



Skyhouse


Cuilfail, Lewes, East Sussex


**STRUTT
& PARKER**


ESTABLISHED 1844


A stunning contemporary home with unrivalled views over Historic Lewes and the South Downs


Tranquility and serenity await in a bespoke Guz Architects designed distinctive family home nestled in this secluded elevated position in the South Downs. Moments from Lewes town yet no-one knows you are there. Neutral décor, high quality fixtures and a wealth of full-height glazing designed to maximise the far-reaching views. Zero-carbon and clean air environment supports wellbeing.


**2 RECEPTION ROOMS**


**5 BEDROOMS**


**4 BATHROOM
2 WC**


**DOUBLE GARAGE**

**GARDENS**

**FREEHOLD**

**EDGE-OF-TOWN LOCATION**

**3,345 SQ FT**

**GUIDE PRICE
£3,250,000**

The property

Skyhouse isn't just a home; it's a contemporary architectural dream home by renowned German Builder, Baufritz. This expansive 3,400 sq ft residence embodies their commitment to high-quality eco friendly timber construction, environmental harmony, and an unrivalled healthy living climate.

Designed for seamless modern living and grand entertaining, Skyhouse blends understated elegance with superior craftsmanship providing a serene backdrop. Full-height glazing and numerous patio doors blur the lines between indoor and outdoor and magnify the exceptional, far-reaching views.

The ground floor unfolds from a welcoming reception hall into a lovely, angled open-plan kitchen/sitting/ dining room. The kitchen features bespoke cabinetry with integrated appliances. This adaptable space offers multiple access points to the sun-drenched terrace.

A bedroom wing provides two sumptuous en suite bedrooms. Separated by the ground floor great room

is a further en-suite double bedroom. The splendour of Skyhouse is all rooms benefit from direct terrace access.

The first floor is an impressive 39ft open-plan kitchen/ sitting/ dining room. This magnificent space, is bathed in natural light, with three sets of patio doors leading to a private balcony and expansive terrace, offering yet more opportunities to savour the stunning vistas. The upper-level bedroom wing features a versatile bedroom/study with balcony access and a luxurious principal bedroom suite. This palatial bedroom sanctuary boasts generous bespoke fitted storage, a window seat, direct balcony access, and a spacious en suite shower room with twin sinks, promising a serene escape.

Skyhouse offers remarkable living flexibility, easily configurable as one magnificent family home or cleverly split to create an independent annexe.

This property truly represents the pinnacle of Baufritz's dedication to creating homes that are not only visually stunning and remarkably comfortable but also Biologically Health Homes.







Outside

Nestled amidst a verdant canopy of mature trees, this architectural masterpiece boasts a striking contemporary design, offering a harmonious blend of modern luxury and natural serenity. A private driveway provides ample parking and access to a link-attached double garage, and a covered walkway provides seamless access to the rear entrances.

Step directly from your garden onto the majestic South Downs through a private rear gate, inviting endless adventures and breathtaking exploration. The beautifully tiered garden, a true haven, unfolds with a generous lawn, framed by vibrant, planting and hedging.

Enjoy the expansive, partially covered ground-floor terrace or ascend to the first-floor balcony with its elevated side terrace – both offering spectacular vantage points for that breathtaking view. Numerous secluded seating areas beckon, perfect for quiet contemplation or lively gatherings. A garden store keeps things tidy, while a tranquil pond provides a serene focal point.

This exceptional outdoor sanctuary is perfectly crafted for lavish entertaining and unforgettable alfresco dining, all while soaking in the stunning panoramic views over the historic town of Lewes and the undulating, picturesque countryside.

Location

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 a cinema. More comprehensive amenities are available in Haywards Heath and in the coastal business and entertainment city of Brighton. Sporting and recreational facilities in the area include numerous golf courses, show jumping at Hickstead, horseracing at Brighton and Goodwood, sailing at Brighton and Chichester and opera at Glyndebourne. Transport links are excellent: the A27 gives access to the A23/M23 motorway network to London Gatwick Airport and central London, and Lewes train station offers regular services to central London (London Victoria 1 hour 8 minutes).



Distances

- Uckfield 8.4 miles
- Seaford 10.6 miles
- Brighton 11.6 miles
- Haywards Heath 12.3 miles
- Eastbourne 16.9 miles

Key Locations

- Glyndebourne
- Charleston
- South Downs National Park and South Downs Way - Adjacent to the house
- Lewes Golf Club
- Lewes Castle
- Southover Grange Gardens
- Lewes Priory
- Monk's House (National Trust)
- Sussex Heritage Coast
- Amex Stadium

Property Eco Features

- Triple Glazing
- Natural Insulation
- Solar Panels
- Among many eco attributes

Train Station

Lewes Main Line Railway Station - 0.8 mile

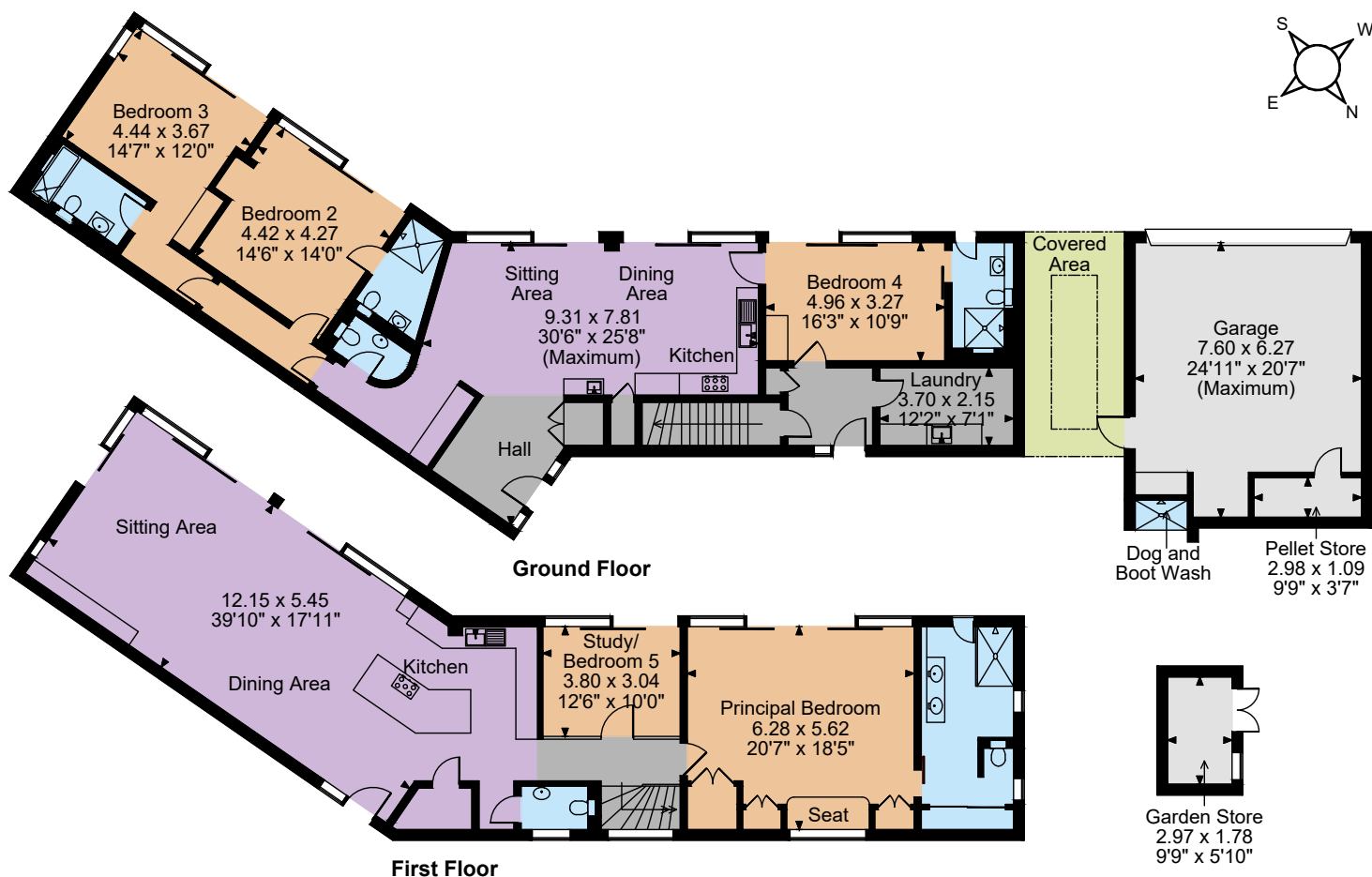
Nearby Schools

- Lewes Old Grammar School
- Wallands Community Primary and Nursery School
- Western Road Community Primary School
- Southover CofE Primary School
- Northease Manor School
- Iford and Kingston CofE Primary School
- Brighton College
- East Sussex College
- Sussex and Brighton Universities
- Roedean School

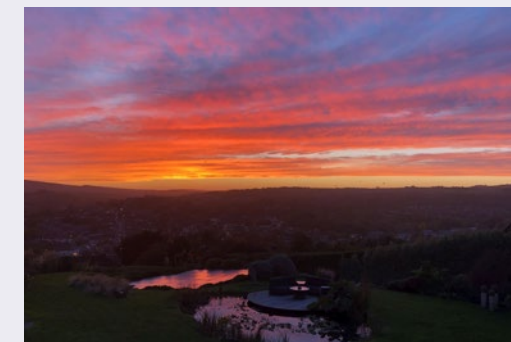








The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,354 sq ft (312 sq m)
Garage internal area 502 sq ft (47 sq m)
Garden Store internal area 57 sq ft (5 sq m)
Total internal area 3,913 sq ft (364 sq m)
Quoted Area Excludes 'External Covered Area'
For identification purposes only.

Directions

BN7 2BE
what3words: ///operating.weeded.energy - brings you to the driveway

General

Local Authority: Lewes District Council

Services: Mains water. Mains electricity. Mains drainage. Pellet fuel stove for hot water and heating.

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

Council Tax: Band G

EPC Rating: Band A+

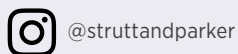
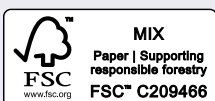
Lewes

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