



Rykehurst House, Rotten Row Grand Victorian villa with stylish contemporary interiors and breathtaking views to the South Downs. 4 reception rooms, superb open plan kitchen/dining/family room, 5 bedrooms, 4 bathrooms, garden, garaging and off-street parking. Mainline station within half a mile. Guide price £3,500,000

COUNTRYSCENE

*Sophie Wysock-Wright, Director,
Residential Sales, Savills Lewes*

Lewes is the picturesque and historic county town of East Sussex, situated in the beautiful countryside of the South Downs National Park.

The town is steeped in history, with the ruins of the Norman Castle creating a striking centrepiece, and offers buyers a fantastic range of architectural styles, from beam and plasterwork Tudor properties, gracious Georgian terraces, imposing Victorian and Edwardian detached properties to striking modern homes.

For those who love shopping and eating out, Lewes offers a good range of independent boutiques and markets as well as key High Street chains, and there is a wide variety of restaurants from fine dining at Pelham House, to the relaxed, informal atmosphere of Bill's Restaurant – the trendy chain began in Lewes.

Lewes has a vibrant cultural and arts scene on the doorstep, with a thriving Little Theatre and local operatic society. Nearby, Glyndebourne offers a programme of world-class opera and recitals throughout the year, and the annual Brighton Festival presents a huge programme of theatre, dance, classical, music and literary events.

Lewes is also well known for its Bonfire Night Celebrations, one of the biggest events of its kind.

The area offers a range of well-regarded state and independent schools. Sussex University is based at Falmer, and there is a highly regarded Agricultural College at Plumpton, which offers degree courses in association with the University of Brighton.

There is lots on offer for those who enjoy the outdoors, with footpaths and bridleways across the South Downs, racing at Plumpton and further afield at Lingfield and Goodwood, and sailing along the south coast. Lewes has a golf course set above the town and the East Sussex National golf resort is close by.

Lewes station offers direct services to London.

COUNTRY VIEW

*Build your own
dream home,
suggests Simon
Scott, Savills
Bromley*



House hunters can spend a lifetime searching for their dream home, with endless checklists for their requirements. Another option is to build one from scratch.

The benefits are numerous – self-builds should be worth considerably more than the construction costs if managed properly, so if all goes to plan, you can get your ideal home for a fraction of the market price.

Building your home also gives you the freedom to include features that are costly or impossible to install in other properties, like energy efficiency and green features, and luxuries such as under floor heating. You will also be able to stamp your own design and tastes on the property. A building plot of 1.3 acres in the exclusive, sought-after Keston Park Estate has come to the market through Savills.

The plot benefits from planning permission to build a classically styled Neo Palladian mansion at the far east side of Holwood Park Avenue. The proposed house certainly has the 'wow factor', with palatial family accommodation extending to more than 17,600 sq ft. It offers complete seclusion and privacy, with far reaching views of protected woodland.

Rivenhall is being marketed by Savills for offers in excess of £3,000,000. For more information, contact Simon Scott at Savills Bromley on 01689 860999

