



Oakview Place, Worth Farm

Little Horsted, East Sussex

£1,350,000

**MANSELL
McTAGGART**
Trusted since 1947

Oakview Place

Worth Farm, Little Horsted

A magnificent brand new 5 bedroom 3 bathroom attached country home forming part of an exclusive and private development in a rural position adjoining the neighbouring farmland.

5 Oakview Place has been built to an impeccable standard with a meticulous finish. The location is very sought after, lying in a traffic free position found off a long peaceful meandering country lane in an enviable location. The property extends to 3374 sq ft arranged over 3 storeys with a driveway found to the front which in turn leads to the double garage.

The accommodation: The ground floor enjoys underfloor heating and fine engineered oak flooring to the majority of the rooms. Many of the rooms are double aspect and there are 2 reception rooms, a cloakroom and an impressive oak staircase with steel rails in the entrance hallway.

The Kitchen: Very much the most distinguishing room of the property, beautifully fitted with bespoke units to eye and base level with a range of Neff ovens and integrated appliances. A fully equipped utility room is found nearby.

The sitting room: Found at the front of the property and of a generous size leading through to a dual aspect study/playroom.





Oakview Place, Worth Lane

Continued...

The bedrooms: There are 5 in total with the principal bedroom a very generous size benefitting from a dressing area and ensuite shower room. There are 3 further bedrooms on the first floor with one guest bedroom also benefitting from an ensuite shower room. On the second floor there is a 34'7 x 15'5 bedroom which could easily be divided in two to create a further bedroom.

The bathrooms: Fitted with magnificent and contemporary sanitary ware affording fine lines and stylish tiling to the floor and walls. The taps and valves are of a satin effect which complement the fine design. In the family bathroom you will find a walk-in shower with a glass screen and bath.

Outside: The rear garden is predominately laid to level lawn with a stone seating terrace adjoining the rear of the property with pathways found either side. Fully enclosed with close board fencing.

Drainage: Private – water treatment plant

Fuel: Air source heat pump

Council Tax Band: TBC

Tenure: Freehold



Worth Lane, Little Horsted, TN22

Approximate Gross Internal Area = 3374 sq ft / 313.5 sq m
(Including Eaves)

Garage = 328 sq ft / 30.5 sq m

Total = 3702 sq ft / 344 sq m

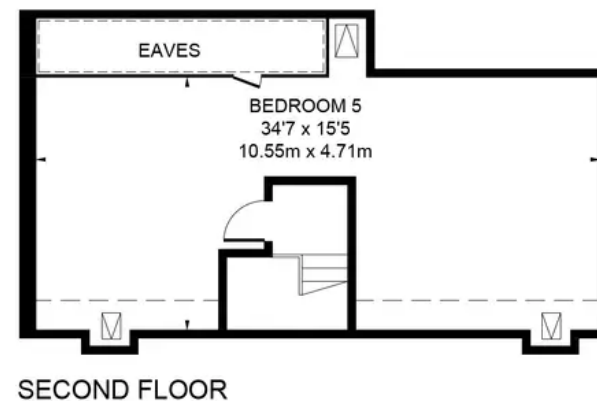
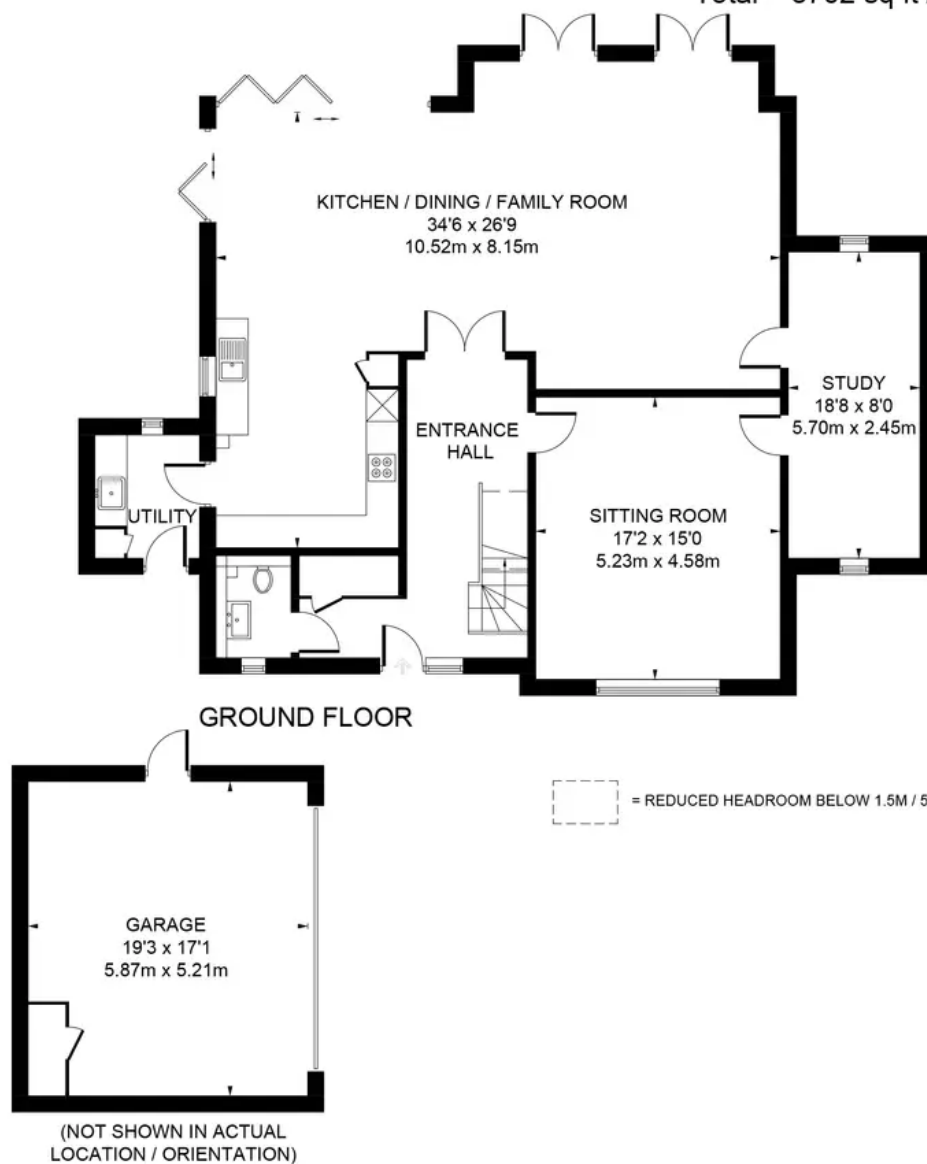


Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapltd.co.uk (ID922734)