



Luxury five bedroom detached new house

Smeeton House, 3 Oaklea Grange, Station Road, Newick, Lewes, East Sussex, BN8

Freehold



Hall • Living room • Kitchen/dining/family room • Study
 • Games room/ Bedroom 6 • Utility room • Cloakroom • 5
 bedrooms • 4 bath/shower room • Garage • Carport • Garden •
 Predicted EPC=B

Local Information

Built by the prestigious and multi-award winning 'Greenplan Designer Homes', Smeeton House is one of three superbly appointed, brand new family homes situated in a gated private close. With classic brick elevations under a tiled roof, and an oak framed portico, each of these elegant detached houses are beautifully finished with luxury fittings including Villeroy & Boch, Hacker and Porecelanosa.

Smeeton House has been cleverly designed with comfort and style at its heart. There is a sitting room, and a study/snug on the ground floor, providing plenty of space for all the family, and complemented by a large kitchen/dining/family room with bi-fold doors opening out to the good-sized rear garden. The master bedroom has a dressing room, en suite shower room and a Juliet balcony; there is a guest suite, and two further bedrooms sharing an en suite shower room on the first floor. Bedroom five, the games room and a family bathroom are situated on the second floor. Outside, the private landscaped gardens extend to the rear of the property and are bordered by mature trees; there is an integrated garage, carport and driveway for parking. Oaklea Grange is a private close in a semi-rural position between

North Chailey and Newick, a popular village with a pretty green and cricket pitch, offering a thriving community with plenty of facilities including a shop, newsagent, pharmacy, butcher, bakery, three public houses, Indian restaurant and a health centre.

Haywards Heath (5.5 miles), Uckfield (six miles) and Lewes (eight miles) provide comprehensive shopping facilities. There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail & Transport: There are frequent rail services from Haywards Heath to London Bridge, London Victoria and St Pancras International, journey time from 45 minutes. Gatwick airport: 19 miles.

Schools: There are many highly regarded state and independent schools in the area including Chailey St Peters and Newick Primary Schools, Chailey Secondary School, Cumnor House School in Danehill, Great Walstead, Brambletye, Ardingly and Hurstpierpoint Colleges, Lewes Old Grammar School and Burgess Hill Girls.





About this property

Kitchen: Stunning German kitchen complemented with Silestone work surfaces and upstands. Extensive cooking facilities are provided using Siemens integrated appliances and comprise a single oven, compact oven with microwave, 5 ring gas hob with concealed extractor hood. Further appliances are provided in the kitchen and include an integrated dishwasher, built in larder fridge, wine cooler and Quooker hot tap and with a larder freezer fitted in the utility room.

Utility Room: The Utility Room is fitted with a comprehensive range of co-ordinated storage cupboards and contrasting laminated worktops with spaces for a separate washing machine and tumble dryer.

Bathrooms, En Suites and Cloakrooms: Both Villeroy and Boch and Utopia furniture are fitted to the bathroom and en suites. High quality taps and shower fittings are fitted with ceiling mounted shower heads. Fitted bathroom furniture has been specifically selected to provide storage to the cloakroom, bathroom and en suites. Contemporary chrome ladder towel rails are fitted to all bathrooms and en suites. Carefully selected Porcelanosa and Domus tiles complete each room.

Doors and Woodwork: Bespoke, timber finished front doors with long handles and secure deadlock mechanism provide distinctive entrances to the home. Bespoke staircase with fluted Oak

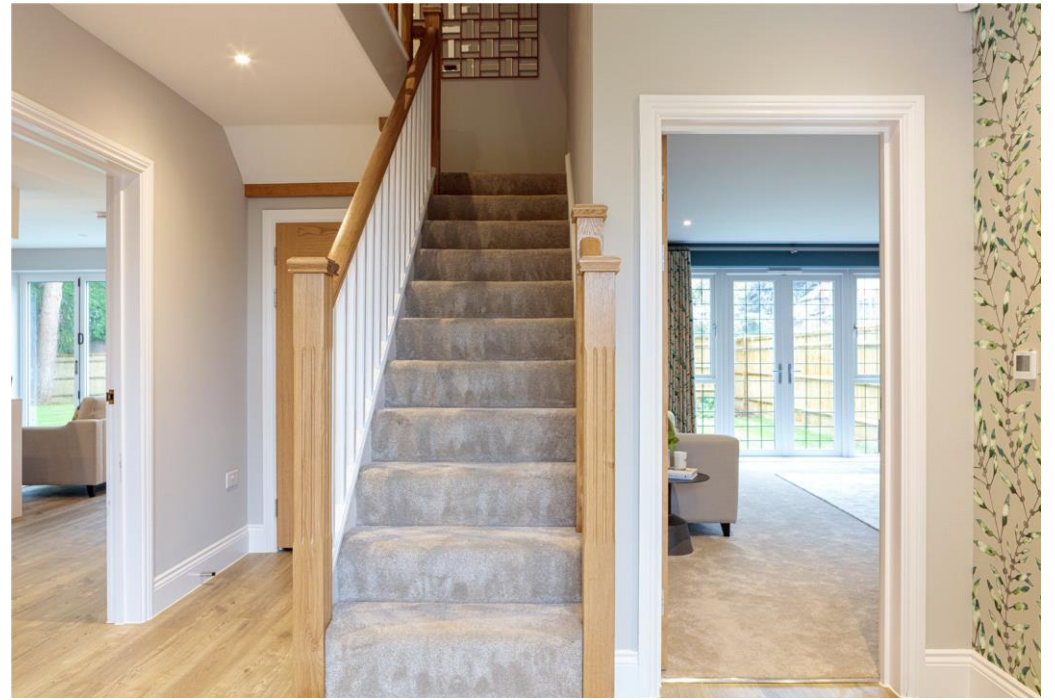
newel posts complemented with oak handrails. Contemporary Italian chrome door furniture is used to contrast against Oak finished internal doors. Bi-Fold doors open fully onto the rear garden and patio area.

Lighting and Electrical: LED lights are recessed under kitchen wall units providing ambient lighting to the Kitchen area. LED down lighters are provided throughout the Kitchen/Family Room, Utility Room, Living Room, Bathrooms/En suites and landing with low voltage pendant lighting elsewhere. A separate lamp lighting circuit is provided to the living room. Chrome light switches are provided throughout with sockets placed in appropriate locations in white. Shaver sockets are incorporated in both the Bathrooms and En suite designs. Externally, movement/dusk & dawn sensor light fittings provide lighting around the home. An external waterproof socket is provided to the property for homeowner convenience. Garage doors are fitted with electric remote controls.

Central Heating and Hot Water: Heating and hot water are provided using gas fired boiler and unvented hot water pressurised cylinders. Central heating is provided throughout the property via underfloor heating to the ground floor with upper floors controlled by radiators.

TV/Home Media/Specialist Wiring: A dedicated media cupboard is home to all TV





distribution and associated electrics

Wired provision is made for SkyQ distribution to each TV position via dedicated cabling. Each TV position has hard wired internet provision in addition to a standard digital aerial provision being provided. To accommodate wall hanging of televisions, both high level and low-level sockets are pre installed in the Family Room area of the Kitchen and Living Room allowing for the choice of positions without any visible cabling. CAT 5 (data) cabling to all primary rooms, fitted digital aerial and Sky dish. Intruder alarm with full PIR detection system installed to NACOSS standards. Sonos in ceiling speakers installed to the kitchen and family area with wired provision to external speakers and master suite

Finishing Touches: All internal walls and ceilings are decorated in Dulux emulsion. Internal softwood joinery is finished in Brilliant White Satin with Oak finished in clear stain. Brilliant White specially moulded contemporary deep skirting and architraves. The master bedroom with separate dressing room is fitted with bespoke furniture. All other bedrooms complete with fitted wardrobes with hanging rails and storage shelves where shown.

Flooring: Amtico flooring complements the wide Hallway and extends into the Kitchen and Family area along with the Utility room. Choices available depending on build progression. All en suites and the family bathroom are finished with

complementing floor tiles. Neutral carpeting is fitted to all other areas. Colour choices available depending on build progression.

External Features: The rear garden includes a pathway and a generously sized patio leading directly off the Kitchen/Family area for useable, easy outside entertaining. Extensively landscaped garden with structured planting with the rear and side garden completely turfed. Spacious driveway, providing ample parking. An external tap is provided for convenience. Rear boundaries are formed from close boarded fencing and hedging.

Warranty and Future Maintenance: 10 year NHBC Buildmark warranty. This specification and features contained within it may be subject to change as we develop and improve our products. The information is provided on this basis and does not and will not form part of any contract or constitute a representation or warranty.

Tenure

Freehold

Local Authority

Lewes DC.

Energy Performance

Estimated EPC = B

Viewing

All viewings by prior arrangement through Savills Haywards Heath

Agent's note: Interior photos are of the show home (plot 1) and are for illustrative purposes only



Smeeton House Ground Floor

KITCHEN / FAMILY / DINING ROOM

7.65m x 6.02m 25'1" x 19'9"

UTILITY ROOM

2.84m x 2.21m 9'4" x 7'3"

LIVING ROOM

5.49m x 5.16m 18'0" x 16'11"

STUDY

3.83m x 2.64m 12'7" x 8'8"

CLOAKROOM

GARAGE

6.53m x 3.60m 21'5" x 11'10"

CAR PORT

6.53m x 3.16m 21'5" x 10'4"



FLOOR LAYOUTS ARE NOT TO SCALE. MEASUREMENTS GIVEN ARE APPROXIMATE TO WITHIN 50MM AND MUST BE VERIFIED. THE DEVELOPER RESERVES THE RIGHT TO ALTER ROOM AND FLOOR LAYOUTS AT ANY TIME.

Smeeton House
First Floor

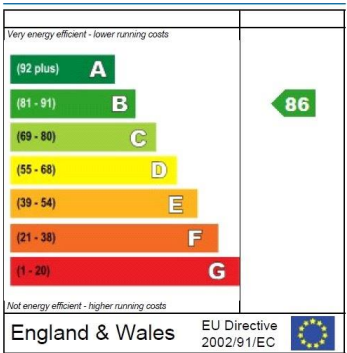
MASTER BEDROOM
6.80m x 5.52m 20'8" x 18'1"
DRESSING ROOM
ENSUITE
BEDROOM TWO
4.48m x 4.35m 14'9" x 14'2"
DRESSING AREA
ENSUITE
BEDROOM THREE
5.16m x 3.47m 16'11" x 11'3"
ENSUITE
BEDROOM FOUR
3.84m x 2.66m 12'7" x 8'9"
ENSUITE



FLOOR LAYOUTS ARE NOT TO SCALE. MEASUREMENTS GIVEN ARE APPROXIMATE TO WITHIN 10MM AND MUST BE VERIFIED. THE DEVELOPER RESERVES THE RIGHT TO ALTER ROOM AND GROUND LAYOUTS AT ANY TIME.

Smeeton House
Second Floor

BEDROOM FIVE
3.54m x 3.64m 11'8" x 11'11"
BEDROOM SIX / BONUS ROOM
3.70m x 4.10m 12'2" x 13'5"
BATHROOM



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