



Triple Oak

South Chailey, Lewes, East Sussex BN8 4AD

Batcheller
Monkhouse

Our Corner of England

TRIPLE OAK

Nestled along a peaceful country lane, Triple Oak offers a serene and contemporary feel. The property features an expansive open plan living area and generously sized bedrooms. Ideal for those looking for a flexible accommodation layout combined with modern living.

Ground Floor

- Entrance Porch
- Entrance Hall
- Utility Room
- Kitchen/Dining/Living Room
- Downstairs Cloakroom
- Reception Room/Guest Bedroom with En-Suite Shower Room

First Floor

- 3 Bedrooms
- En-suite shower room
- Family Bathroom

Outside

- Gravel driveway
- Paved parking areas
- Wrap-around gardens



DESCRIPTION

Triple Oak is a bright and spacious detached property offering a flexible layout that adapts to your lifestyle and needs. With abundant natural light and generous room sizes throughout, this home provides a comfortable and inviting living environment. The main features of the property include:

- Covered **Entrance Area** leading through to a well-proportioned **Hallway**. Glazed panels either side of the solid oak front door allow light to flood into this space. Practical wooden flooring in a muted tone is fitted throughout and glazed double doors lead you through to the kitchen area.
- The **Kitchen** is fitted with a fashionable range of Shaker-style base units and cream wall units with solid wood worktops over, cream tiled floor, integrated fridge, freezer and dishwasher, a free-standing Toledo XT range cooker with ceramic hob and extractor fan over. Two lovely windows overlook the rear garden and a breakfast bar provides space for more casual dining.
- There is also a large **Utility Room** providing extra storage with laté gloss storage units, sink, space for washing machine, tiled flooring throughout and a door to the side patio.
- The **Dining Area** space provides ample room for a large dining table with a single glazed door leading out to the patio area and on into the garden.
- The **Living Area** offers a comfortable retreat and provides ample space for soft furnishing. There is also a set of double doors leading out to the patio.
- From the hallway there is also a **Reception Room** or **Guest Bedroom** with **En-Suite Shower Room** fitted with fashionable grey tiled waterfall shower cubicle, heated towel rail, wash handbasin and WC. This is a bright and spacious room that boasts double doors leading out to its own patio space. This space is perfect for those looking for ground floor guest accommodation or potential annex.
- **Downstairs Cloakroom** with plumbing for washing machine and utility cupboard.
- The stairs take you up to a large **Landing Area** with a Velux window flooding light into the area.

First Floor

- Upstairs are three **Double Bedrooms**. The **Main Bedroom** boasts access to an **En-Suite Shower Room** with wash handbasin, WC and shower cubicle. This room also has access to a good-sized eaves storage cupboard.
- The **Family Bathroom** is fitted with a contemporary suite including a free standing bath, double sized sink wash handbasin, WC and heated towel rail fashionable white brick tiling and Velux window.

OUTSIDE

Nestled in a peaceful setting, this property welcomes you via a private gravel driveway leading to block brick paved parking area. The gardens envelope the residence and are meticulously landscaped, predominantly featuring manageable lawns complemented by



mature planting and borders that ensure seclusion and privacy. The paved patio area is accessible from the dining and living areas, perfect for outdoor dining and entertaining. There is a second seating area adjacent to the ground floor guest suite providing private outdoor space for guests or visitors.

AMENITIES

Local: Five Bells Public House, village store and post office. Newick (3.7 miles) has a range of local shops, medical practice, 3 pubs, a restaurant and café.

Towns: Haywards Heath (6.8 miles), Lewes (5 miles) Brighton (12.3 miles), Tunbridge Wells (21.7 miles).

Transport: Haywards Heath Station (7.4 miles) services to London in approximately 45 minutes. Plumpton Station (3.4 miles) services to London is approximately 1 hour. Gatwick Airport (26 miles).

Schools: Chailey Primary School www.chaileystpeters.org.uk Chailey School www.chaileyschool.org Lewes Old Grammar School www.logs.uk.com Great Walstead School www.greatwalstead.co.uk Cumnor House www.cumnor.co.uk Bedes www.bedes.org Burgess Hill Girls www.burgesshillgirls.com

Leisure: Piltdown Golf Club www.piltdowngolfclub.co.uk, Chailey Common www.chaileycommons.org South Downs National Park www.southdowns.gov.uk Ashdown Forest www.ashdownforest.org

DIRECTIONS

Travelling south on the A275 to South Chaley, pass Mill Lane (on the right). Immediately past the bus stop/layby on the left, turn into Brickyard Lane. Proceed to the end of Brickyard Lane and just before the gates, take the gravel drive on the right hand side which leads to Triple Oak.

What3Words: ///correct.freely.beaker

Additional Information

Local Authority: Mid Sussex District Council, Haywards Heath, West Sussex- RH16 1SS . Telephone 01444 458166 Website: www.midsussex.gov.uk.

Services (not checked or tested): Mains electricity, drainage and water, oil central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX283420

EPC: EPC rating C **Council Tax:** Band F



GUIDE PRICE £750,000 - £775,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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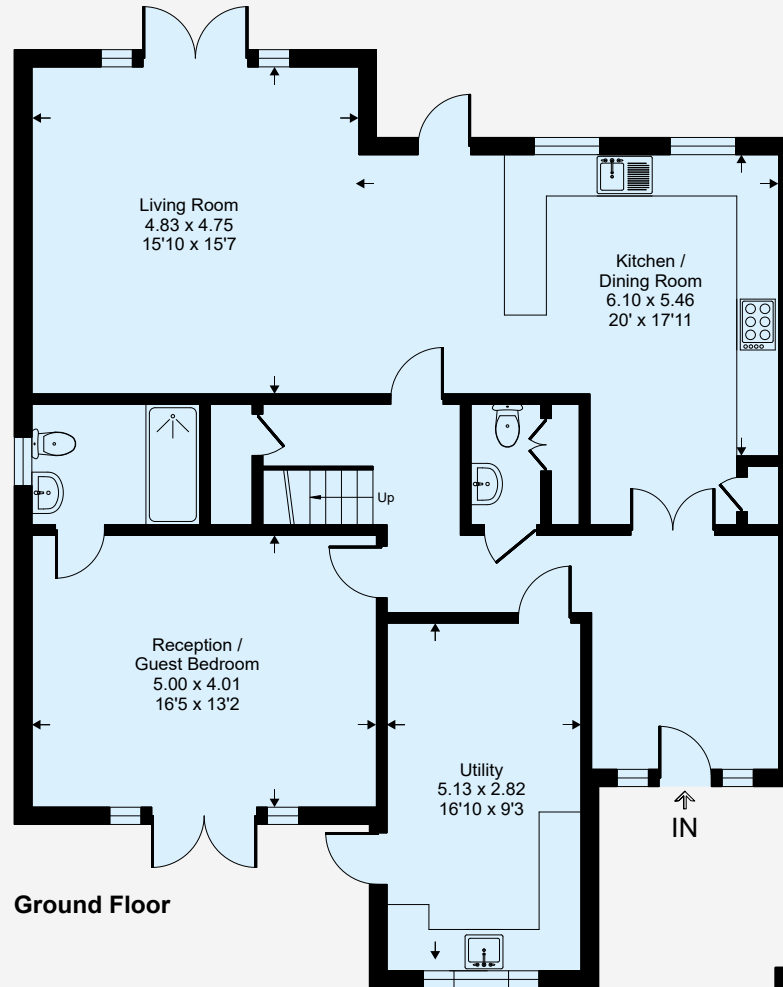
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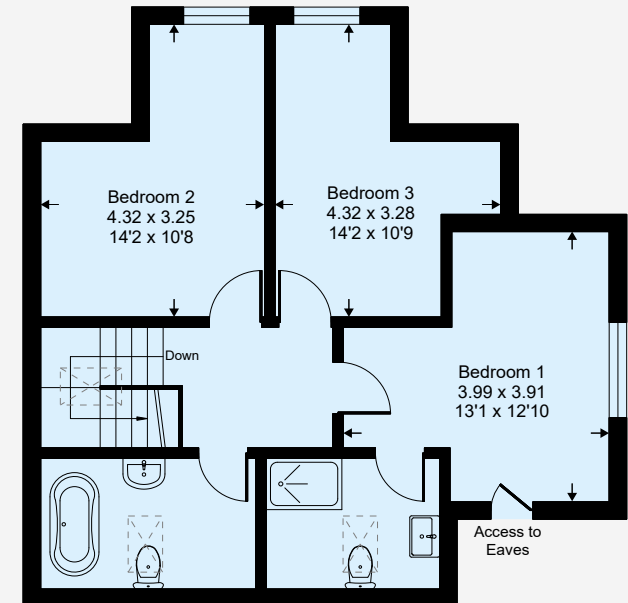
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Triple Oak, BN8

Approximate Gross Internal Area = 167 sq m / 1802 sq ft



Ground Floor



First Floor

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