



# ENLIGHTENMENT HOUSE

*Fletching Lane, Newick*



**PSP**homes

## The House...

Introducing... 'Enlightenment House' – a brand new and quite individual family home has been built to an exacting standard by the talented 'Remmus Designer Homes' and sits on a 1.4 acre (approx) plot with beautiful views over woodland.

The stunning residence is oozes cool & contemporary and has been built with light, airy open plan living at the heart of the design. Without doubt, the truly sensational 43ft (13m) kitchen/dining/family room is the hub of the home with 27ft sliding doors providing a breath-taking outlook over the garden towards surrounding woodland. This space is tailor made for both entertaining and family living with ample room for sitting and dining zones.

The kitchen itself is bespoke made with slick finishes & stylish units including a 'floating' central island, Quartz marble worktops and an extensive range of integrated Bosch appliances, 'boiling water' tap. There are two further flexible reception rooms either side of the hall, perfect as more formal sitting or family rooms. The galleried central hall really sets the tone, being flooded with natural light and enjoying superb view directly through to the house to the gardens beyond and beautiful herringbone real oak flooring, which flows through into the main living space.

A bespoke oak staircase rises the galleried first floor landing which is bathed in light through the cleverly positioned skylight above. The master suite enjoys sizeable sleeping quarters, extensive built-in wardrobes and a luxurious en-suite with walk-in shower, 'his & hers' sinks, separate bath and stylish marble tiling.

There are two further double bedrooms that enjoy en-suites whilst bedrooms 4 & 5 are both double rooms and served by the sleek family bathroom. All bathroom sanitary ware is by 'Roper Rhodes'.

Further 21<sup>st</sup> century luxuries include underfloor heating throughout the ground floor (all heating Calor Gas), CAT 5 cabling throughout, pressurised water system, security system, intercom system for the gates and solar panelling for energy efficiency. There is also a 10 year new homes warranty.

## Step Outside...

The gardens & grounds extend to approximately 1.4 acres, with a vast amount of open space to all sides of the house. The large porcelain patio sits adjacent to the house providing the perfect spot for al-fresco dining and 'inside-outside' living. The remainder of the upper level will be laid to lawn.

To the front the house is approached by a secure gated entrance and shingle driveway which leads to the detached double garage with electric door. There is a superb, fully insulated studio above which, as it is pre-wired for Cat5, could be the ideal space for someone working from home.

The front gardens have been tastefully landscaped in keeping with the slick, trendy style of the house with attractive flower beds and slate cobble paving leading to the front door.

## The Location...

Enlightenment House revels in this delightful leafy setting. Fletching Lane is peaceful yet convenient being just under a mile to the heart of Newick, a quintessentially English village with a thriving community. Its central green is the heart of the village and amenities include several stores, three public houses, Indian restaurant and a health centre. Fletching, another beautiful village is 1.7 miles east and boasts another excellent primary school and the superb 'Griffin Inn' gastropub. For commuters, the bustling town of Haywards Heath is six miles to the west and easily accessible via the A272. The mainline station provides swift, regular commuter services to London (Victoria/London Bridge in 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins). The town also boasts extensive shopping facilities with Waitrose and Sainsbury's superstores and the Orchards Shopping Centre. Education: There is a wide range of highly regarded schools and colleges to choose from in the nearby villages and towns, both state and private, including Newick and Fletching primary schools, Chailey Secondary School, Cumnor House in Danehill, Great Walstead near Lindfield, Worth Abbey, Burgess Hill School for Girls and Lewes Grammar.



**Information:**

**Tenure:** Freehold

**Local Authority:** Lewes District Council

**Services:** Calor Gas, Private Sewage Treatment Plant, Mains Electric (none tested)

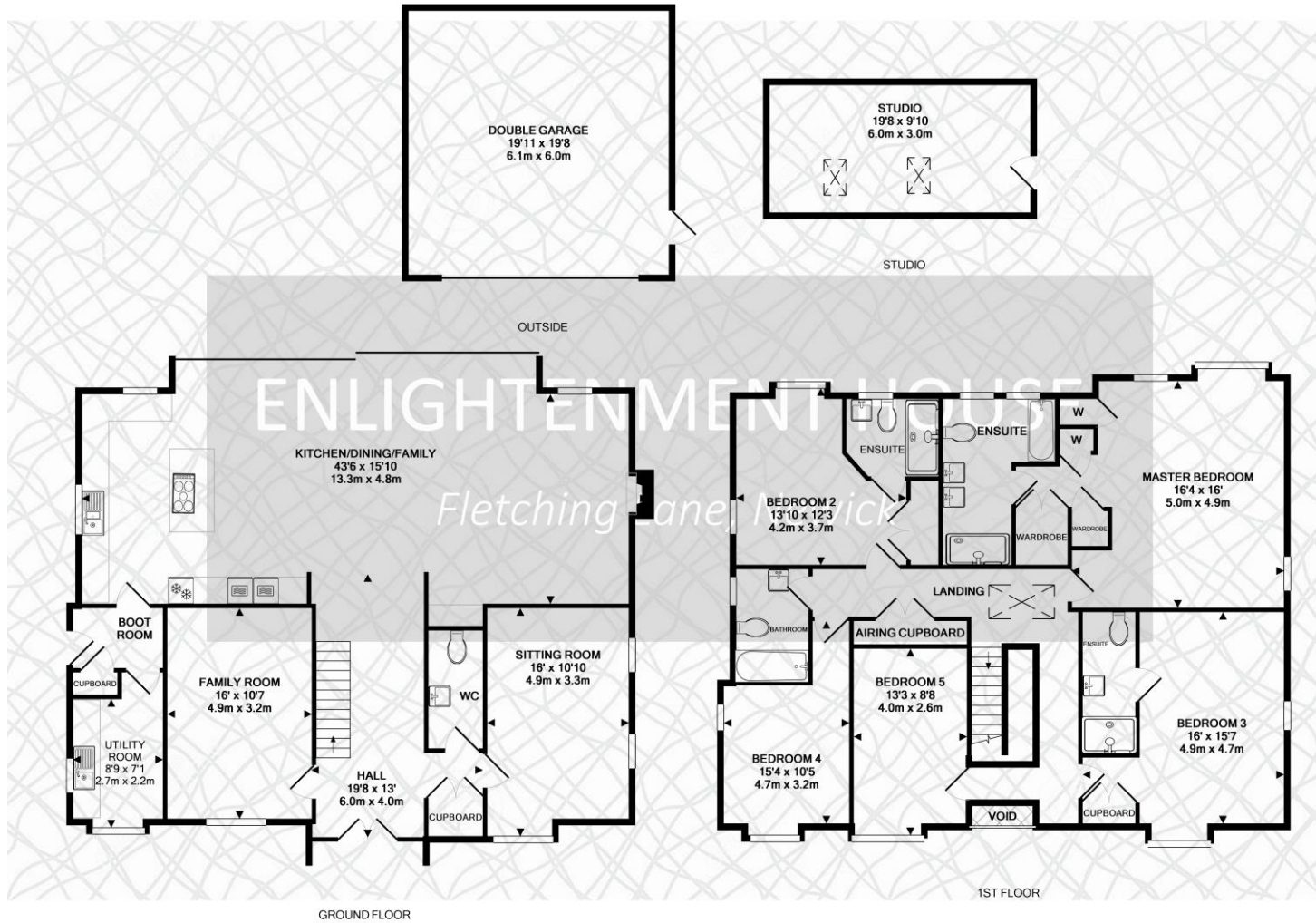
- **VIEWING STRICTLY VIA PRIOR APPOINTMENT** -











TOTAL APPROX. FLOOR AREA 3615 SQ.FT. (335.8 SQ.M.)  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
 Made with Metropix 6/2018



These particulars are issued as a rough guide only and we recommend intending purchasers check details personally before proceeding with a purchase. These particulars can form no part of any offer or contract.

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