



Lot 2, Caldicotts Farm, Caldicotts Lane
Lower Dicker, East Sussex

For the finer things in property.



Lot 2, Caldicotts Farm Caldicotts Lane, East Sussex, BN27 4BG

A stylish brand new detached home with 4/5 bedrooms and stunning contemporary features, in a semi-rural setting, with gardens and grounds of 2.7 acres

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

Reception hall | Sitting area | Dining area
Kitchen | Utility | Principal bedroom with balcony, dressing room & en suite bathroom
4 Further bedrooms, 2 en suite | Family bathroom
Shower room | Double garage with home office, including shower room | Gardens and grounds of 2.7 acres | EPC rating TBC

The property

Located in a semi-rural position in the small village of Lower Dicker, this beautifully appointed new home offers modern living and elegant styling, surrounded by beautiful countryside. The property features airy, open-plan living and entertaining space, with attractive fittings and clean, neutral décor throughout. The main reception room is the open-plan sitting area, dining area and kitchen at the rear, which has Karndean parquet flooring, two sets of bi-folds, plus French doors all opening onto the rear garden, affording views towards the surrounding countryside. The kitchen is fitted with sleek, contemporary units providing plenty of storage, as well as a central island and integrated appliances. There is one double bedroom on the ground floor, which is ideal as a guest bedroom or for use as a study. On the first floor, the galleried landing leads to a further four double bedrooms, including the luxury principal bedroom with its dressing room,

en suite bathroom and bi-fold doors opening onto the sunny southeast-facing balcony. All three of the further upstairs bedrooms have built-in storage, while two are en suite. The first floor also has a family bathroom with an over-bath shower.

Outside

At the front of the property, a five-bar wooden gate opens onto the driveway and parking area, as well as providing access to the detached double garage. Above the garage there is useful further accommodation, which could be utilised as a home office, a studio or an annexe, with its shower room. The house is surrounded by a garden which is southeast-facing at the rear, with views across the surrounding fields.

Location

The property occupies a sought-after location in the small village of Lower Dicker, two miles from Hailsham town centre. Dicker has a village hall, a local shop and café and a village hall, as well as the independent Bede Senior School. Meanwhile, Hailsham is easily accessible and provides a wealth of everyday amenities, including high street shops, supermarkets and leisure facilities. The town also provides a choice of state primary and secondary schools. Eastbourne provides further facilities including an excellent choice of shops and restaurants, while the Sussex coast is within easy reach, including Birling Gap and Pevensy Bay.

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





Floorplans
 House internal area 2,260 sq ft (210 sq m)
 Balcony external area 120 sq ft (11 sq m)
 Total internal area 3,104 sq ft (288 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

what3words: ///plump.humble.amicably

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: £1,450,000

Lewes

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