



# 5 Laughton Lodge

Laughton, East Sussex



## An exciting opportunity to acquire a stunning contemporary styled eco home, in a peaceful setting.

A delightful detached timber-framed home, set in a peaceful location on a community focused co-housing development in Laughton, within a short drive of Lewes. The property features attractive timber-clad elevations and sits within charming gardens that back onto woodland, while inside there is stylishly appointed accommodation with modern fittings and plenty of natural light.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**PRIVATE OFF ROAD PARKING**



**GARDENS**



**VIRTUAL FREEHOLD**



**LAUGHTON EAST SUSSEX**



**1,672 SQ FT**



**£1,150,00 GUIDE PRICE**

### The property

5 Laughton Lodge is a splendid beautifully appointed detached home with four bedrooms offering spacious, light accommodation. The property is one of 22 homes in the Laughton Lodge co-housing community site, a jointly owned and self-managed community with several shared facilities, set in a rural position just outside the village of Laughton. The house itself has attractive timber-clad elevations and timber framing, while inside there are attractive reception rooms, which welcome plenty of natural light. Everyday living space is provided in the open-plan, 26ft kitchen/dining room with its well-equipped kitchen and dining area, which has French doors opening onto the gardens. The kitchen itself has modern fitted units, a central island with a breakfast bar and integrated appliances. Also on the ground floor, the well-proportioned sitting room provides space in which to relax, with its full-height arched windows, French doors opening onto the gardens and Scandinavian-style woodburning stove. The timber-clad vaulted ceiling and galleried landing above help to create a further sense of space and light.

There is a double bedroom on the ground floor, which features an en suite shower room. This room can be used as a ground-floor bedroom or could alternatively be used as an additional reception room. Three further double bedrooms are found on the first floor, including one with a dressing area with built-in wardrobes. The family bathroom is also found upstairs, with its over-bath shower, while the first-floor landing provides a sitting or study area with plenty of natural light from its full-height windows.

The property also benefits from a virtual freehold, with a 9,999-year lease issued in 1999, offering security and longevity. Laughton Lodge infrastructure is partially off-grid and designed with sustainability in mind. Water is supplied via a borehole, heating is provided through a wood-chip powered district system, and an 85kW community-owned solar array generates much of the electricity – often meeting demand during the summer months. The vendors have calculated that combined this reduces average bills by 40 - 50%.





## Outside

The house is set on a peaceful private lane with parking space in front of the property. Further parking is available in Laughton Lodge's carpark, for residents and guests. There are delightful gardens surrounding the property, which include raised beds and sunny south-facing patio areas and decking at the front. At the rear there is further paved terracing and a timber deck with a splendid roll-top freestanding bathtub. Beyond the terracing there are lawns and meadows, bordered by various established shrubs and trees, and shaded by mature woodland at the rear, which helps to create a peaceful, secluded atmosphere.

Together, the households manage the land (22.00 acres in all) and facilities, which include over 11,000 square feet of communal buildings housing offices, co-working spaces, artist studios, guest accommodation, and meeting rooms. The site also features stables with horses, chickens, individual and shared allotments, polytunnels, and play areas for children, creating a rich and vibrant environment for all ages.

## Location

The property is set in a beautiful rural position just outside the village of Laughton, within easy reach of the towns of Hailsham and Lewes. There are several everyday amenities in Laughton, including a post office, a parish church, a village hall and a primary school. Lewes is just six miles away and provides a choice of shops, supermarkets, restaurants and cafés, while Uckfield Eastbourne and the Sussex coast are also within easy reach. Uckfield provides a choice of shops, supermarkets and leisure facilities. There is also a choice of schooling in the town including primary and secondary schools, while the independent Annan School is nearby in Eason Green. Lewes offers further schooling, including the independent Lewes Old Grammar School and Bede's Senior School. The area is well connected by road, with the A26 and A27 nearby providing access toward Lewes, Uckfield, Brighton and Eastbourne, while mainline rail services are available from Lewes (1 hour 10 minutes to London Victoria).



## Distances

- Ringmer 3.3 miles
- Uckfield 5.7 miles
- Lewes 6.0 miles
- Eastbourne 14 miles

## Nearby Stations

- Glynde
- Lewes
- Berwick

## Key Locations

- River Ouse
- Pells Pool
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens

- Lewes Priory
- Monk's House (National Trust)
- Charleston Farmhouse
- Glyndebourne
- Sussex Heritage Coast
- Brighton Royal Pavilion

## Nearby Schools

- Laughton Community Primary School
- Ringmer Primary and Nursery School
- Wallands Community Primary School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Priory School
- South Malling CofE Primary School
- Iford and Kingston CofE Primary School
- Hamsey Community Primary School
- Barcombe CofE Primary School
- Plumpton College





## Floorplans

House internal area 1,672 sq ft (155 sq m)  
 For identification purposes only.

## Directions

BN8 6BY

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## General

Local Authority: Wealden District Council

Services: Mains electricity. Wood chip powered district heating system. Private bore hole provides water. Underfloor and central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Council Tax: Band F

EPC Rating: Band C

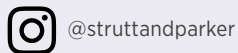
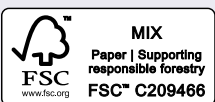
## Lewes

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