



OAKFIELD



Church Lane, Lewes

Offers In The Region Of £1,125,000



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SUMMARY

A Secluded Haven with Panoramic Views in the Heart of the South Downs.

Nestled on the tranquil and highly sought-after Church Lane in the picturesque village of Kingston, Dormers presents an exceptional opportunity to acquire a spacious and beautifully appointed family home.

This charming residence, understood to have been constructed in the 1950s and thoughtfully modernised, offers an idyllic lifestyle with stunning views across the village and the breathtaking Sussex countryside, extending to the South Downs National Park.

A Welcoming Home Designed for Modern Living
Step inside Dormers and discover a home that effortlessly blends character with contemporary comforts.

The entrance, through a full-length glazed door, leads into a welcoming reception hallway, featuring solid oak flooring, setting the tone for the quality within.

The property boasts generous living spaces, including a stunning triple-aspect living room, bathed in natural light and offering incredible vistas across the neighbouring farmland. Imagine cosy evenings by a feature fireplace or opening French doors to seamlessly connect with the rear



garden on warm summer days.

A second reception room provides a versatile space, perfect as a TV room or study, again benefiting from a delightful double aspect with large picture windows framing the beautiful Downs.

The heart of the home is undoubtedly the superb kitchen/breakfast room. With bespoke, hand-painted units, solid wood work surfaces, and integrated Neff appliances (including an eye-level oven, combi oven, plate warmer, and 5-ring gas hob), it's a chef's dream.

The ample space could accommodate a freestanding island or a dining table, making it ideal for family meals and entertaining. A separate utility room with additional storage and a downstairs cloakroom add to the practical appeal.



Living/Dining Room

28'2 x 13'8

Kitchen

15'3 x 13'8

Study

11'3 x 10'11

Bedroom

13'9 x 9'4

Bedroom

11'3 x 10'11

Bedroom

17'4 x 13'1

Bedroom

13'7 x 13'1

Garage

15'4 x 9'10

Council Tax Band - G £4,379 per annum















INFORMATION

Tenure

Freehold

Local Authority

Lewes District Council

Council Tax Band

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Opening Hours

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

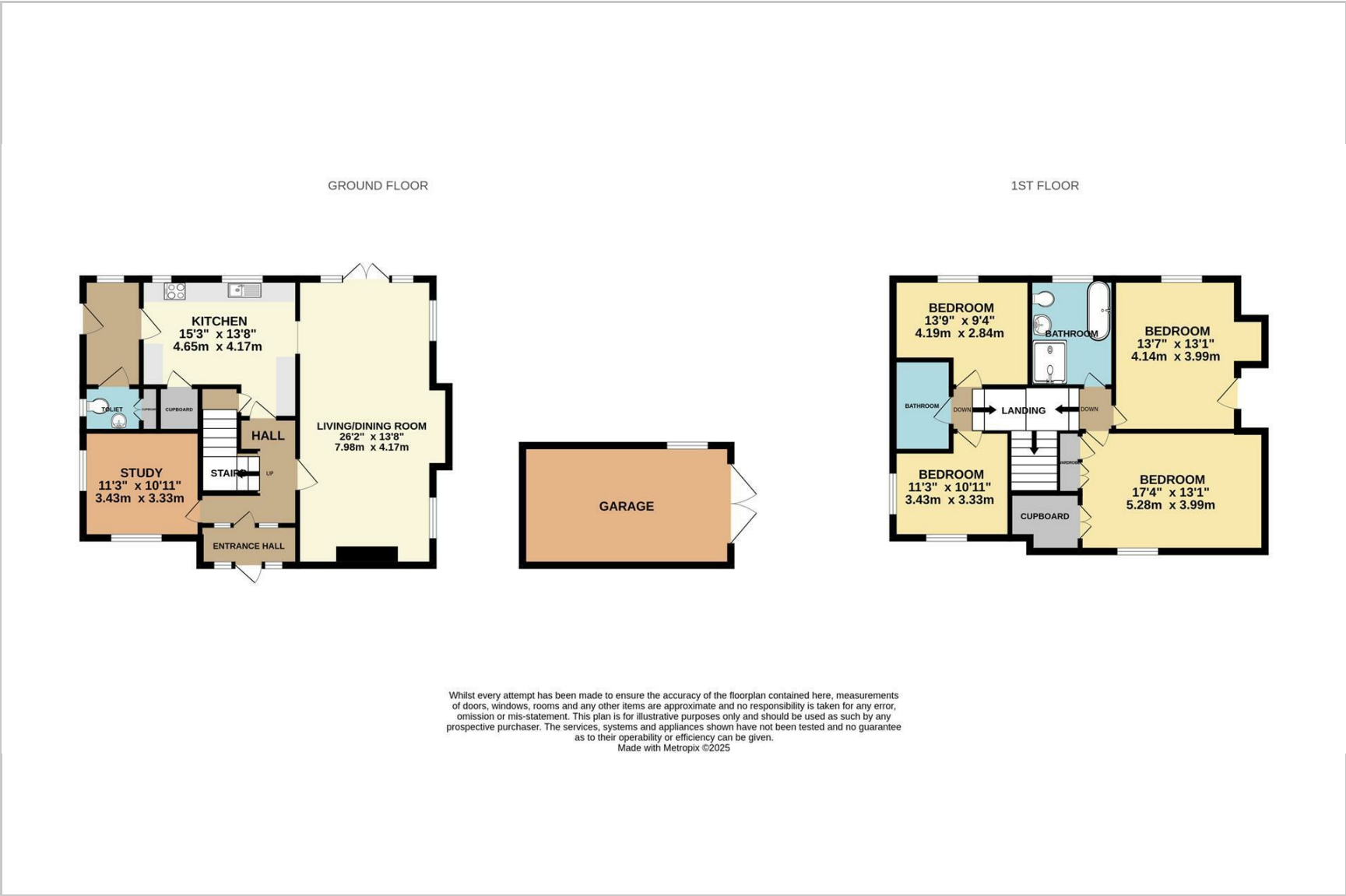
Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

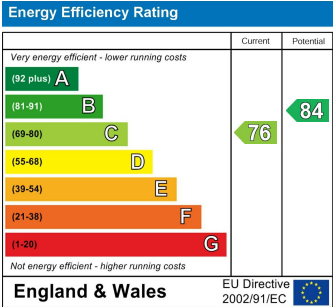
Area Map



Floorplan



Energy Efficiency Graph



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