



Lot 1, Caldicotts Farm, Caldicotts Lane

Lower Dicker, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive newly built home with open-plan living in a peaceful, well-connected setting in generous gardens.

A stylish new detached family home with light, airy accommodation, set in a development of just three new homes, in the village of Lower Dicker. The property has an open-plan layout and attractive contemporary fittings including parquet flooring, full-height windows and beautiful wood internal doors and joinery, as well as neutral décor throughout.



2 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE / ANNEXE



GARDENS



FREEHOLD



SEMI-RURAL



1,608 SQ FT



£1,000,000 GUIDE PRICE



The property

This highly attractive brand new detached home offers beautifully appointed open-plan living, set on a small development and backing onto rolling fields, in the popular village of Lower Dicker. The main living and entertaining area is the open-plan kitchen and sitting area, which extends to 45ft and offers space for food prep, relaxation and dining. There is parquet flooring, recessed LED lighting, windows to the front and rear, and south-facing bi-fold doors opening onto the rear gardens.

The Blau kitchen itself features sleek modern units in grey, as well as integrated appliances, including a wine cooler, a double oven and an induction hob with a recessed extractor fan. Adjoining the kitchen, the utility room offers further useful space for appliances, as well as additional fitted storage and access to the gardens.

Also on the ground floor there is a shower room and a bedroom four/study. The welcoming reception hall features a staircase with a glass balustrade, leading to the first-floor landing. A double-height window in the stairwell brings plenty of natural light to the upper landing, off which there are three well-presented double bedrooms. They include the generous principal bedroom, which features built-in wardrobes, an en suite shower room and a door opening onto a large roof terrace.

The first floor also has a family bathroom with an over-bath shower. Both the bathroom and shower rooms feature high-quality modern suites and fittings, including heated chrome towel rails, floating pedestal washbasins, heated and lit vanity mirrors and large shower units with dual showerheads.



Outside

The Caldicott's Farm development is located at the end of Caldicott's Lane. The property itself has its own five-bar wooden gate providing access to the driveway at the front, where there is plenty of parking space, as well as a detached double garage. The garage has stairs leading to an upper level, which is ideal for use as an annexe or a home studio or office, with its large, airy living space and shower room. The gardens to the side and rear of the house are south and east-facing, welcoming plenty of sunlight throughout the day. They include a terrace for al fresco dining with a lawn beyond, with the potential for further landscaping. Additional outside space is provided in the roof balcony, which offers elevated views across the surrounding fields.

Location

The property occupies a sought-after location in the small village of Lower Dicker, two miles from Hailsham town centre. Dicker has a village hall, a local shop and café as well as the independent Bede Senior School. Meanwhile, Hailsham is easily accessible and provides a wealth of everyday amenities, including high street shops, supermarkets and leisure facilities. The town also provides a choice of state primary and secondary schools. Eastbourne is around 10 miles away, providing further facilities including an excellent choice of shops, restaurants and cafés, while the Sussex coast is within easy reach, including beaches at Birling Gap and Pevensey Bay. The area is well connected by the network of A-roads, while mainline rail services are available from Uckfield, nine miles away (1 hour 20 minutes to London Bridge).



Distances

- Hailsham 2.4 miles
- Polegate 4.8 miles
- Uckfield 9.1 miles
- Eastbourne 9.3 miles
- Lewes 10.5 miles

Nearby Stations

- Berwick
- Polegate
- Uckfield

Key Locations

- Michelham Priory
- Herstmonceux Castle
- Brick Farm Lakes Trout Fishery
- National Trust - Bateman's
- Glyndebourne
- Charleston Farmhouse
- Eastbourne and the South Coast beaches

Nearby Schools

- Bedes
- Herstmonceux CofE Primary School
- Punnetts Town Community Primary & Nursery School
- Dallington CofE Primary School
- Phoenix Academy
- Eastbourne College
- Brighton College
- Mayfield School
- Battle Abbey School
- Uckfield College
- Vinehall





Floorplans

House internal area 1,608 sq ft (149 sq m)
 Garage internal area 875 sq ft (81 sq m)
 Total internal area 2,483 sq ft (231 sq m)
 For identification purposes only.

Directions

BN27 4BG

what3words: ///crimson.baguette.obviously

General

Local Authority: Wealden District Council

Services: Mains electricity and water. Air source heat pump. Private drainage, which is compliant to regulations.

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

Council Tax: TBC

EPC Rating: TBC

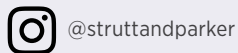
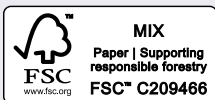
Lewes

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