

Kits Hayes, Hamsey, Lewes



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An impressive, detached house offering flexible accommodation and characterful features, set within beautiful gardens in a peaceful rural setting just outside sought-after Lewes.

Kits Hayes is a substantial and characterful property offering extensive and versatile accommodation arranged over two floors. The house combines generous proportions with period features including original fireplaces and arched doors and windows, complemented by attractive gardens that back onto open countryside.

The ground floor accommodates both the principal house and a self-contained annexe. The main house is entered via a welcoming reception hall featuring a double-sided fireplace, with access to the dining area, principal reception room and kitchen. The sitting room is particularly spacious, with decorative corning, an ornate fireplace, and French doors opening onto the gardens, together with two sets of double doors leading to a south-facing conservatory. The kitchen is well-appointed with fitted cabinetry, integrated appliances, an Aga, tiled flooring, space for informal dining and French doors to the garden. The annexe is accessed via its own private entrance and comprises a kitchen, sitting/dining room, double bedroom and bathroom, providing ideal accommodation for guests or extended family.

On the first floor, there are six well-presented bedrooms, including a principal bedroom with built-in wardrobes and an en suite bathroom. A further bedroom also benefits from an en suite, while a family bathroom serves the remaining rooms.

Outside, the property is approached via a gravel driveway providing parking and access to the integrated garage and workshop/garden store. The gardens lie principally to the side and rear, enjoying a west and south-facing aspect, and are laid mainly to lawn with mature hedging and established trees. A paved terrace provides an ideal setting for outdoor dining and entertaining.

3,408 sq ft (317 sq m) | Freehold
4 reception rooms | 7 bedrooms
4 bathrooms | Garage

Guide price £1,500,000

Location

The property is set in a peaceful village position, just outside sought-after Lewes and in the beautiful South Downs National Park. The nearby village of Offham has a local pub and a parish church, while further local amenities can be found in Lewes, just two miles to the south. Vibrant and historic Lewes provides a range of individual shops, supermarkets, restaurants and recreational facilities. Lewes's mainline station provides services to London Victoria, taking approximately an hour, while the A27, a short distance away, provides fast access to the A23/M23, Gatwick Airport and the national motorway network. The coastal, business and entertainment city of Brighton and Hove is some 10 miles distant.

Postcode region: BN8

General

Local Authority: Lewes District Council

Services: Mains water and drainage

Council Tax: Band: G

EPC Rating: E

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



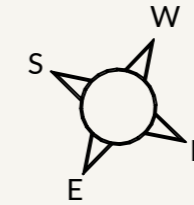
Kitts Hayes, Hamsey, Lewes

Main House internal area 2,848 sq ft (265 sq m)

Garage and Workshop internal area 656 sq ft (61 sq m)

Annexe internal area 560 sq ft (52 sq m)

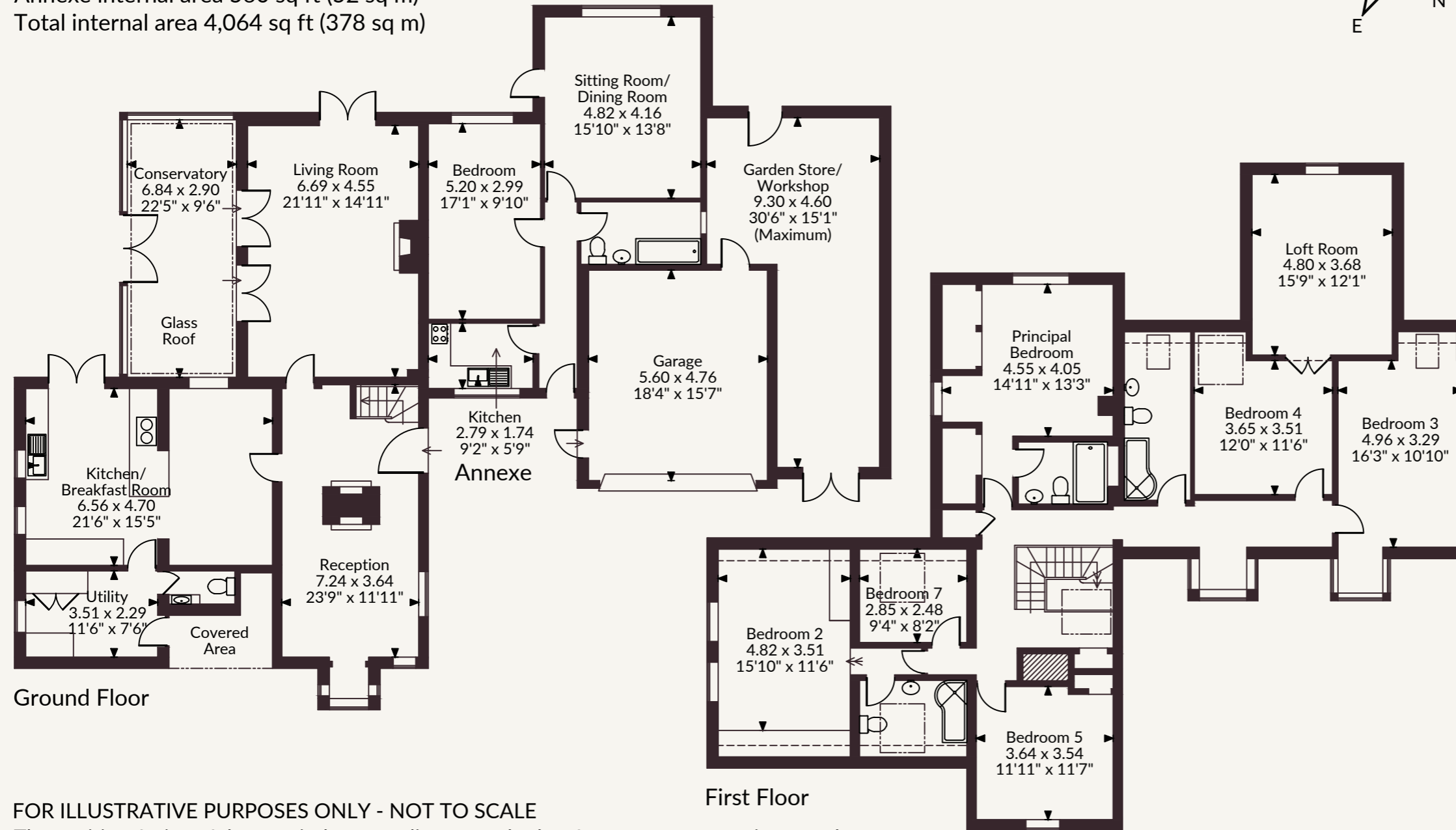
Total internal area 4,064 sq ft (378 sq m)



Strutt & Parker Lewes

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

☐☐☐ Denotes restricted head height

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