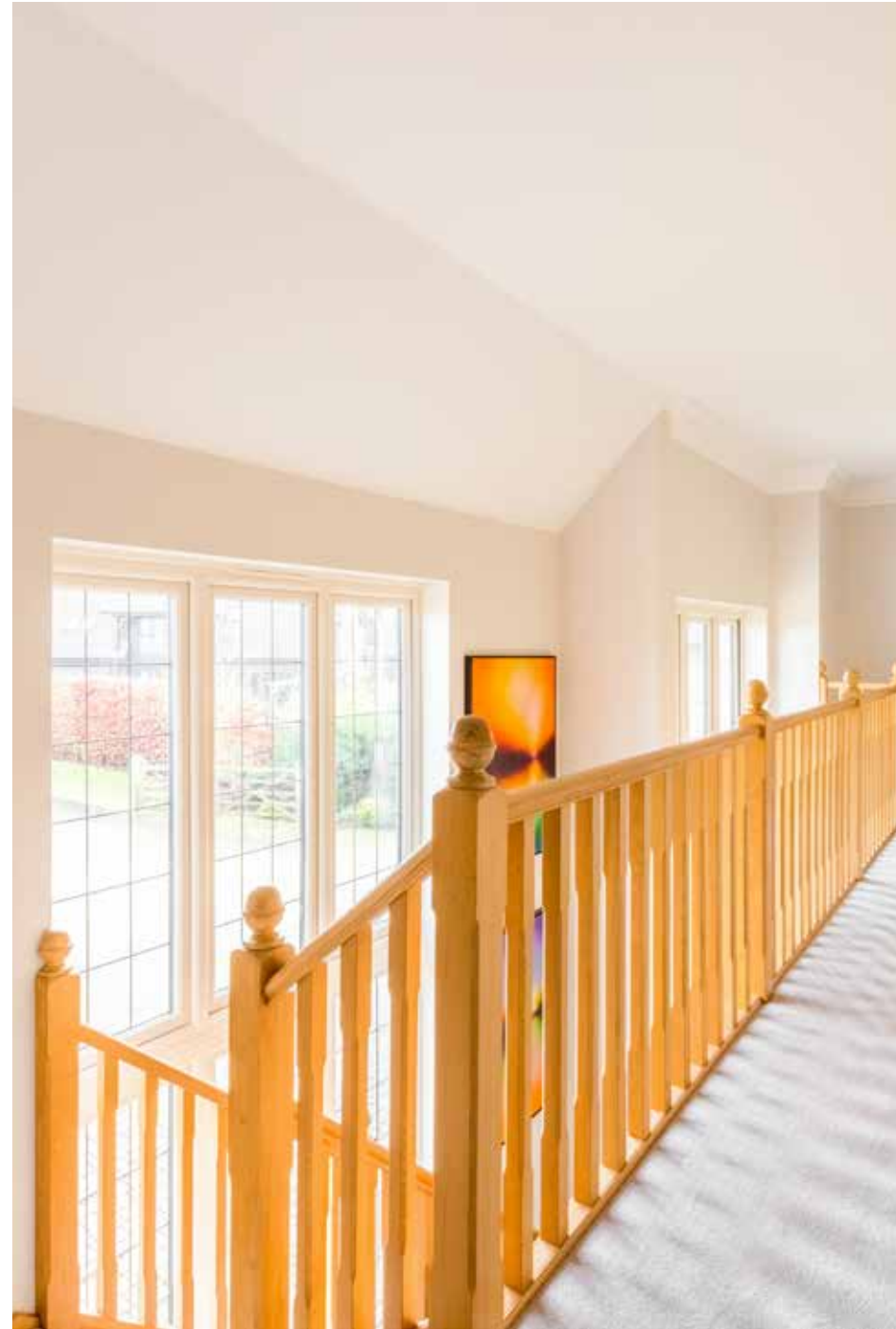


A PRESTIGIOUS DEVELOPMENT IN A FABULOUS LOCATION

Lavender Fields is a wonderful development built by Millwood Designer Homes in 2018 to create a range of individual properties, all designed in the style of traditional period properties.

Lavender Oast is constructed in the style of a square kiln oast house using reclaimed bricks and roof tiles. The result of this attention to detail has produced a characterful family home with a wealth of features including exposed brick and an attractive traditional style fireplace in the drawing room with a wood burner.

The current owners have improved the property further during their ownership with an extension to create a fabulous open plan sitting/family room with hardwood flooring, underfloor heating and numerous doors opening out to the terrace and gardens creating the perfect space for entertaining. They have also upgraded the LED lighting throughout the house, CCTV and alarm system.





THE PROPERTY

Internally, Lavender Oast offers substantial and extremely well-proportioned family accommodation which extends to approximately 3371 square feet, arranged over three floors.

The front door opens into a spacious reception hallway with a cloakroom and study/home office overlooking the front and side. To one end, double doors open into the fabulous triple aspect drawing room which has windows to the front, side and rear as well as an attractive fireplace with brick surround and a wood burner. French doors open out to the rear terrace and gardens.

To the rear of the house, the impressive triple aspect sitting/family room has two fabulous roof lanterns as well as two sets of French doors and bi-fold doors opening out to the rear terrace and gardens.

The beautifully appointed modern kitchen/breakfast room has an extensive range of fitted units with integrated appliances, central island and space for a table. Off the kitchen, there is also a useful utility room with a door to the outside.

On the first floor, the galleried landing gives access to four bedrooms and a family bathroom. The principal bedroom suite benefits from an en suite bathroom, en suite dressing room and a lovely Juliet balcony enjoying stunning views over the garden and surrounding countryside. The fourth bedroom on this level is currently used as an additional en suite dressing room for the principal bedroom. On the second floor, there is a further spacious bedroom with an en suite shower room.





GARDENS AND GROUNDS

Lavender Oast sits at the far end of this exclusive development and is approached over a driveway leading to the house, parking area and two detached double garages, one of which has an insulated boarded loft. The front garden is laid to lawn with gravelled flower beds in front of the house.

To the rear of the house, a paved terrace runs the width of the house providing ample space for barbecues, al fresco dining and entertaining. The garden is laid to lawn, bordered by shrubs, and enjoys fabulous rural views over the adjoining open countryside.





Approximate Gross Internal Area =
House (excluding void): 313.2 sq m / 3371 sq ft. Garages: 76.8 sq m / 827 sq ft.
TOTAL: 390.0 sq m / 4198 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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