

3 Audiburn Farm, Kingston
Lewes, East Sussex



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A sophisticated contemporary, newly built residence blending modern architecture with rural charm, offering expansive open-plan living and breathtaking views across the South Downs in a highly desirable village setting near Lewes.

Property

Audiburn Farm is a striking detached home that combines traditional aesthetics with high-quality contemporary design. The property features an appealing mix of warm brickwork and natural timber cladding, creating a home that sits comfortably within its rural surroundings while offering a thoroughly modern finish.

The interior is defined by volume and natural light, with oak herringbone flooring flowing throughout the ground floor. At the heart of the home is a superb 22ft kitchen/dining/living room, fitted with minimalist handleless cabinetry, high-end integrated Siemens appliances and a substantial central island. Floor-to-ceiling sliding glass doors ensure the space is flooded with natural light and provide a seamless connection to the outdoor terrace. The ground floor accommodation is completed by a fourth bedroom/study, a practical utility room and a cloakroom.

An oak and glass staircase leads to the first floor, where the accommodation continues to impress. The principal suite offers a peaceful retreat, with a generous walk-in dressing room and a luxury en-suite bathroom finished with contemporary tiling and twin basins. There are two further well-proportioned bedrooms, both with built-in storage, served by a sleek modern family bathroom.

The property sits within a generous plot that makes the most of the far-reaching views across the South Downs National Park and its dramatic chalk escarpment. A stone-paved terrace runs the width of the house, providing an ideal setting for al fresco dining and entertaining. Beyond, the garden is mainly laid to lawn and enclosed by traditional post-and-rail fencing to preserve the open rural outlook. The property also benefits from a detached brick-built carport with a sedum "green" roof and useful integrated storage, together with a gravel driveway providing ample parking, approached via a five bar gate.

Agents note: The vendors have built the home with a spacious, pre-formed loft space which could add additional accommodation, subject to the relevant planning permissions.

1,940 sq ft (180 sq m) | Freehold
Newly built, contemporary residence | Downland views towards to Lewes
22 ft open plan kitchen/dining/living | Carport and private driveway

Guide price £1,395,000

Location

The property is set in the highly sought-after village of Kingston, nestled within the South Downs National Park and just a short distance from the historic county town of Lewes. The village enjoys a peaceful rural setting with immediate access to miles of scenic countryside walks, while Lewes offers a vibrant mix of independent shops, cafés, restaurants and cultural amenities, including a mainline station with services to London Victoria and Brighton. The coastal city of Brighton & Hove is within easy reach and provides extensive shopping, leisure and entertainment facilities, together with a lively seafront. The area is well served by highly regarded schools, including Lewes Old Grammar School, Brighton College, Roedean School and Hurstpierpoint College, as well as a range of well-regarded state schools in Lewes and the surrounding area.

The vibrant and historic county town of Lewes forms part of the South Downs National Park and provides an excellent range of individual shops, supermarkets including Waitrose, cafés, restaurants, pubs and recreational facilities including an independent cinema and the oldest freshwater outdoor swimming pool in the UK.

The eclectic town also offers a weekly farmers market with artisan coffee roasters, cheese makers, bakeries, and fresh fish from Newhaven. Local vineyards and breweries are a plenty; Harvey's, Beak and Abyss Breweries, in conjunction with local vineyards and restaurants at Rathfinny, Ridgeview and Artelium.

Transport links are excellent, with the A27 providing access along the south coast and to the A23/M23, connecting to London and Gatwick Airport, which offers a wide range of domestic and international flights.

General

Local Authority: Lewes District Council

Services: Mains electricity, water and drainage. Air source heat pump. Underfloor heating.

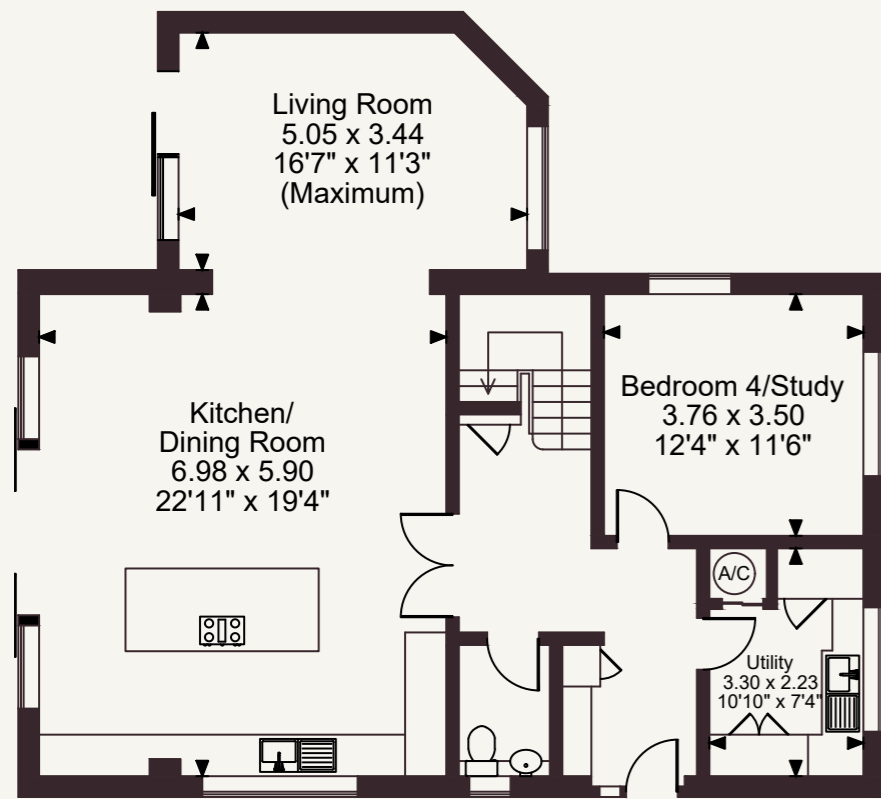
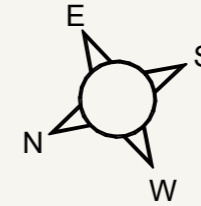
Council Tax: Band G

EPC Rating: Band A

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

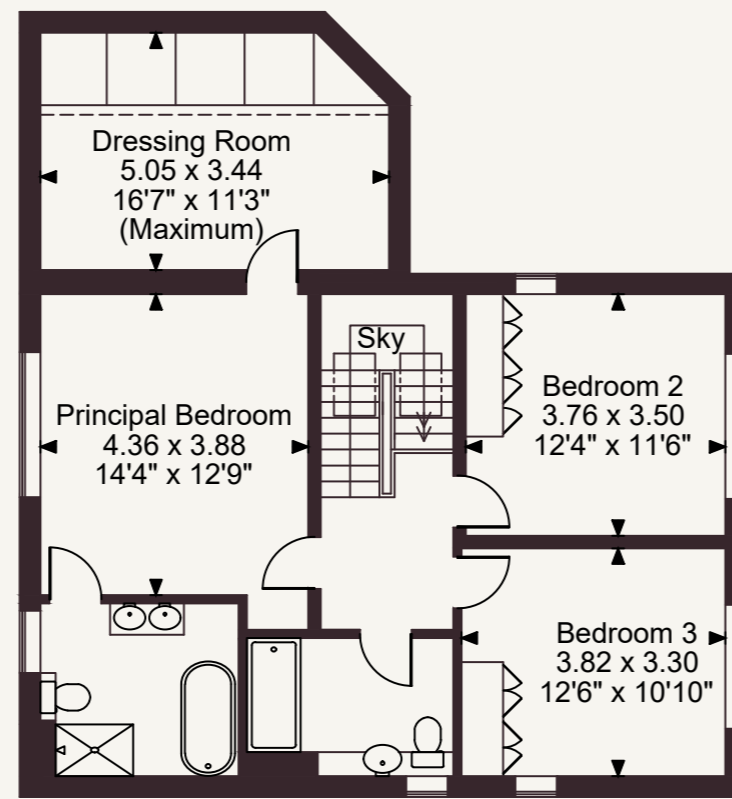


Audiburn Farm, Ashcombe Lane, Kingston, Lewes
 Main House internal area 1,940 sq ft (180 sq m)
 Carport internal area 303 sq ft (28 sq m)
 Storage internal area 76 sq ft (7 sq m)
 Total internal area 2,319 sq ft (215 sq m)

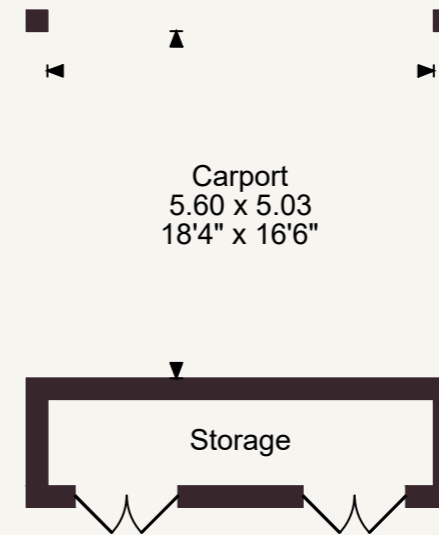


Ground Floor

Covered Porch



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

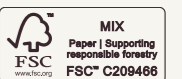
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