



OAKFIELD



Southover High Street, Lewes, BN7 1HT

Asking Price £700,000



## Southover High Street, Lewes, BN7 1HT

Full of history, character and period charm, this beautifully presented three bedroom Grade II Listed home is thought to date back, in part, to the 15th century. Occupying a sought after position in the heart of Southover, the property is ideally placed for Lewes mainline station, Southover Grange Gardens, Lewes Priory and the historic town centre.

The current owner has carefully enhanced the home while remaining sympathetic to its age and character. Improvements include external repainting, tasteful redecoration throughout and the thoughtful landscaping of the south facing walled garden by a garden designer, creating a peaceful and private outdoor space.

Extending to approximately 1,639 sq ft, the accommodation offers an excellent balance of character, versatility and practicality. The impressive dual aspect drawing room features exposed beams and a character fireplace, while the kitchen and breakfast room provides a sociable heart to the home. A separate utility and boot room and ground floor cloakroom add further practicality.

On the lower ground floor is a generous second reception room offering flexible living space, ideal as a family room, home office, studio or cinema room.

The first floor is arranged around a galleried landing and provides three well-proportioned bedrooms together with the family bathroom. Exposed timbers, leaded windows and feature fireplaces continue throughout.

Outside, the beautifully landscaped south facing walled garden has been carefully designed with established planting, climbers and seating areas to create a tranquil retreat. Carriage gates to the front provide shared access with the neighbouring property.





**Living Room**

18'3" x 13'0" (5.56m x 3.96m)

**Kitchen/Breakfast Room**

15'1" x 10'4" (4.60m x 3.15m)

**Reception Room**

17'1" x 11'9" (5.21m x 3.58m)

**Bedroom**

21'2" x 12'2" (6.45m x 3.71m)

**Bedroom**

14'8" x 13'0" (4.47m x 3.96m)

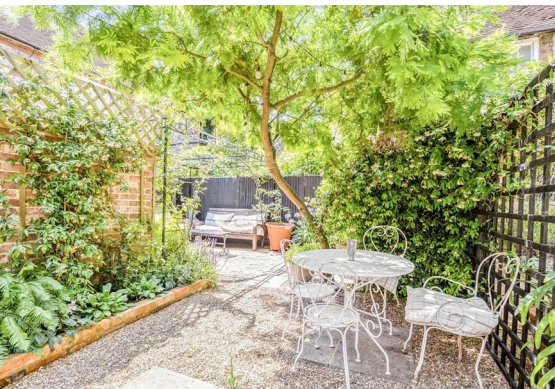
**Bedroom**

11'1" x 11'0" (3.38m x 3.35m)

**Bathroom**

**WC**

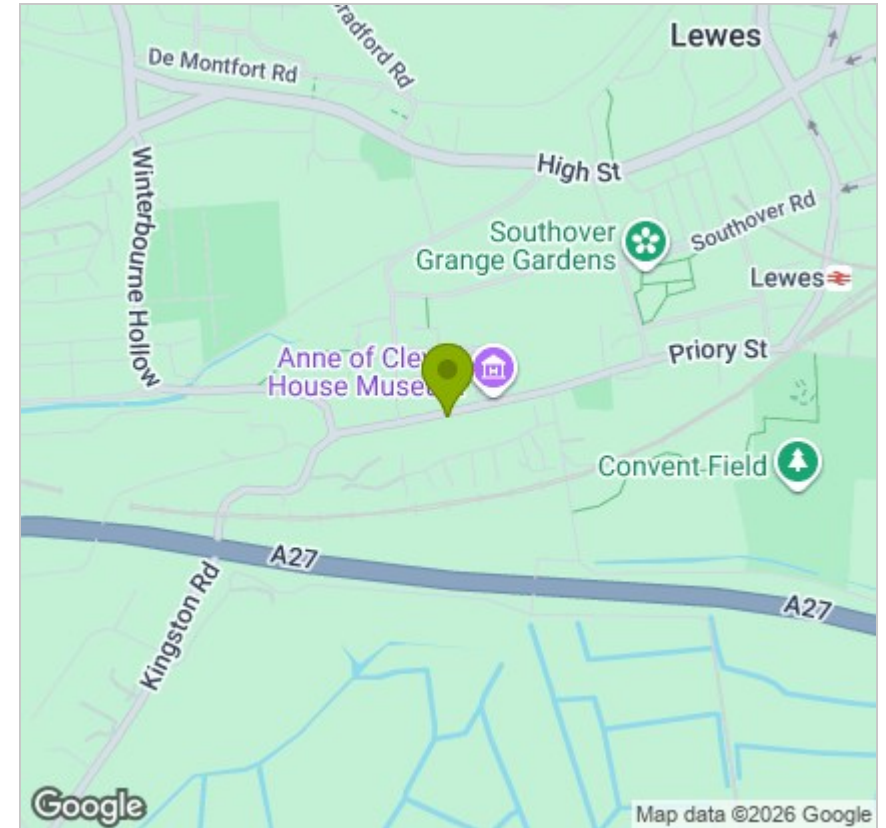
**Council Tax Band F - £3,981.13 Per Annum**



## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

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

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