



Lot 3, Caldicotts Farm, Caldicotts Lane  
Lower Dicker, East Sussex

For the finer things in property.



## Lot 3, Caldicotts Farm Caldicotts Lane, East Sussex, BN27 4BG

An impressive contemporary house with six bedrooms and stylish open-plan living, in a peaceful yet well-connected position. In all, 3.7 acres, with substantial barn

Hailsham town centre 2.4 miles, Berwick mainline station 4.2 miles (1 hour 27 minutes to London Victoria), Uckfield mainline station 9.3 miles (1 hour 20 minutes to London Bridge), Eastbourne 9.5 miles, M23 (Jct 11) 32 miles, Gatwick Airport 33 miles

Porch | Reception hall | Sitting/family area  
Dining area | Kitchen | Utility | Principal bedroom with dressing room & en suite bathroom | 5 Further bedrooms, 2 en suite  
Family bathroom | Garage with annexe above  
Garden | Substantial barn | In all, 3.7 acres MVHR (Mechanical Ventilation with Heat Recovery) | EPC - TBC

### The property

This stunning new home provides more than 2,500 sq. ft of elegant, contemporary living space with an open-plan layout and plenty of natural light throughout. There is a welcoming reception hall at the front with a galleried landing above, bi-fold glass doors opening onto the reception room and Karndean flooring, which continues into the open-plan living space. The 40ft, L-shaped sitting area, family area, dining area and kitchen is the heart of the home, with its two sets of south-facing bi-fold doors creating a connection to the outside space. There is a stylish modern kitchen with a central island and integrated appliances, as well as plenty of space for a seating area and a large family dining table. The adjoining utility room provides further space for storage and home appliances. The ground floor also has a shower room and one double bedroom, which

could be used as a guest bedroom or as a study if required. Upstairs, the galleried landing leads to five further double bedrooms, all of which have clean, neutral styling and plenty of natural light. The luxury principal bedroom has bi-fold doors opening onto a sunny balcony, as well as a dressing room with fitted storage and an en suite bathroom. Two further bedrooms are en suite, while the first floor also has a family bathroom with an over-bath shower.

### Outside

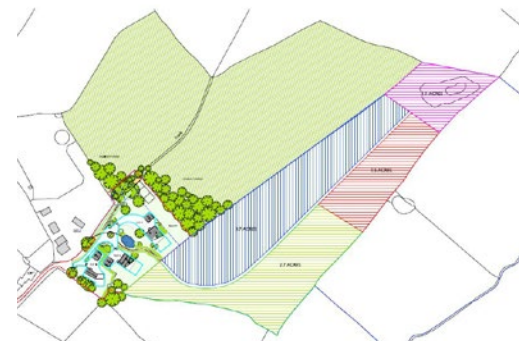
At the entrance to the property, dual five-bar wooden gates open onto the driveway, which provides plenty of parking space and access to the detached double garage. Inside the garage, a staircase leads to the annexe above, which has a shower room and is ideal for guests or family members. The house sits on a large, privileged plot at the end of the lane with a wrap-around, south-facing garden and rolling fields and countryside beyond.

### Location

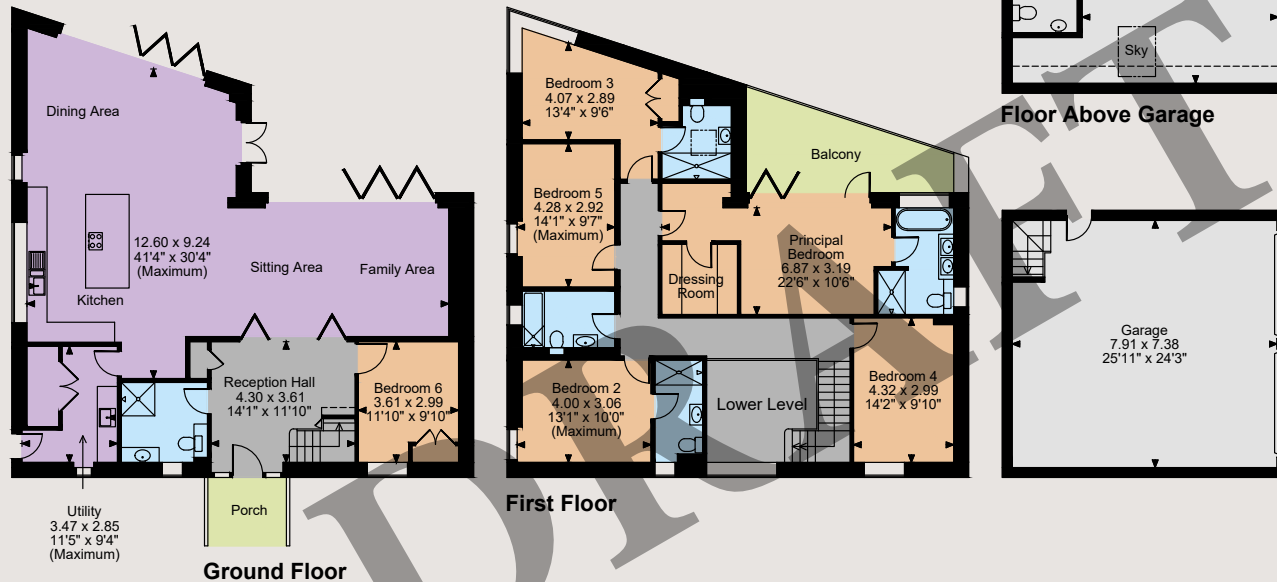
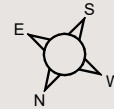
The property occupies a sought-after location in the small village of Lower Dicker, which has a village hall, a local shop and café, as well as Bede Senior School. Hailsham is easily accessible and provides a wealth of everyday amenities, high street shops, supermarkets and leisure facilities. Eastbourne is around 10 miles away, providing further facilities including an excellent choice of shops and restaurants.

Agents note. 1.1 acre of land, including well-stocked carp pond, is available by separate negotiation.





Floorplans  
 House internal area 2,592 sq ft (241 sq m)  
 Garage building internal area 1,029 sq ft (96 sq m)  
 Balcony external area 144 sq ft (13 sq m)  
 Total external area 3,621 sq ft (336 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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### Directions

///champions.soak.comedy

### General

**Local Authority:** Wealden District Council  
**Services:** Mains electricity and water. Air source heat pump. Private drainage, which is compliant to regulations. MVHR (Mechanical Ventilation with Heat Recovery)  
**Council Tax:** TBC  
**Tenure:** Freehold  
**Guide Price:** £1,650,000

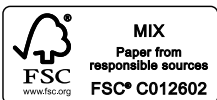
### Lewes

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