



CHURCHILL
COUNTRY & EQUESTRIAN

THE OAKS, THE OLD
RACECOURSE, LEWES

The Oaks House, Studio, Stables and Gallops, The Old Racecourse Lewes, East Sussex, BN7 1UR

A rare and unique opportunity with planning potential at The Old Racecourse, Lewes. An equestrian property with a 4-bedroom detached house, some 30 acres of land, including historic training gallops, indoor stables and further 3-bedroom accommodation. Situated in a desirable location, with outstanding countryside views and access onto the South Downs way and historic training gallops.

4 Bedroom main property • 3-bedroom holiday let known as The Studio • Indoor stables • approx. 30 acres • 750sq ft workshop space • Car park • stunning views across surrounding countryside and the South downs • Historic gallops • Unrivalled walking, cycling, and riding routes with access to the South Downs Way just 1km away.



The properties and land are available as a whole or as a combination of separate lots. The Oaks, The Studio, The Stables, Stable Yard and Front Hill are available for £2,000,000 - £2,500,000.

The Oaks is available for £1,100,000.

Front Hill measuring approximately 13.4 acres is available for £250,000.

The Link and All-Weather Gallops measuring approximately 15.6 acres are available for £250,000.

The Oaks

A contemporary four-bedroom property situated in a fantastic, elevated position on the Lewes Old Racecourse. A well-presented, light and spacious with stunning South Down views. It benefits from a modern solid wood Neptune kitchen/ dining room with gas Aga cooker, utility room, snug, and a large triple aspect sitting room with log burning stove. Upstairs is the master bedroom with an ensuite, three further bedrooms and a family bathroom. Outside is an attractive patio and seating area and lawned garden, parking for multiple vehicles and plenty of scope for extension, STP. including upwards, recreating the original Totalisator scoreboard elevation, original plans available on request.

The Annexe, known as 'The Studio'

A generous and spacious 3-bedroom Annexe, suitable for a number of different uses with a large open plan living, kitchen and dining area and smart contemporary finish. The Annexe has a good split of living, working space and lounge areas to suite a variety of applications. Similar accommodation could be created in the adjoining stable block STPP.

The Stables

Adjoining the Studio, the stable yard comprises 8/12 indoor boxes and further 750sq ft workshop space. In addition, there is approx. 14 acres of free draining grazing (Front Hill), and over 15 acres of historic grass and all-weather gallops also available. There is a good-sized car park which could be used for further stabling, garage, or workshop SSTP. There is unrivalled hacking on the doorstep with the South Downs Way only 1km away.

Front Hill

13.4 acres of training gallops, free draining soil in an easily accessible location for use a turn out paddocks for the stables. There is post and rail fencing to one side and mature hedges to the other.

The All Weather and Link gallops

Measuring approximately 15.6 aces total. A unique offering of a grass and/or 8-furlong all-weather gallop, with additional grass gallop beside. Private and peacefully quiet, the gallops are a great addition to anyone with horses in training, to use for keeping horses fit or for walking, cycling, and enjoying a superb piece of countryside! The surface of the all-weather gallop is wood chip, in need of renovation. The gallops enjoy incredible views across the downs and countryside along one side and are well sheltered by mature trees and hedges on the return.

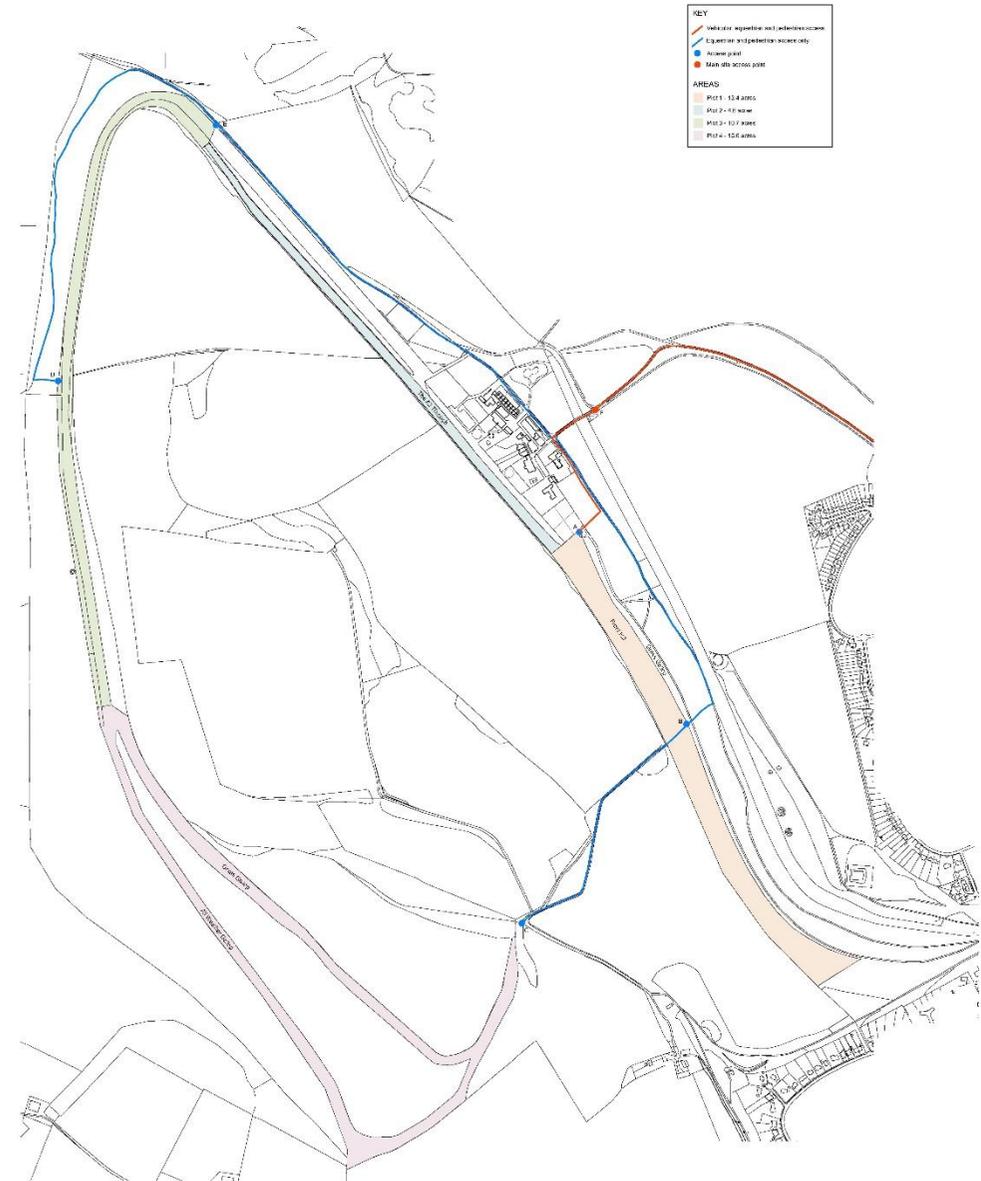
Situation

Situated at the Old Racecourse on the Western side of Lewes, offering a peaceful and impressive location. The South Downs National Park provides wonderful opportunities for walking and recreation. Close by, Lewes town offers local amenities, restaurants, opera house, museums, gardens, and mainline railway station with London Victoria accessible in 65 minutes. There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

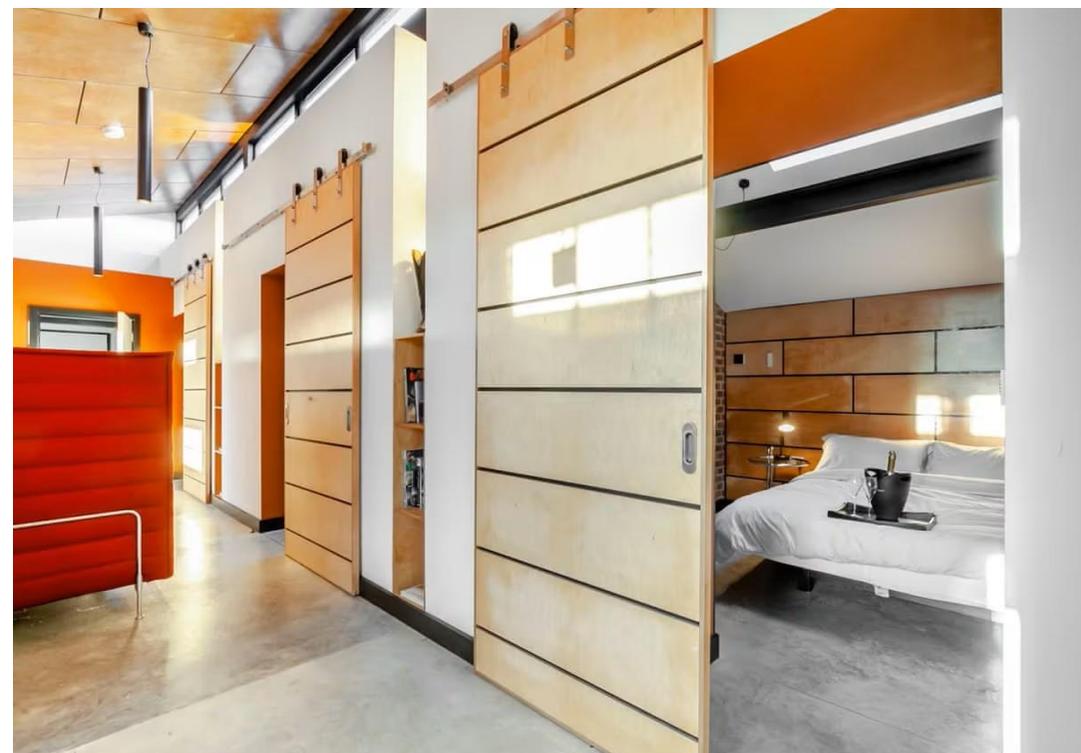
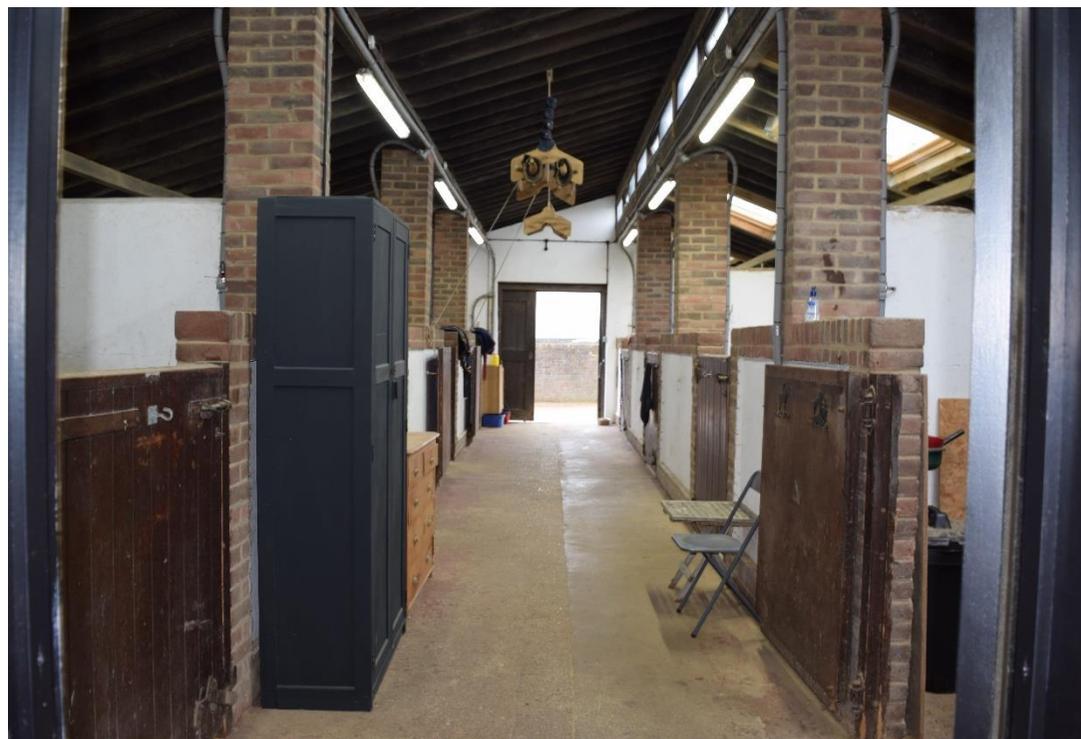
Further Information

Services: Mains water, gas and electricity. **Local authority:** Lewes District Council

Tax Band: DEPC: Band E, **Tenure:** Freehold **Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents, **Land map:** For indicative purposes only, not to scale.



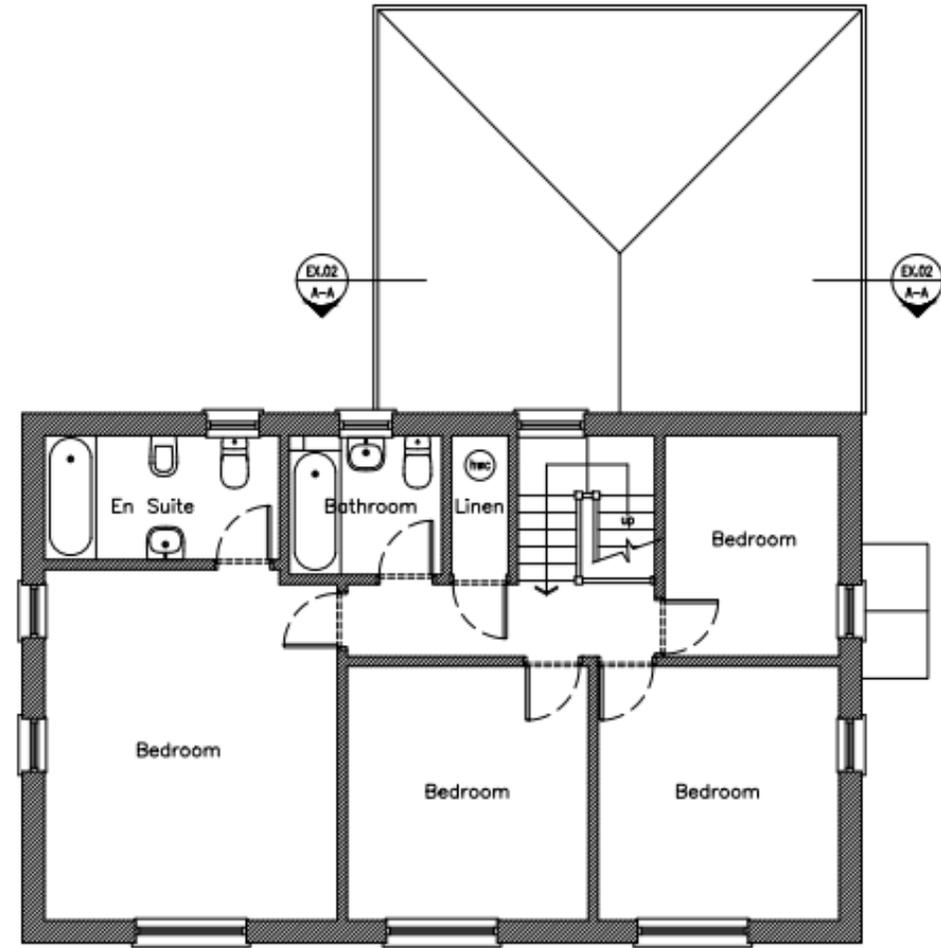
Site Plan - 1:2500 @ A0







House Ground Floor Plan
1:50



House First Floor Plan
1:50



Viewing strictly by appointment through the Vendor's Agents Telephone: 01403 700222 | Web: www.churchillcountry.com

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.