



Lower Vert Wood Farm, Lewes Road, Laughton, Lewes

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Lower Vert Wood Farm Lewes Road, Laughton Lewes, BN8 6BN

A detached 2-3 bedroom family home with 6 acres located near to a sought-after village and local amenities, ideal for the equestrian lover.

Laughton 0.8 mile, Berwick station (London Victoria 1 hour 22 minutes), Hailsham 5.7 miles Uckfield 6.9 miles, Lewes 7.4 miles, London Gatwick Airport 39.5 miles, central London 67.2 miles

Reception hall | Sitting room | Kitchen/dining room | Utility room | Cloakroom/shower room 2 Bedrooms | Study/bedroom 3 | Family bathroom | Garden | Pond | Double carport | Stables Outhouse | 6 acres | EPC rating D

The property

Lower Vert Wood Farm is a beautiful and modern weatherboarded family home offering light-filled flexible accommodation arranged over two floors. The property combines the amenities of modern living with features including numerous beams, some exposed brick walls and a wealth of wooden flooring. Configured to provide an ideal family and entertaining space, the predominantly open plan ground floor accommodation flows from a welcoming reception hall with full-height glazing and useful modern fully-tiled cloakroom/shower room. This opens into a large 31ft. stunning triple aspect kitchen/dining room with a range of wall and base units including a large central island with breakfast bar, modern integrated appliances, a dining area, and a useful neighbouring fitted utility room. The ground floor accommodation is completed by a spacious triple aspect part-vaulted sitting room with modern freestanding woodburning stove and French doors, and by a well-proportioned study with French doors, suitable for use as an additional bedroom if required.

On the first floor a generous landing with full-height glazing gives access to a generous vaulted principal bedroom, one further vaulted double bedroom and a contemporary family bathroom with freestanding bath, skylights throughout providing plenty of natural light.

Outside

Set against a backdrop of mature woodland and having plenty of kerb appeal, the property is approached through double wooden gates over a tarmac and gravelled driveway providing parking for multiple vehicles and giving access to a detached double carport. A five-bar gate opens to the well-maintained stock-fenced garden which is laid mainly to level lawn and features a paved front aspect terrace, a large paved rear terrace and a separate decked terrace with covered jacuzzi area, ideal for entertaining and al fresco dining. The whole enjoys far-reaching views over the property's 6 acres of land/paddock with large pond. There is also stabling for 2 horses.

Location

The property lies on the fringes of the historic and picturesque village of Laughton, which has a church, village hall, village store, florist, inn with restaurant, showground and popular primary school and sits 5.3 miles from historic Glyndebourne. Hailsham, Uckfield and the historic county town of Lewes provide an excellent range of shops, restaurants and recreational facilities, the latter with a mainline train service to London (London Victoria from 64 minutes). Communications links are excellent: the A22 London to Eastbourne Road (1.5 miles) gives access to major regional centres, London airports and the national motorway network.

The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools including Bede's Senior, Annan, Lewes Old Grammar, Northease Manor, Skippers Hill Manor Prep, Mayfield and Eastbourne College as well as Roedean, Charterhouse and Bedales.













Floorplans

Main House internal area 1,426 sq ft (132 sq m)
Garage internal area 342 sq ft (32 sq m)
Outhouse internal area 217 sq ft (20 sq m)
Stables & Open Shed internal area 710 sq ft (66 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8558147/SS



Directions

From Strutt & Parker's Lewes office follow A2029 for 0.5 mile, at the roundabout take the 1st exit onto Malling Street (A26), then after 0.7 mile turn right then immediately left onto B2192. After 2.6 miles at the roundabout take the 2nd exit onto Laughton Road (B2124) and after 3.6 miles the property can be found on the right.

General

Local Authority: Wealden District Council

Services: Mains water and electricity, gas central heating and private drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £995,000

Lewes

201 High Street, BN7 2NR

01273 475 411

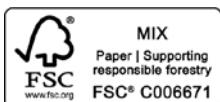
lewes@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

