



7 Oakfield Lane
Plumpton Green, East Sussex

A contemporary four bedroom detached property located in a sought-after South Downs village near to the station.

A weatherboarded double-fronted family home providing quality fixtures and fittings, elegant neutral décor and hard-wearing engineered wooden flooring throughout the ground floor. It is located in an exclusive cul de sac development at the heart of an East Sussex village, near to local and town centre amenities and the station.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY & DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



1,389 SQ FT



**£745,000
GUIDE PRICE**

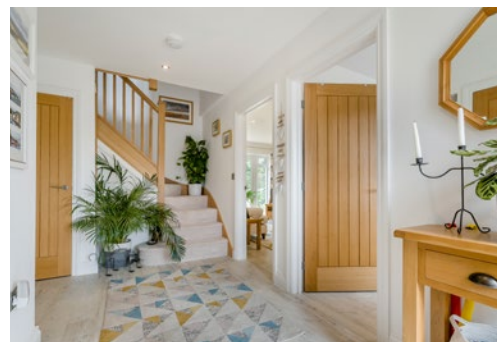
The property

7 Oakfield Lane is a modern weatherboarded family home offering almost 1,400 sq ft of light-filled, double-fronted accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property features quality fixtures and fittings including contemporary sanitaryware, elegant neutral décor throughout and hard-wearing engineered wooden flooring across the ground floor.

The accommodation flows from a welcoming reception hall with useful storage and a cloakroom. It comprises a generous front aspect study and a spacious sitting room with full-height glazing incorporating French doors to the garden terrace. The ground floor accommodation is completed by a large 22 ft kitchen/dining room.

The front aspect kitchen provides a range of contemporary high-gloss wall and base units, complementary work surfaces and splashbacks and modern integrated appliances including a wine chiller. It opens into a dining area with space for a sizeable table, bi-fold doors to the terrace and a door to an inter-connecting fitted utility room with a part-glazed door to the terrace.

Stairs rise from the reception hall to a generous first floor landing with further useful storage. It gives access to principal bedroom with built-in storage and an en suite shower room. The first floor also houses the property's three remaining double bedrooms, all with fitted wardrobes, together with a family bathroom with bath and separate shower enclosure.



Outside

The property sits at the end of a quiet cul de sac, with minimal passing traffic. Set behind lawned areas and mature planting and having plenty of kerb appeal, it is approached over a shared block-paved cul de sac driveway leading to private parking in front of the detached double garage, which benefits from an internal door to the rear garden. Pedestrian gates on each side of the property open to the well-maintained enclosed garden to the rear. It is laid mainly to areas of lawn bordered by well-stocked flower and shrub beds and features numerous paved and gravelled seating areas, one with a brick-built barbecue, together with a paved terrace accessible from the sitting, kitchen/dining and utility rooms. The whole is ideal for entertaining and al fresco dining.

Location

Set on the north side of the South Downs National Park, Plumpton Green has a village green, church, village hall, general store, Post Office, butcher, hairdresser, garages, pubs, a playing field and primary school. It sits just to the north of Plumpton Racecourse between Ditchling village and the county town of Lewes, the latter providing comprehensive amenities including extensive shopping, supermarkets including Waitrose, restaurants, pubs, a cinema, golf course and racecourse. Brighton and Haywards Heath both also offer comprehensive amenities. Local sporting facilities include several golf courses, show jumping at Hickstead, further horse racing at Brighton and Goodwood and sailing off the south coast. Transportation links are excellent: the A27 gives access to the A23/M23 and motorway network, and Plumpton station (0.5 mile) offers regular services to central London in around an hour.



Distances

- Lewes 6.9 miles
- Brighton 13.7 miles
- Haywards Heath 6 miles
- London Gatwick Airport 21.4 miles

Nearby Stations

- Plumpton
- Lewes

Key Locations

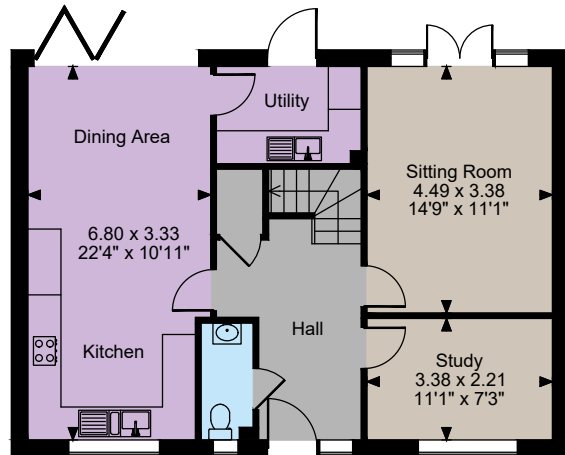
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens
- Lewes Priory
- Monk's House (National Trust)
- Glyndebourne

- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

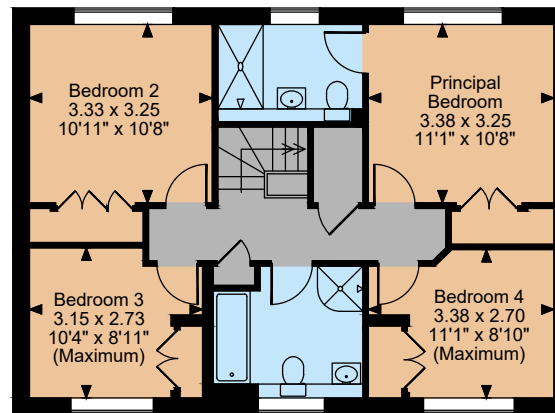
Nearby Schools

- Hurstpierpoint College
- Lewes Old Grammar School
- Ilford and Kingston CofE Primary School
- Wallands Community Primary and Nursery School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Northease Manor School
- Rudyard Kipling Primary School and Nursery
- Brighton College
- Roedean School

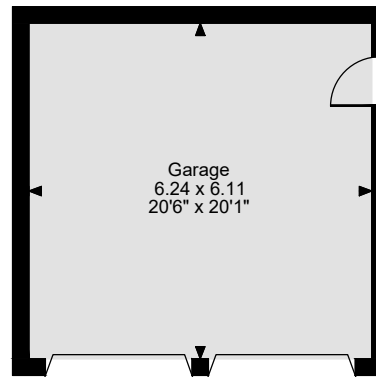




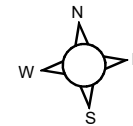
Ground Floor



First Floor



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

House internal area 1,389 sq ft (129 sq m)

Garage internal area 410 sq ft (38 sq m)

Total internal area 1,799 sq ft (167 sq m)

For identification purposes only.

Directions

BN7 3FF

what3words: ///flamenco.kind.emails

General

Local Authority: Lewes District Council

Services: Mains water, electricity and drainage.
Underfloor heating to ground floor. Covered calor gas.

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

Council Tax: Band D

EPC Rating: Band C

Lewes

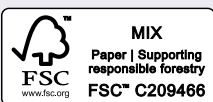
201 High Street, Lewes, East Sussex, BN7 2NR

01273 475 411

lewes@struttandparker.com

struttandparker.com

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