



A unique development of family homes

Oaklea Grange, Station Road, Newick, Lewes, BN8

Freehold



A unique gated development of family homes • Beautifully presented with luxury finish and integrated appliances
• Carport, garaging and parking • Haywards Heath 5.5 miles, Uckfield 6 miles • Predicted EPCs=B

Overview

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

The individual properties have been cleverly designed with comfort and style at their heart, and they provide plenty of space for all the family. Each has a large kitchen/dining/family room with bi-fold doors opening out to good-sized rear gardens, and all have separate ground floor reception space. 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 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.

Local Information

Oaklea Grange is 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

Specification: Kitchen

Stunning German kitchens 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, Ensuites and Cloakrooms

Both Villeroy and Boch and Utopia furniture are fitted to the main house bathrooms and ensuites. 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, house bathrooms and ensuites. Contemporary chrome ladder towel rails are fitted to all bathrooms and ensuites. 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 ceilings speakers installed to the kitchen and family areas 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.

Master bedrooms with separate dressing rooms are fitted with bespoke. furniture. All other bedrooms complete with fitted wardrobes with hanging rails and storage shelves where shown.

Flooring

Amtico flooring compliments the wide Hallway and extends into the Kitchen and Family area along with the Utility room. Choices available depending on build progression.

All Ensuites and the Family bathroom are finished with complementing floor tiles.

Neutral carpeting is fitted to all other areas.

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 gardens with structured planting with the rear and side gardens completely turfed. Spacious driveways provide ample parking. An external tap is provided for convenience. Rear boundaries are formed from close boarded fencing and hedging.

Warranty and Future Maintenance

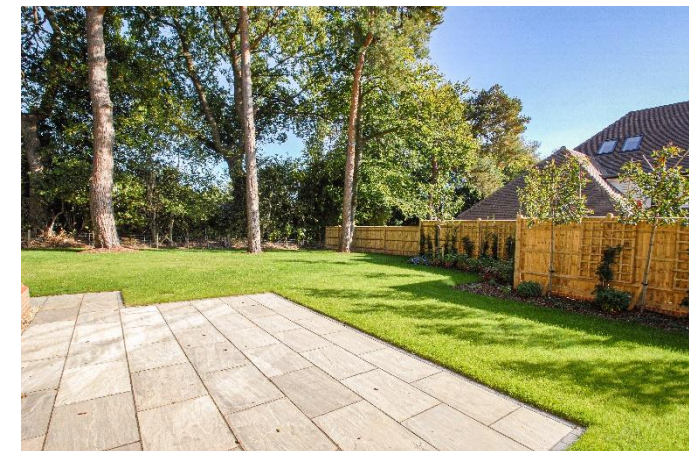
Complete 10 year NHBC Buildmark warranty. This specification and features contained within it may be subject to change as we develop and improve our products. The information is provided on this basis and does not and will not form part of any contract or constitute a representation or warranty.

Tenure Freehold

Energy Performance Estimated EPC=B

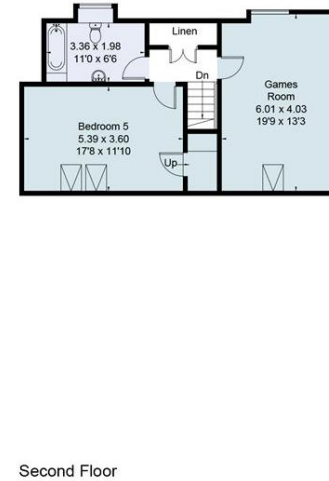
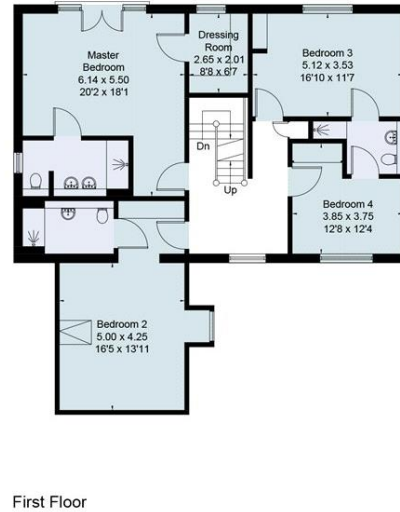
Viewing All viewings are strictly by prior arrangement.

Agent's Note: The floorplans and photographs shown on this listing are of the show home, "Langton House". Please refer to the agent for current availability.

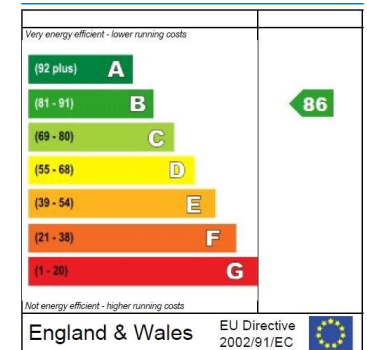




Approximate Area = 296.6 sq m / 3193 sq ft (Excluding Carport)
 Garage = 22.4 sq m / 241 sq ft
 Total = 319 sq m / 3434 sq ft
 Including Limited Use Area (6 sq m / 64 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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