



The Woodhouse, Lewes Road
Blackboys, East Sussex

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The Woodhouse, Lewes Road, Blackboys, TN22 5JA

A stunning and beautifully presented contemporary home with studio/annexe with garaging and landscaped gardens with bespoke swimming pool and poolhouse/sauna in a secluded and tranquil setting

Blackboys Inn 0.1 mile, Uckfield train station 4 miles (London Victoria via East Croydon 1hr 26mins & London Bridge via Buxted 1hr 16mins), Heathfield 4.5 miles, Lewes 10 miles, Eastbourne 17.8 miles, London Gatwick Airport 28 miles

Reception Hall | Drawing room | Study
Feature Kitchen/dining room | Study | Utility/WC | Boot room | Principal bedroom with en suite bathroom, dressing room and balcony
Bedroom 2 with en suite | 2 further bedrooms
Family bathroom | Studio/Annex | Double garage | Pool house with sauna | Swimming pool | Shed | Secluded gardens | EPC rating D

The property

The Woodhouse showcases geometric, modernist architectural design, with walls of glass and floor to ceiling windows ensure light-filled living and exposed Green Oak timbers create a dramatic framework to stylish interiors. Beautiful wood flooring unites the ground floor rooms which include an elegant drawing room with glazed bi-folds to two aspects. An open south-facing, full height atrium connects to the impressive kitchen/dining room which is flooded with natural light and features a bespoke hand-painted kitchen with worktop in hand-finished concrete, with emerald green Metro tiling to the walls and an island unit with breakfast bar which creates functional partition within this convivial setting. Double-height windows and doors afford a connection to the garden, and a spiral staircase rises to the galleried landing above. Additional reception rooms include the inviting reception hall, a study, with ancillary space provided by a utility/WC and a boot room.

The spiral staircase ascends to a wide feature landing, commanding beautiful views across the private front garden. Rooms benefit from glazed sliding doors to Juliette balconies allowing elevated vistas. The principal bedroom has balcony access, a dressing room and an en suite bathroom with fashionable, high-end fixtures. Bedroom 2 also has a luxury en suite, and then there are two further bedrooms and a stunning contemporary family bathroom. Supplemental accommodation is provided in two outbuildings which offer a studio/annexe, with kitchenette and shower room, and a pool house with sauna and adjoining loggia with woodburner, providing an ideal leisure space.

Outside

The property is approached via a gated entrance with tarmac driveway. The gardens (designed by Fern & Pine), totalling 0.79 of an acre, are landscaped to provide an outdoor haven with a linear design creating an al fresco environment in keeping with the homes architecture. A length of gravelled driveway gives access to the garage (with 'Hormann' electric doors) and studio/annexe just beyond the entrance to the plot and extends to the house with silver birch trees lining the route. Terracing adjoins the home to front and rear aspects offering outdoor dining and sitting spots, with a rearward walkway continuing to the paved pool surrounds where lounging after a swim can be enjoyed. Manicured lawns are framed by attractively planted beds containing colour and structure to complete the visually-appealing tranquil setting.

Location

The property is situated in the heart of Blackboys, which provides a haven for walking, riding and nature-enthusiasts, with the local The Blackboys Inn, a renowned local destination, being within minutes. Rail services can be found at Uckfield, Buxted and Haywards Heath. Well-regarded schooling includes Cumnor House, Mayfield, Bedes and Eastbourne College. Blackboys Primary is also Ofsted 'outstanding'.







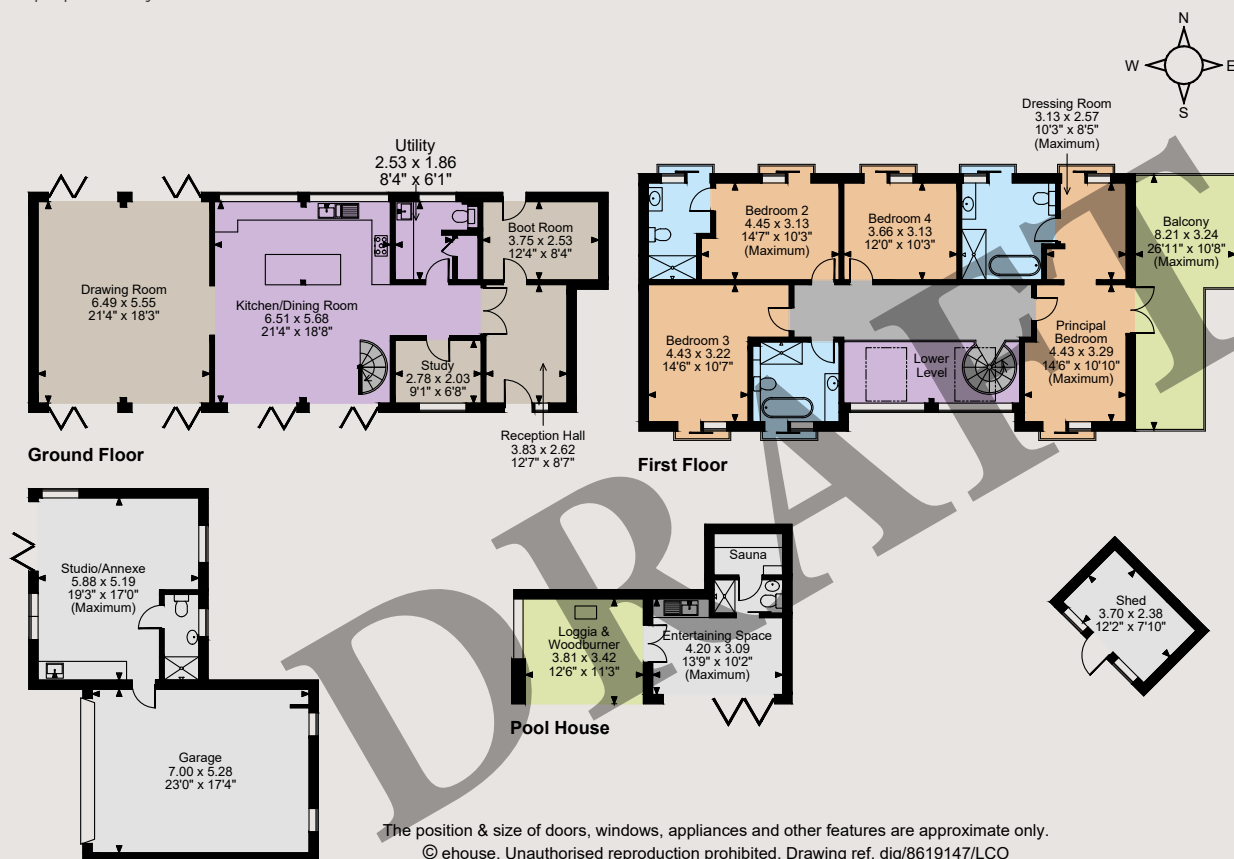






Floorplans

House internal area 2,363 sq ft (220 sq m)
Garage internal area 398 sq ft (37 sq m)
Outbuilding internal area 328 sq ft (31 sq m)
Pool House & Shed internal area 285 sq ft (26 sq m)
Balcony external area 236 sq ft (22 sq m)
Total internal area 3,374 sq ft (314 sq m)
For identification purposes only.



Directions

what3words: ///goals.sunflower.plums

General

Local Authority: Wealden District Council
Services: Mains water, electricity. Air source heat pump. Private drainage.
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,250,000

Lewes

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