

The Orchards, Laughton, East Sussex



Strutt & Parker

Land and property. Since 1885.



The Orchards is an exclusive collection of just four beautifully crafted homes by award winning developer Aspire Designer Homes, combining elegant design with practical family living.

Offering a range of thoughtfully planned layouts, from charming semi-detached homes to substantial detached houses, each property provides generous living space, private gardens and a beautiful standard of finish throughout. Designed and built with care, these are homes created to be enjoyed from the moment you step through the door.

Nestled within the beautiful East Sussex countryside, Laughton offers the perfect balance of village charm, natural beauty and modern convenience. Surrounded by rolling farmland and open countryside, yet within easy reach of Lewes, Brighton and the Sussex coast, this sought after village provides an exceptional setting for contemporary country living.

The village enjoys a strong sense of community and a relaxed pace of life, making it particularly appealing to families, professionals and downsizers seeking more space and a greater connection to the outdoors. Scenic footpaths, bridleways and country lanes weave through the surrounding countryside.



Location

Just 7 miles away, the historic town of Lewes provides an excellent selection of independent shops, restaurants, cafés and cultural attractions. Brighton offers world class shopping, dining and entertainment, whilst the Sussex coastline provides numerous beautiful beaches.

For those with an active lifestyle, the area offers an outstanding range of sporting and leisure pursuits. Golf enthusiasts can enjoy the renowned East Sussex National Golf Club, whilst nearby sailing clubs, marinas and watersports facilities can be found along the Sussex coast. The South Downs National Park provides miles of walking, running and cycling routes, while local equestrian facilities and country pursuits make the most of the area's stunning rural setting.

With strong transport connections, highly regarded schools and an abundance of leisure opportunities on the doorstep, Laughton continues to attract buyers looking for an exceptional quality of life in one of East Sussex's most desirable village locations.

Education

The area benefits from an excellent choice of well regarded state and independent schools, including:

- 1 Laughton Community Primary School
- 2 King's Academy Ringmer
- 3 Uckfield College
- 4 Chailey School
- 5 Bede's Senior School
- 6 Eastbourne College
- 7 Brighton College

Leisure & Recreation

- 8 East Sussex National Golf Club
- 9 South Downs National Park
 - Amex Stadium (Brighton & Hove Albion FC)
 - Sailing and watersports along the Sussex coast
 - Extensive walking, cycling and riding routes
 - Lewes High Street, restaurants and independent boutiques
- 10 Glyndebourne Opera House
 - Sussex vineyards and country pubs
- 11 Brighton Marina and seafront attractions
- 12 Plumpton Racecourse
- 13 Ashdown Forest and surrounding countryside

Transport

- 14 Lewes – approximately 7 miles
 - Uckfield – approximately 8 miles
 - Brighton & Hove – approximately 16 miles
 - Eastbourne – approximately 14 miles
- 15 Gatwick Airport – approximately 30 miles
 - Mainline rail services from Lewes to London Victoria and London Bridge - approximately 1 hour 10 minutes
 - Convenient access to the A22, A26 and A27

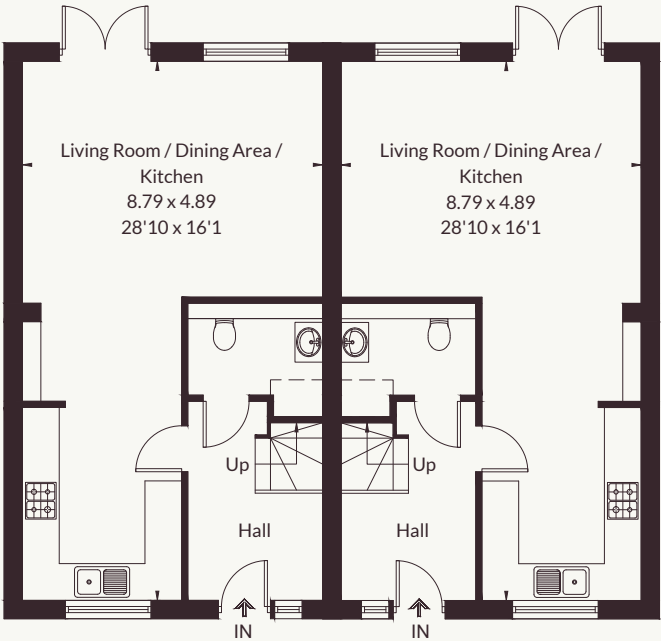


Russet Cottage (Plot 1) & Bramley Cottage (Plot 2)

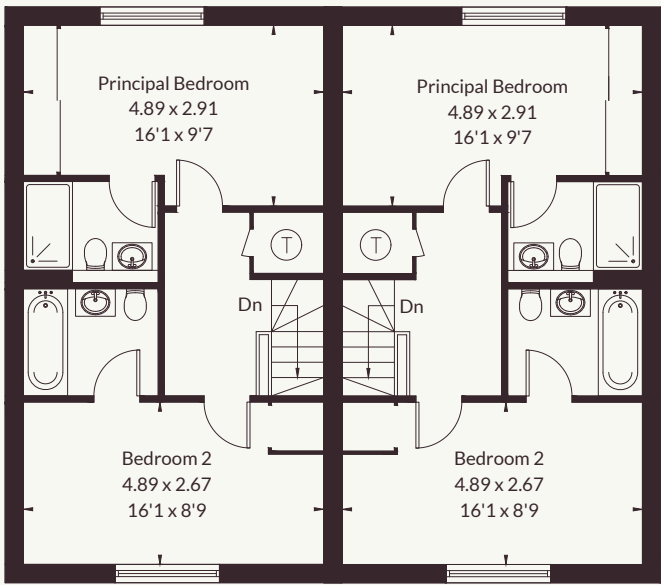


Russet Cottage (Plot 1): 2 bedrooms, 2 bathrooms
916 sq ft, 2 parking spaces
Expected EPC B
Garden: 0.15 acre (916 sq ft)

Bramley Cottage (Plot 2): 2 bedrooms, 2 bathrooms
916 sq ft, 2 parking spaces
Expected EPC B
Garden: 0.13 acre (916 sq ft)



Plot 1 & 2 Ground Floor



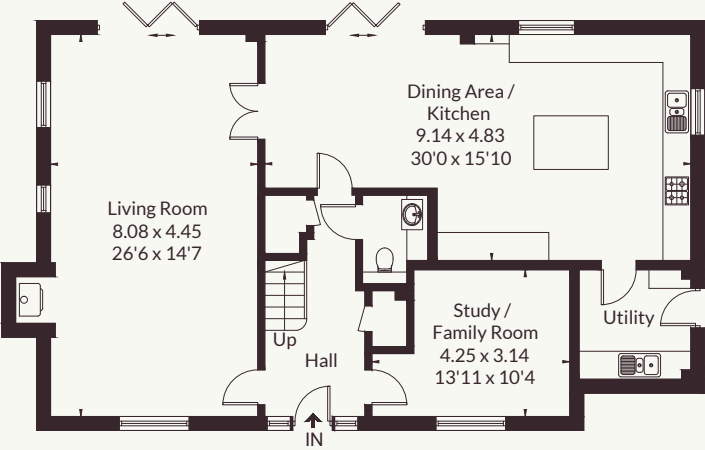
Plot 1 & 2 First Floor

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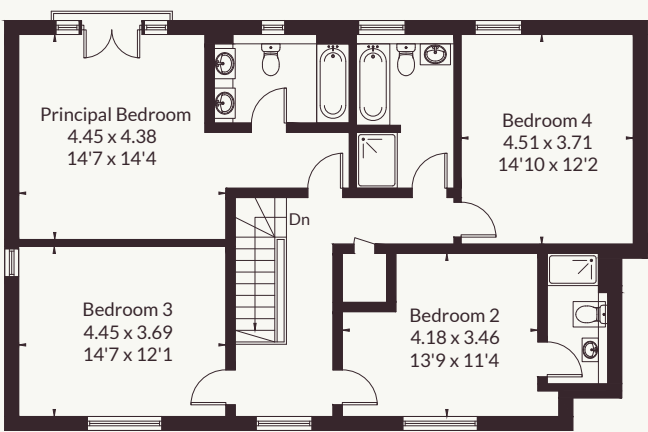
Braeburn House (Plot 3)



Braeburn House (Plot 3): 4 bedrooms, 3 bathrooms
2,252 sq ft, double garage
Expected EPC B
Garden: 0.35 acre (2,252 sq ft)



Plot 3 Ground Floor



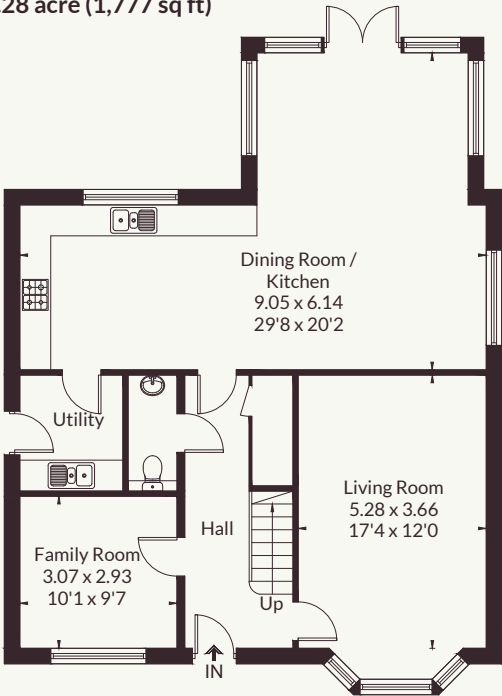
Plot 3 First Floor

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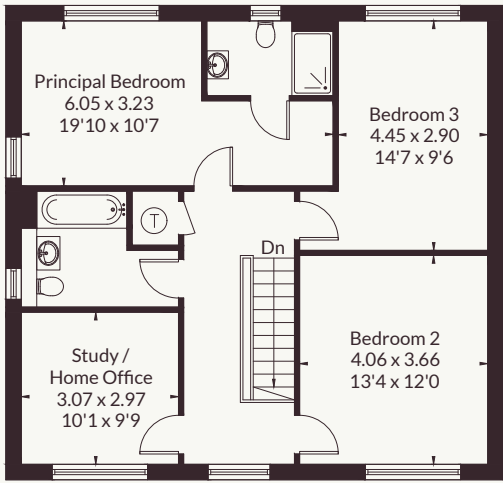
Pippin House (Plot 4)



Pippin House (Plot 4): 3 bedrooms, study, 2 bathrooms
1,777 sq ft, single garage
Expected EPC B
Plot size: 0.28 acre (1,777 sq ft)



Plot 4 Ground Floor



Plot 4 First Floor

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Specification

Kitchens

- Bespoke kitchen by BV Projects
- Quartz worktops with upstands
- Quartz splashback behind induction hob wall
- Siemens 5-plate induction hob with extractor
- Siemens multi-function ovens
- Siemens integrated fridge-freezer & dishwasher
- Siemens microwave
- Siemens wine cooler to Braeburn House & Pippin House

Bathrooms, Ensuites & Cloakrooms

- Porcelanosa wall tiles
- Contemporary Roca and Vado sanitaryware
- Elegant low profile shower tray
- Integral shaver point in bathrooms
- Heated mirrors in master ensuite
- Full height tiling to shower and above bath
- Polished chrome fittings
- Stylish vanity unit beneath washbasin

Electrical Fittings

- Full fibre to the premises (FFTP)
- LED downlighters to the kitchen/breakfast room, utility, cloakroom, bathrooms, ensuites and study
- Low energy pendants to the hallway, landing, living room, dining room and all bedrooms
- Double sockets with USB inserts in the kitchen and bedrooms
- Provision for telephone to home office, living room and principal bedroom
- CAT6 cabling provided from the master BT point to the TV position in the living room, principal bedroom and home office
- Sky Q capability to living room and principal bedroom
- Brushed chrome switch plates and sockets throughout
- Pre-wired infrastructure for future install of photovoltaics
- Central Heating & Hot Water
- Samsung Air Source Heat Pump
- Underfloor heating to the ground floor, radiators to first floor
- Electrical chrome heated towel rails to bathrooms and ensuites

Interior Finishes

- Bespoke fitted wardrobes to principal bedroom and bedroom 2 (plots 3 & 4) and to principal bedroom (plots 1 & 2)
- Fireplace with HETAS approved log burner to Braeburn House
- American white oak staircase to Pippin and Braeburn House
- White five panel internal doors with brushed chrome door furniture

Exterior & Outside Space

- Off street parking
- Single Garage to Pippin House with electric door
- Double Garage to Braeburn House with electric door
- Landscaped front areas with feature planting
- Generous rear garden with 10m of fresh lawn leading to an attractive area of mature lawn and wild garden
- Timber shed for secure cycle storage
- External cold-water tap
- External weatherproof double socket to rear patio space
- Mode 3 car charging point

Peace of Mind & Sustainability

- Interconnected smoke alarm system
- Wireless security alarm with ability to be monitored
- Pre-wired connection in loft space ready for future connection of PV panels (PV panels an upgrade) **

Optional Extras*

- **Solar panels and battery storage to boost your EPC rating and lower running costs.
- Outdoor kitchen Pod
- Upgrade to engineered wood or ceramic flooring
- Bespoke home office fit out tailored to individual needs
- Additional fitted wardrobes
- Instant boiling hot water tap

Warranty

- 10-year Global Structural Home Warranty

* Subject to build stage

Another beautifully designed new home from:





General

Local Authority: East Sussex County Council and Wealdon District Council
Tenure: Freehold
Services: Mains electricity, water, drainage, ultrafast broadband
Council Tax: Band: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/what3words///embellish.vocals.chucks>

Strutt & Parker South East New Homes

215-217 High Street, Guildford, GU1 3BJ
southeastnewhomes@struttandparker.com
01483 957745

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

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