

Worth Farm



HANDSOME HOME

This exceptional brand-new detached residence is a modern classic, with timeless bay fronted elevations and sash windows giving a handsome Georgian inspired façade.

The position is simply idyllic and the end of a delightful country lane and surrounded by beautiful Sussex countryside, providing breath-taking views rolling fields.

Upon entry, the tone is set with a spectacular full-height vaulted ceiling looking up to the galleried landing above.

HEART OF THE HOME



The layout is perfect for a family and those looking to entertain with a truly stunning open plan kitchen/dining/family room that extends to an impressive 41ft max x 31ft max.

The room is bathed in natural light with plenty of windows and large bi-fold doors opening on to the garden to provide 'inside-outside' living.

The separate utility is ideal after a muddy dog walk in the surrounding countryside.



BON APPÉTIT!

The kitchen is, without doubt, the heart of this home and a brilliant space for the family to come together.

The kitchen itself is a chef's dream. There are classic dark blue shaker-style units, contrasting stone worktops and a central island and a range of integrated appliances including two ovens, wine cooler, induction hob and a freestanding American Fridge/Freezer.

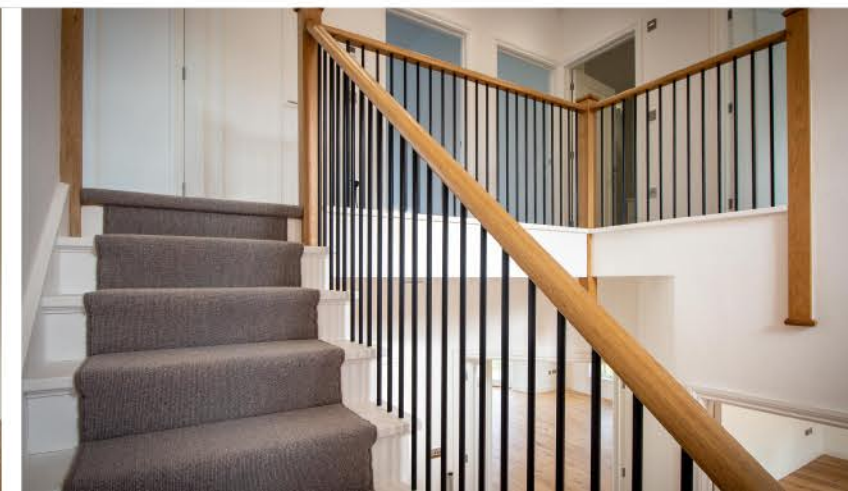
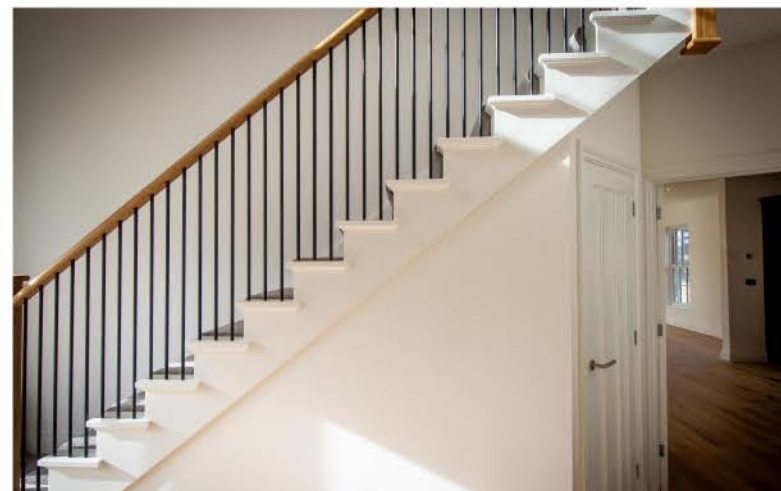


FAMILY FRIENDLY FLEXIBILITY

The sitting room and family room provide flexibility and spaciousness in equal measure, both with characterful bays.

Aesthetically these homes do not look out of place in their leafy surroundings and have been purposefully designed to enhance and not compete with their beautiful locations. These homes deliver everything you want from country living, with a modern high specification twist.

Staying connected is an essential party of everyday life which is why Worth Farm is equipped fast fibre broadband to ensure speedy, reliable connectivity with great download speeds for the whole family. Making shopping, enjoying music and films and browsing quicker and easier. Each home has its own dedicated fibre installed. With the ever growing need for the capacity to work at home, your fibre will make sure you can keep connected when it matters.





MASTER SUITE

On the first floor is the principle bedroom of dreams – roomy sleeping quarters with 'French' doors opening on to your own private terrace, a lovely spot for a morning coffee whilst taking in the open vista. The dressing room leads through to a luxurious en-suite.

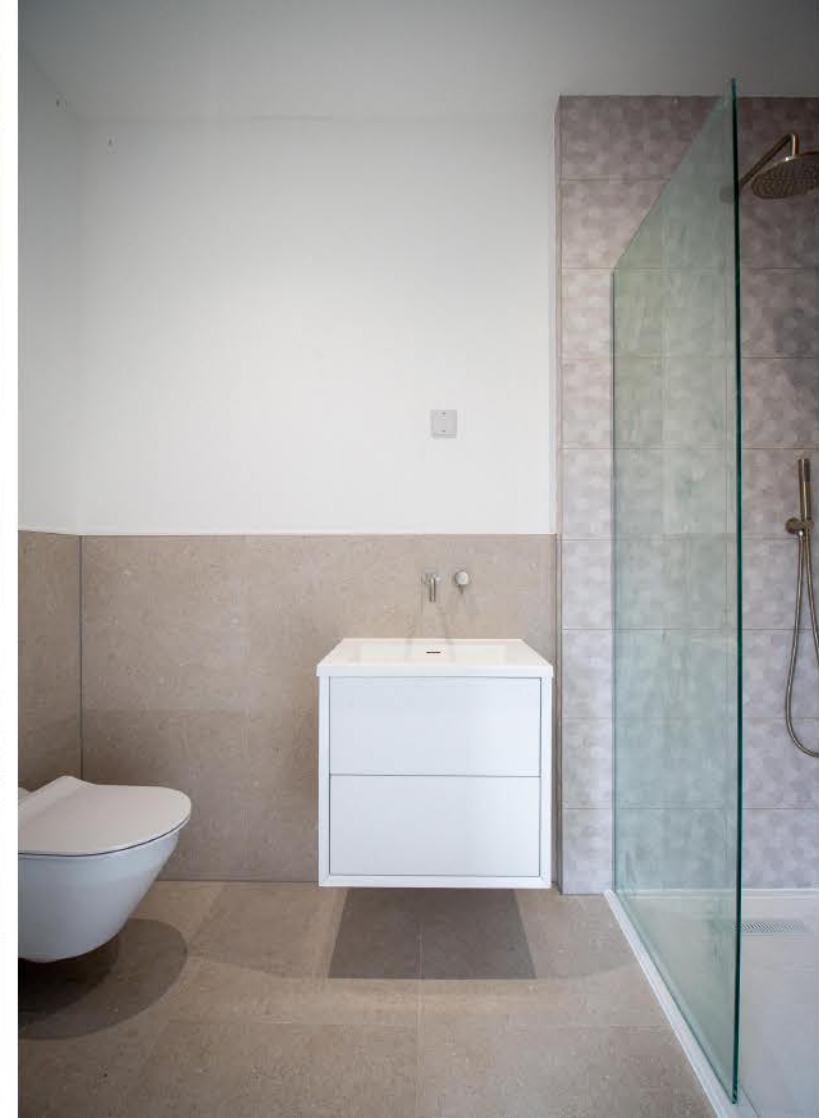


BATH & BED

The second bedroom is a great double with a characterful bay window, open views and luxuriously spacious en-suite.

The third bedroom also enjoys a contemporary en-suite and overlooks the front.

The fourth bedroom is the only without an en-suite but is served by the gorgeous family bathroom.





RURAL VISTA

Outside, the gardens wrap around three sides with the primary area being bathed in afternoon sunshine due to its favoured westerly aspect.

There are two paved terraces, perfect for some 'al-fresco' dining.

The outlook is delightful with distant views over rolling Sussex countryside.

There is plenty of parking on the expansive block-paved driveway that leads to the detached double garage.

LOCATION LOCATION LOCATION



Worth Farm is situated in the beautiful village of Little Horsted, East Sussex, just a few miles south of bustling Uckfield and just north of the historic castle town of Lewes.

Little Horsted itself is picturesque, with stunning countryside views and plenty of ancient woodland. The world class East Sussex National Golf Course is a 5 minute drive.

There is a vibrant village community and plenty of amenities including a post office, parish church, country pubs, restaurants, farm shops, health club, golf course and primary school – all within a five minute drive.



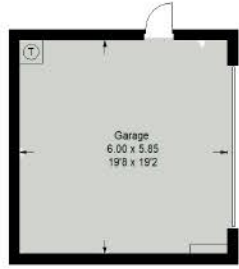
For those needing rail connections, Lewes Station is a ten minute drive and has routes into London in around 65 minutes. Uckfield Station is even closer with London taking 75minutes. Gatwick Airport is just over half an hour drive and provides international flights.

Lewes is just five miles distant and is renowned for its unparalleled variety of independent shops. It is also home to Harvey's Brewery and an array of pubs, restaurants all offering delicious choices.

If you occasionally need a dose of the bright lights of a big city, or a stroll along the beach the bohemian and cosmopolitan city of Brighton & Hove is just a twenty mile drive. With it's world class restaurants, museums, galleries, theatres, trendy hotels and nightclubs there is a range of entertaining on offer. The famous 17th century twisting lanes of Brighton offer world famous shopping for those looking for something special.

**House 4, Worth Farm, Worth Lane,
Little Horsted, TN22 5TT**

Approximate Gross Internal Area
336.7 sq m / 3624 sq ft
Garage = 35.3 sq m / 380 sq ft
Total = 372 sq m / 4004 sq ft



(Not Shown In Actual
Location / Orientation)

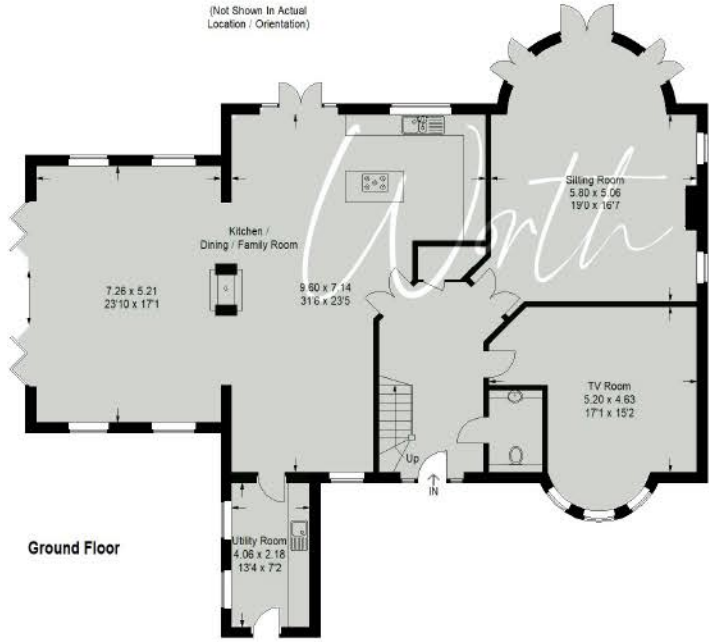


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

THE FINER DETAILS

Tenure: Freehold

Local Authority: Lewes District Council

Council Tax Band: TBC

Available Broadband Speed: Ultrafast (up to 1000 mbps)

Warranty: 10 year new homes

what3words/// : immediate.crossings.mural



Worth Farm

Oak View Place, Worth Lane, Little Horsted, East Sussex TN22 5YW

Sat Nav Postcode: TN22 5TT

Oak View Place lies off Worth Lane, which in turn lies off Lewes Road (A26). If coming from Uckfield, Worth Lane can be found on your right hand side.

Continue along and Oak View Place is on the left hand side.

To arrange a viewing contact selling agent:



t: 01444 416999 | e: hh@psphomes.co.uk | w: www.psphomes.co.uk

