



St. Helena Lane, Lewes

**Lewes  
Estates**

- Detached family home in semi rural position
- Unique property with amazing vaulted reception room
- Landscaped rear gardens with countryside views and large pond
- Double garage and attached studio / office
- Magnificent Master Suite comprising bedroom, dressing room, bathroom and study
- Great condition throughout
- Solar panels to reduce running costs
- Cast iron wood burner
- Utility and two en-suites
- Flexible house that would suit multi-generational living



Covered Porch

Entrance Hall  
23 x 11

Vaulted Drawing Room / Dining  
34'6 x 28'5

Kitchen / Breakfast Room  
18'3 x 17'2

Utility Room

Middle Hall

Bedroom 2  
13'11 x 11'1

En-Suite Shower Room

Bedroom 3  
15'10 x 11'1

Bedroom 4  
11'1 x 10'10

Family Bathroom

First Floor Landing - Master Suite

Study Area

Master Bedroom  
16'5 x 15'3

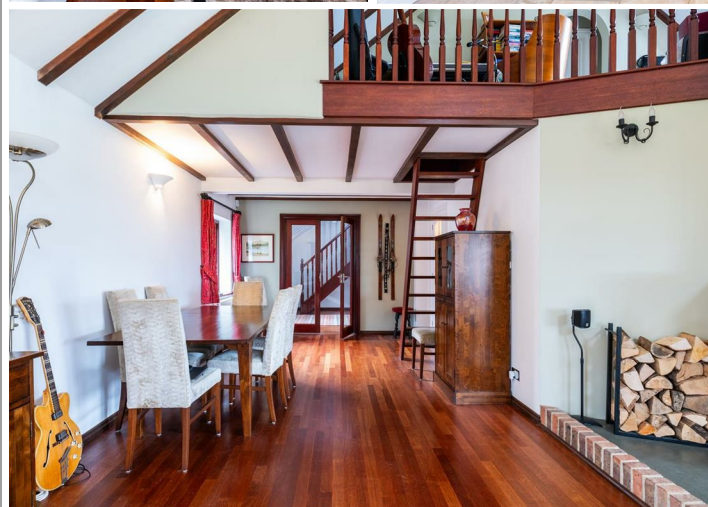
Bathroom

Dressing Room  
15 x 5

Mezzanine - Minstrels Gallery  
16'8 11'9

Double Garage  
21'4 x 16'2

Studio / Office / Gym  
20'11 x 9'8



A unique detached home located in a semi-rural position just outside of Plumpton Green - offering countryside views and easy access to the train station, local schools, and the nearby County Town of Lewes.

Oakdene is a bespoke home that has been updated and modernised throughout by the current owners and now offers very flexible accommodation over two floors in excess of 3,000 sq ft. and with the modern addition of solar panels to offset the running costs.

The adaptable accommodation would suit a number of family situations including multi-generational living and those who need both upstairs and downstairs bedrooms and bathrooms.

This light and airy family home offers three bedrooms on the ground floor serviced by an en-suite and family bathroom. The very spacious master suite takes up the entire first floor with large bedroom, full bathroom, study area and dressing room. A magical hidden door opens out onto the mezzanine / minstrel's gallery with a garden view balcony overlooking the most unique part of this comfortable home :

The amazing vaulted main living area with ceiling height of 17ft - a large open plan room with central large fireplace with powerful wood burner and offering picture windows and sliding doors to take in the wonderful garden and countryside views. A real hub of the house designed for relaxing, entertaining, eating and making merry!

On the ground floor you will also find the well-equipped and high-quality kitchen / breakfast room with a useful attached utility room, finished with tiled floor and granite worktops.

Outside to the front you will find ample off-road parking for up to six vehicles. There is a further large brick building that currently has split use as a double garage and a separate studio / office / gym with lots of potential for other uses. A walled garden sits behind this building ideal for getting those spring plants going.

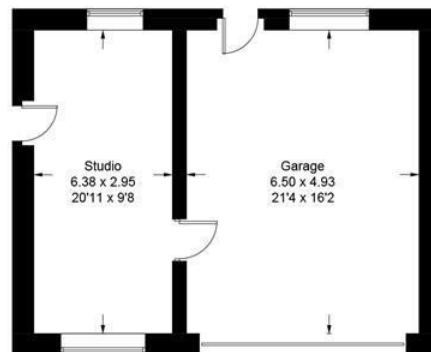
The rear gardens are a real feature of this home with wide sweeping lawns flowing down to the large pond at the bottom of the garden. It is well stocked with mature plants and trees and offers various places to sit, relax and take in the beautiful, local countryside views.

This is a house that you need to view to appreciate fully - please do ask us to arrange your viewing.


Tenure: Freehold  
EPC Rating: D  
Council Tax Band: G

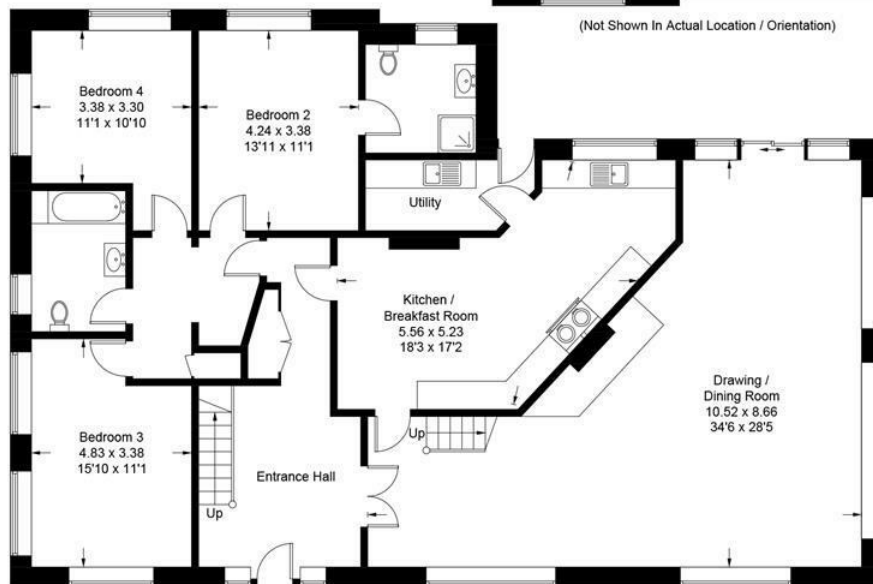
**draft**



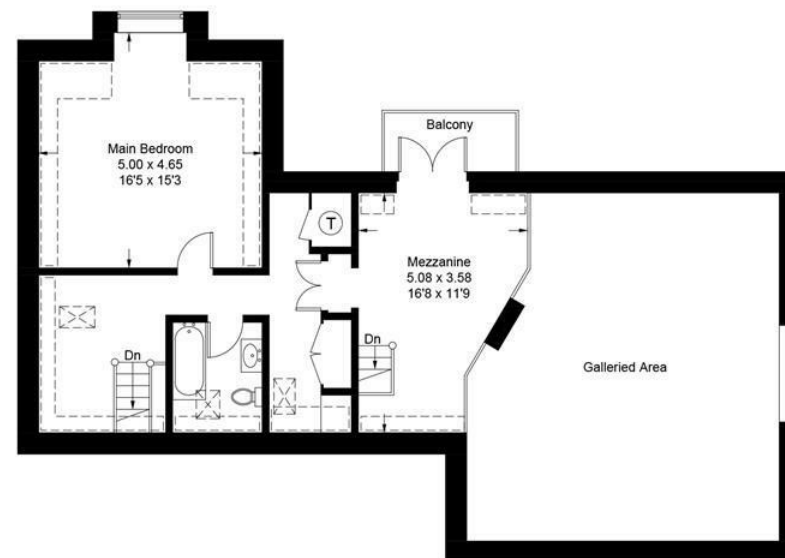


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Approximate Gross Internal Area = 243.2 sq m / 2618 sq ft  
Garage = 53.4 sq m / 575 sq ft  
Total = 296.6 sq m / 3193 sq ft  
(Excluding Galleried Area)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1047249)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes  
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)