



The Oaks, The Old Racecourse, Lewes, BN7 1UR

Asking price: £1,850,000



The Old Racecourse, Lewes

The Oaks

Formally part of the original Indicator Building The Oaks is a well-presented detached family home. The ground floor offers versatile living accommodation with a triple aspect living room overlooking the front and rear of the property complete with a wood burning stove and doors opening on to the garden. Sliding doors open through into a further reception room which can be used as a separate space or extension of the living space. There is also another room on the ground floor which could be a further reception room, office space or bedroom. Large kitchen / breakfast room with modern fitted kitchen, granite worktops, walk in pantry, windows overlooking the rear garden and door opening on to rear terrace. Accessed from the main hall is a useful utility room and downstairs w/c.

Doors from first floor landing to four good size bedrooms which in multiple directions enjoy various far reaching views across The Old Race Course, over The South Downs and towards Lewes. There is a family bathroom off the hall and en-suite shower to the main bedroom.

Outside there are well proportioned front and rear gardens with a selection of mature trees and plants. The main garden is laid to lawn with a further patio terrace ideal for entertaining. Driveways to both sides of the property offer parking for multiple vehicles.

The Studio

Positioned opposite the entrance to The Oaks, The Studio has an elevated entrance and offers contemporary loft style living. With architecturally designed vaulted ceilings, bespoke lighting and high-level windows the living space is very impressive. The open living space has timber fitted kitchen and dining area to one side and opens through to a central sitting area and work space to the far end. All three bedrooms have high ceilings and sliding doors from the main hall. The bathroom can be accessed from the hall or bedroom and offers an indulgent space with dressing area, bathroom, and toilet all of which can also be accessed from the exterior of the building.





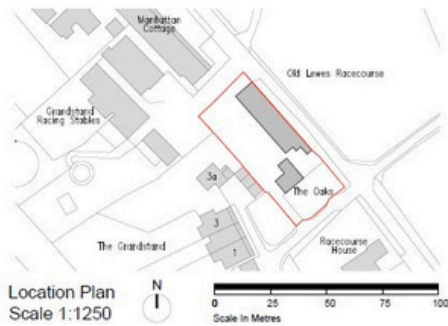
The Old Racecourse, Lewes



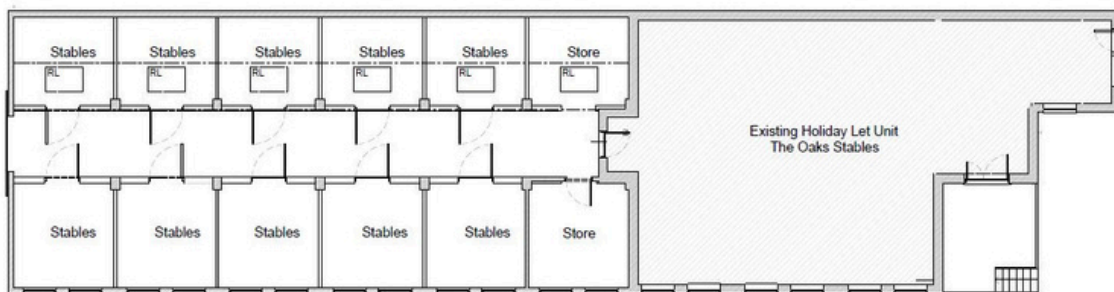
The Stables

The stables are connected to The Studio by internal doors as well as the main doors to the building. The building is brick built in a 'Barn Style' with recently installed windows and roof lights, currently arranged as eight bays for horses with four further bays used for tack and storage. Outside the stables is a large yard ideal for parking which historically had consent for further stabling.

Our client also owns various parcels of land which could be purchased by separate negotiations. Further details available on request.



Location Plan
Scale 1:1250



Existing Stables Plan
Scale 1:100



PRELIMINARY

DEACON +
RICHARDSON
ARCHITECTS

Drawn: HH checked: TR BSA stage: 1
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Client: TOR Ltd
The Oaks

Drawing title:
Existing Plan
Stable Block

090223
Date: First Issue

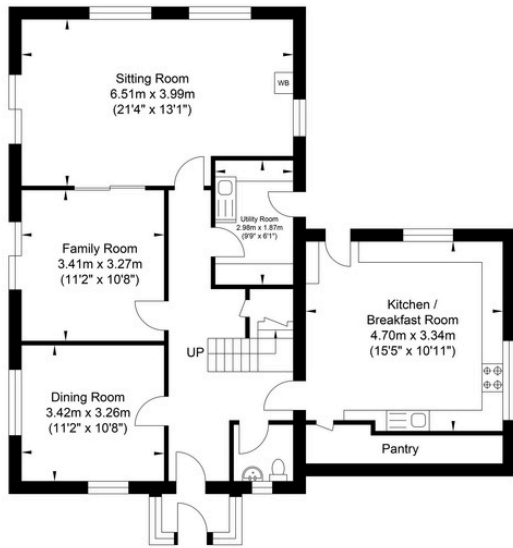
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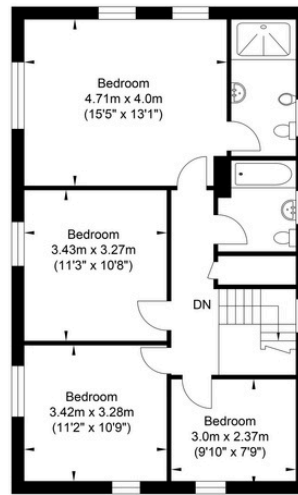
revision

Lewes old Racecourse

With racing recorded as early as the 1700's the last race at Lewes was documented in 1964. Set in an elevated position on the outskirts of Lewes the location is perfect for those seeking a semi-rural lifestyle without wanting to feel isolated. Ideal for walkers and cyclists with footpaths heading straight on to The Southdowns. For commuting the road links in and out of town are easy as is access to local bus routes or mainline train station.

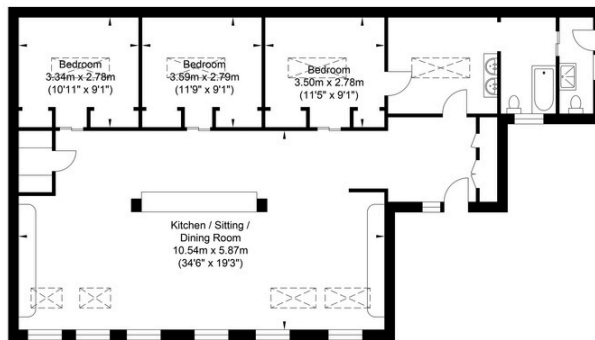


Ground Floor
Approximate Floor Area
1043.77 sq ft
(96.97 sq m)



First Floor
Approximate Floor Area
775.32 sq ft
(72.03 sq m)

Approximate Gross Internal Area = 169.0 sq m / 1819.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
1287.04 sq ft
(119.57 sq m)



Approximate Gross Internal Area = 119.57 sq m / 1287.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

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Agents Notes

Tenure - Freehold
Council Tax Band - F
EPC - C



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