

Worth Farm

luxury, nestled in east sussex countryside

An exceptional and select development of just six brand new residences occupying a peaceful, secluded spot in the heart of East Sussex countryside with uninterrupted views over farmland.

Aesthetically these homes do not look out of place in their leafy surroundings and have been purposefully designed to enhance and not compete with their beautiful locations, whilst delivering everything you want from country living, with a modern high specification twist.

Number Three is the largest home on the development with a west facing plot backing on to open fields.



Culinary delights

No.3 has a stunning, open plan kitchen, designed to satisfy even the most discerning of cooks.

The classic shaker style gives a timeless feel and combines with stone worktops and upstands down to ensure the kitchen not only functions well but looks great in the process. The central island will surely be the place to gather and this is an exceptional space to entertain the friends & family with separate dining and family zones.

Neff appliances have been chosen with a keen cook in mind and include five ring induction hobs and 'Fisher & Paykel' American style fridge/freezer. Utilities are equipped with washers & dryers.





Flexible LIVING

The enormous sitting room extends to 26ft x 25ft and enjoys a delightful south facing aspect meaning that it is bathed in natural light throughout the day. Sliding doors open on to the terrace, great for inside-outside living during the summer.

There are two large addition reception rooms (21ft x 13ft and 21ft x 15ft) is a second large which offers pure versatility as a family/dining rooms, play room, home gym or even a home cinema. There is also a separate study - great for home working.





Rural vista

No.3 enjoys a superb west facing plot - with exceptional rural views over rolling fields.

There is plenty of sunshine throughout the afternoon/evening and the Indian Sandstone patio provides a perfect spot for some 'al-fresco' dining.

The garden is laid mainly to lawn and the feeling of openness given by the outlook is satisfying.





Bed, Bath

& beyond

Each of the bedroom are spacious doubles.

The master is particularly impressive with a luxurious en-suite, tiled in beautiful marble with a wet room style shower and beautiful standalone bath tub.

The views over open countryside remind you of the idyllic rural position.

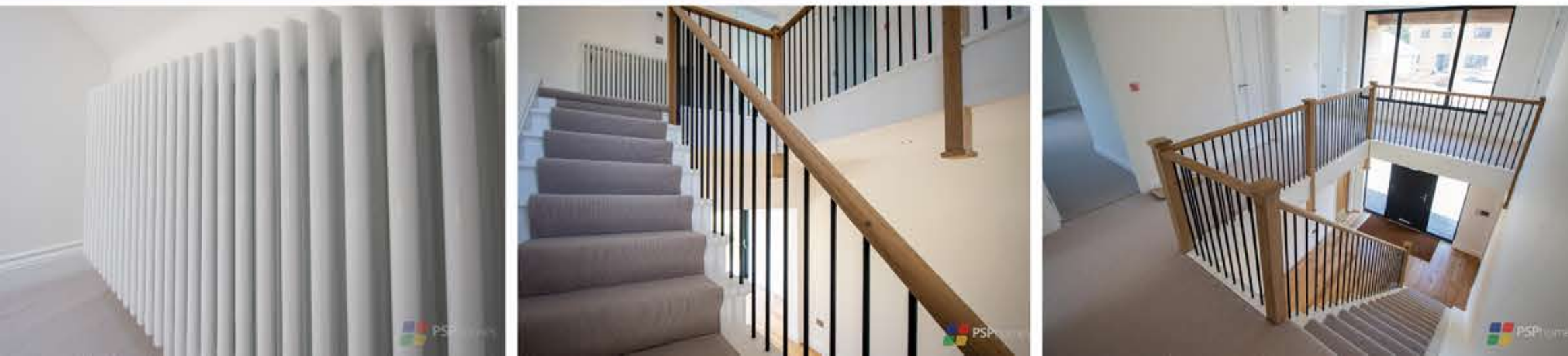


CGI imagine not Plot 3.

Attention to detail

Each bathroom has been carefully considered to provide beauty and function. The selection of tiles and fittings ensure that the bathrooms are characterful and functional creating the perfect spaces to escape to at the end of a long day. The stone on the sinks and freestanding baths are finished to a luxurious matt finish to compliment the brushed stainless steel brassware.

The beautiful staircase has a cast iron spindles, carpet runner and solid wood bannister that all combine to striking effect.





Just six luxury homes
surrounded by gorgeous
Sussex countryside...

A quintessentially English village



out & about

Worth Farm is situated in the beautiful village of Little Horsted, East Sussex, just a few miles south of bustling Uckfield and just north of the historic castle town of Lewes. Little Horsted itself is picturesque, with stunning countryside views and plenty of ancient woodland. There is a vibrant village community and plenty of amenities including a post office, parish church, country pubs, restaurants, farm shops, health club, golf course and primary school – all within a five minute drive.

For those needing rail connections, Lewes Station is a ten minute drive and has routes into London in around 65 minutes. Uckfield Station is even closer with London taking 75minutes. Gatwick Airport is just over half an hour drive and provides international flights.

Horsted Place Hotel is within a stone's throw and is a stunning Victorian Country House. For golfers, the famous East Sussex National boasts two championship 18-hole courses, whilst Horsted Health Club has everything you need for health and wellbeing. Alongside Horsted Green Park, Chailey Common and the stunning Ashdown Forest are within easy reach. Lewes is just five miles distant and is renowned for its unparallel variety of independent shops. It is also home to Harvey's Brewery and an array of pubs, restaurants all offering delicious choices.

If you occasionally need a dose of the bright lights of a big city, or a stroll along the beach the bohemian and cosmopolitan city of Brighton & Hove is just a twenty mile drive. With it's world class restaurants, museums, galleries, theatres, trendy hotels and nightclubs there is a range of entertaining on offer. The famous 17th century twisting lanes of Brighton offer world famous shopping for those looking for something special.



uckfield
3 miles



brighton & hove
15 miles



royal tunbridge wells
18 miles



eastbourne
20 miles



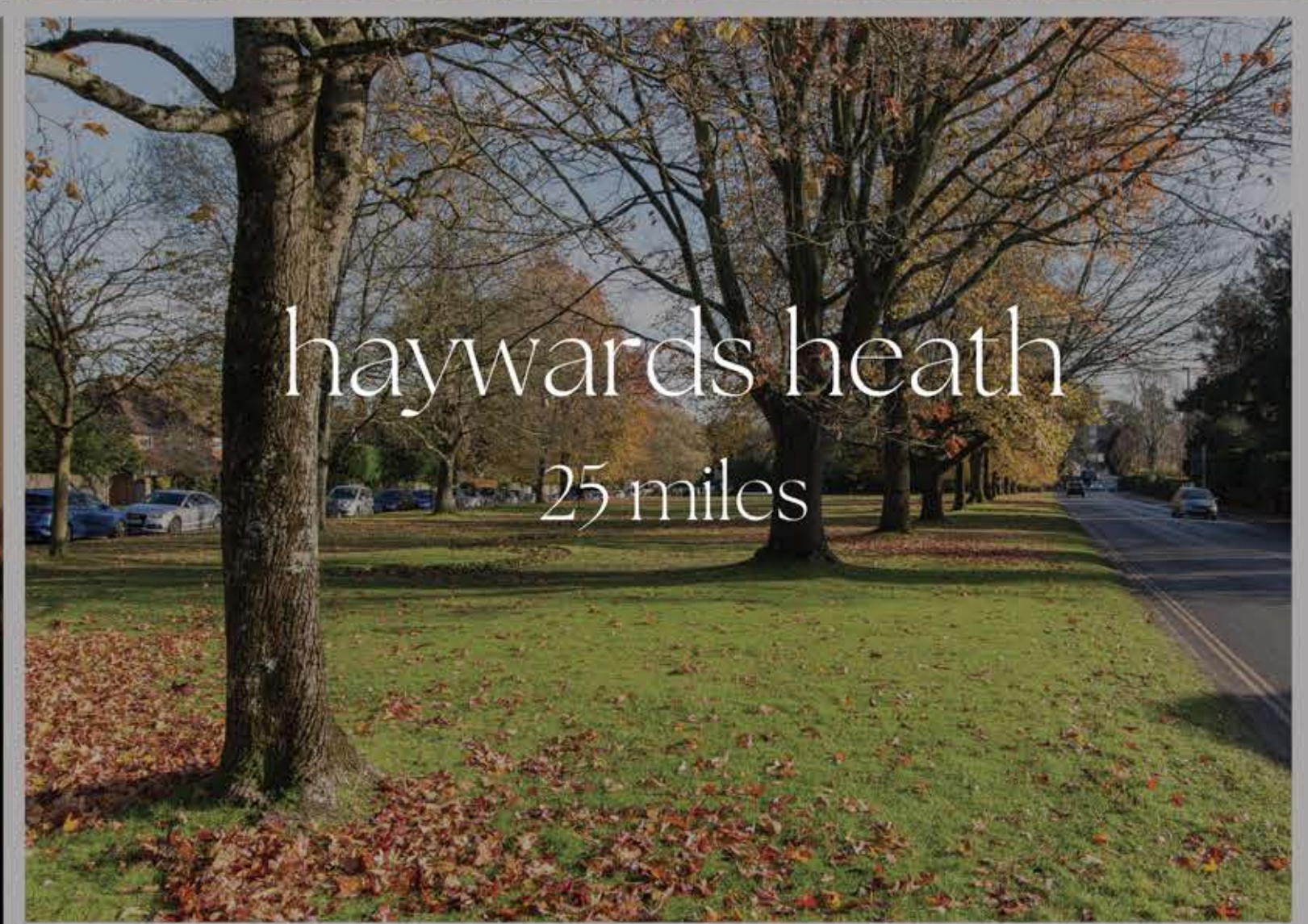
lewes
6.4 miles



london
46 miles



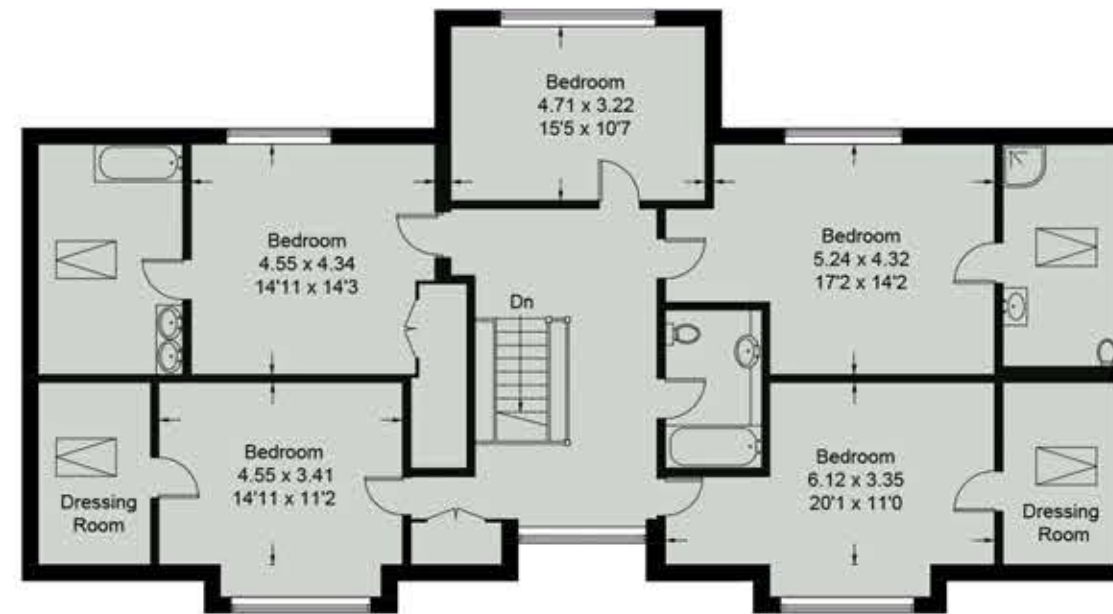
gatwick airport
25 miles



haywards heath
25 miles

House 3, Worth Farm, Worth Lane, Little Horsted TN22 5TT

Approximate Gross Internal Area = 454.6 sq m / 4893 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

USEFUL

information

Tenure: Freehold

Local Authority: Wealden District Council

Council Tax Band: G

Broadband Availabilty: Full Fibre upto 900 mbps

Worth Farm

Oak View Place, Worth Lane, Little Horsted, East Sussex TN22 5YW

Sat Nav Postcode: TN22 5TT

Oak View Place lies off Worth Lane, which in turn lies off Lewes Road (A26). If coming from Uckfield, Worth Lane can be found on your right hand side.

Continue along and Oak View Place is on the left hand side.

To arrange a viewing contact selling agent:



t: 01444 416999 | e: hh@psphomes.co.uk | w: www.psphomes.co.uk



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