



Knowle Lane, Halland, Lewes

**Lewes
Estates**

- Magnificent Detached Home
- 1/2 acre plot with landscaped gardens
- Amazing Far reaching view to the South Downs
- Completely reconfigured throughout
- Fundamentally a completely new home
- Beautifully finished in every area
- High quality fitting throughout
- Garage and driveway
- Designed to be very economical
- Available chain free







This delightfully unexpected modern family home is located in the most wonderful elevated position, offering panoramic southerly views across local countryside to the South Downs beyond.

This light, bright and airy family home has been completely remodelled, extended and modernised by the current owners. Taking the original property back to its bones before cleverly crafting a beautifully finished living space ideally suited to modern living.

The plot runs to approximately half an acre and looks directly over local farmland and countryside. It benefits from a drive, detached garage, both landscaped and more natural planted gardens surround the property. A terrace area is accessed via the high quality bi-folding doors and every window offers your countryside views, both near and far.

The property has many wonderful features including the quality of the fixtures and fitting, wonderful Scandinavian 11kw wood burner, The upstairs family room / office is a perfect place to sit, relax and watch the amazing sunsets that the property benefits from. This could also be a great bedroom if required.

The ground floor bedrooms are all a great size with the master bedroom having double aspect and a en-suite shower room. Well considered light tubes bathe the entrance hall in sunlight and the light and airy feel continues through the property.

A stunning family home under 10 minutes from the county town of Lewes and offering easy access to routes east and West - Viewings are highly recommended - do not miss out !



Entrance Hallway

Open Plan Living / Dining / kitchen
37'10 x 17'6 max

Utility Room

First Floor Family Room / Office

Bedroom 1
12'9 x 12'9

Bedroom 2
13'6 x 11

En-suite Shower Room

Bedroom 3
12'3 x 12'

Family Bathroom

Gardens, Driveway & Garage

directions

draft



GARAGE
16.26 Sq M (175 Sq Ft)

GROUND FLOOR
123.00 Sq M (1324 Sq Ft)

FIRST FLOOR
36.05 Sq M (388 Sq Ft)



TOTAL APPROX. FLOOR AREA 175.30 SQ.M. (1887 SQ. FT.)
(Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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@lewestates.co.uk www.lewestates.co.uk