

House 2, Worth Lane, Little Horsted, TN22 5TT

Approximate Gross Internal Area = 340.5 sq m / 3665 sq ft
 Garage = 40.2 sq m / 433 sq ft
 Total = 380.7 sq m / 4098 sq ft

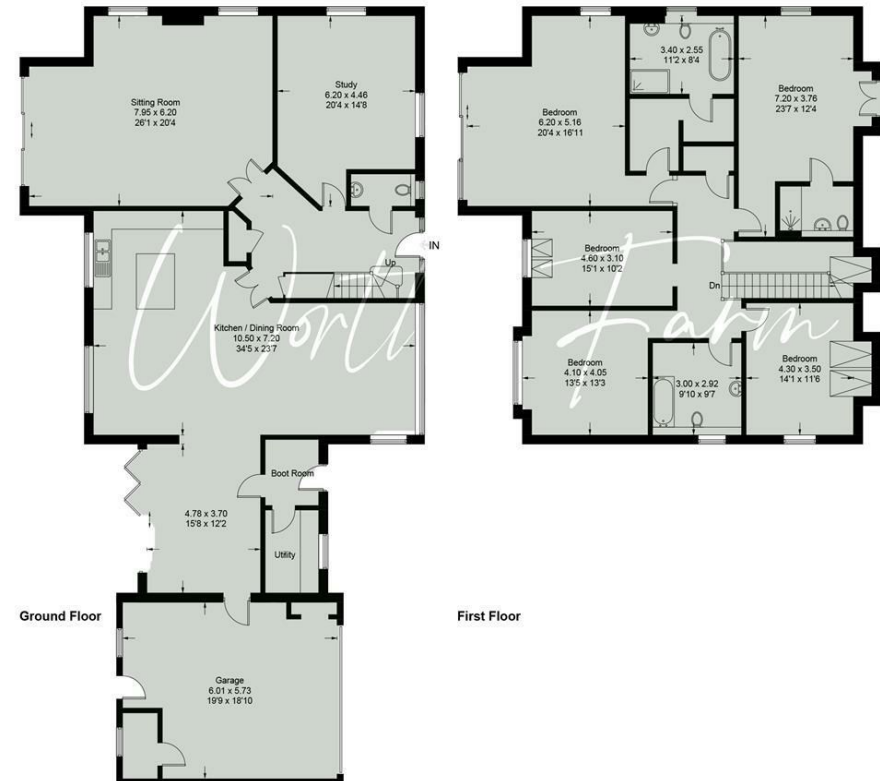
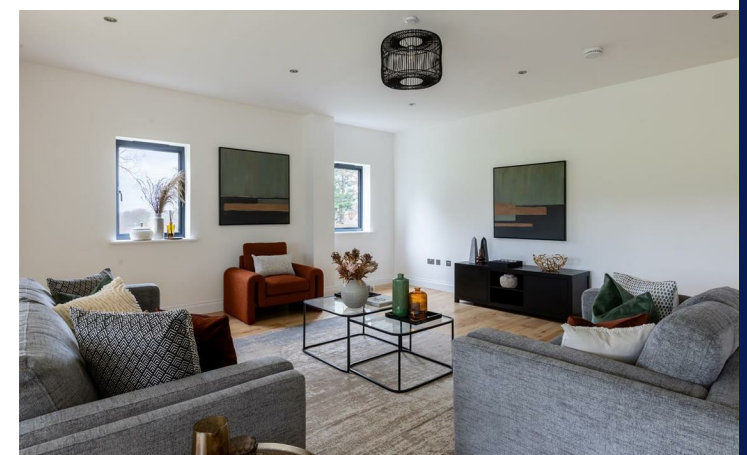


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	



2 Oakview Place, Worth Lane, Little Horsted, East Sussex, TN22 5YW

Guide Price £1,500,000 Freehold

2 Oakview Place, Worth Lane, Little Horsted, East Sussex, TN22 5YW

Guide Price: £1,500,000 - £1,600,000

What we like...

- * Superb corner plot, facing west & south with beautiful rural views.
- * Exceptional open plan kitchen that is perfect for entertaining.
- * Stunning master suite with dressing room, Juliette balcony & luxury ensuite.
- * Leafy semi-rural location at end of a country lane.
- * 10 year new homes warranty and fibre broadband connection.

Guide Price £1,500,000 - £1,600,000

The House...

PSPHomes are proud to introduce Worth Farm – an exceptional and select development of just six brand new residences occupying a peaceful, secluded spot in the heart of East Sussex countryside with uninterrupted views over farmland. Plot 2 is a superb home, enjoying a sizable corner plot (approx 0.3 acres) with accommodation including an impressive living space in the form of the sitting room, family room and an exceptional open plan kitchen/dining/living room. The utility room leads through the double garage. On the first floor there are five well-proportioned bedrooms, galleried landing, two en-suites and a family bathroom.

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 barn-style homes deliver everything you want from country living, with a modern high specification twist.

Unusually for a new development, the homes each have a unique character offering flexible living accommodation to suit every family.

The 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. 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.

Horsted Place Hotel is within a stone's throw and is a stunning Victorian Country House. For golfers, the famous East Sussex National boasts two championship 18-hole courses, whilst Horsted Health Club has everything you need for health and wellbeing. Alongside Horsted Green Park, Chailey Common and the stunning Ashdown Forest are within easy reach.



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 its 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.

Kitchens

Each plot has a stunning bespoke kitchen, designed to satisfy even the most discerning of cooks. The classic shaker style has been elevated and combined with stone worktops and upstands down to ensure the kitchen not only functions well but looks great in the process.

Bathrooms

Each bathroom has been carefully considered to provide beauty and function. The selection of tiles and fittings ensure that the bathrooms are characterful and functional creating the perfect spaces to escape to at the end of a long day. The stone on the sinks and freestanding baths are finished to a luxurious matt finish to compliment the brushed stainless steel brassware.

Internet Connectivity

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.

Viewing by appointment

For more information please contact PSPHomes on 01444 416999 or email hh@psphomes.co.uk

NB

Any furnishing is computer generated. All information is intended to provide a guide for the intended specification but their accuracy cannot be guaranteed. The internal imagery is not plot specific.

