



OAKFIELD



Summerhill Lane, Polegate

Price Guide £800,000



# SUMMARY

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PRICE GUIDE: £800,000 - £1,000,000

A truly exceptional detached country residence, occupying an enviable position within one of Polegate's most sought-after rural lanes. Summerhill Barn offers a rare combination of character, luxury, space and versatility, whilst remaining conveniently located for Polegate, Eastbourne and the Sussex coastline.

Approached via a private driveway, the property immediately creates a sense of arrival, with generous parking, beautifully maintained gardens and a wonderful feeling of privacy. The accommodation has been thoughtfully designed to provide spacious and flexible living, perfectly suited to modern family life and entertaining.

The impressive kitchen and living areas form the heart of this wonderful home, offering generous proportions, an abundance of natural light and views over the surrounding grounds. Further reception spaces provide flexibility for relaxation, entertaining or working from home, whilst the well-appointed bedrooms and bathrooms complete the accommodation.

Outside, Summerhill Barn continues to impress with beautifully landscaped gardens and excellent outdoor spaces. A particular highlight is the substantial detached outdoor



barn, offering endless possibilities as a gym, home office, workshop, studio or additional storage space, allowing the new owner to tailor it to their needs.

Situated within the desirable Summerhill area of Polegate, this unique residence offers a superb semi-rural setting whilst remaining within easy reach of local amenities, excellent transport links, sought-after schools and the Sussex coastline.

A rare opportunity to acquire a truly special home in one of East Sussex's most desirable locations. Viewing is highly recommended to appreciate the quality, space and lifestyle this remarkable property provides.

Agent Notes: We have been informed that there is an outline planning application relating to a proposed development of 19 residential units on an adjoining parcel of land.



### Entrance Hall

10'5" x 7'10"

### Kitchen/Diner/Living

48'8" x 14'7"

### Bedroom One

12'2" x 10'5"

### Bedroom Two

14'2" x 10'8"

### Bedroom Three

13'5" x 10'8"

### Bedroom Four

12'3" x 7'1"

### Bathroom

8'9" x 7"

### Shower Room

10'7" x 7'4"

### Utility Room

Council Tax Band G - £4,547.38 Per Annum















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District

## Council Tax Band

**G**

## Opening Hours

|                  |                 |
|------------------|-----------------|
| Monday to Friday | 9.00am - 5.30pm |
| Saturday         | 9.00am - 4.00pm |

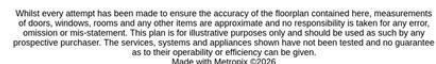
## Viewings

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## GROUND FLOOR



| Energy Efficiency Rating                                                                                                                                                                                                           |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 60      | 82        |
| <p><i>Not energy efficient - higher running costs</i></p>                                                                                                                                                                          |  |         |           |

**England & Wales**

EU Directive  
2002/91/EC

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