

# Oakwood Barn

Region: The South East Sleeps: 6

## Overview

Oakwood Barn boasts some of the most impressive interior design imaginable. This phenomenal property is both a luxurious holiday home and a sought-after venue for team meetings, away days and creative events. Surrounded by rolling hills and big skies in the heart of the South Downs, it offers incredible comfort, endless treats and a fabulous location close to Lewes, Brighton, Glyndebourne and Charleston, all within an hour of London. Guests can dine in style with acclaimed private chefs, enjoy tailored entertainment or simply relax in a house where every detail has been beautifully considered.

The barn offers two exceptional living spaces, three gorgeous bedrooms and wonderful outdoor areas including a private hot tub. Flooded with natural light through south-facing windows and doors, the interiors combine original architectural features, high ceilings and contemporary luxury. The ground floor boasts a sociable kitchen with an Everhot stove, Maker and Son seating and handcrafted oak furniture, while the mezzanine offers oversized cosy chairs and access to a large terrace with uninterrupted South Downs views. The bedrooms feature luxurious Indigo beds with Hypnos mattresses and organic cotton bedding, while stylish bathrooms include a wet room, walk-in showers and a freestanding bath. Outside, guests can enjoy beautifully furnished terraces, alfresco dining, a barbecue, private gardens and parking with electric charging points. Oakwood Barn is a perfect place to relax, reconnect and re-energise, whether for holidays, celebrations or business retreats.

## Facilities

Ideal for Xmas/NY • Cycling • Tennis Nearby • Historical Sites • Walking/Hiking Paths • Romantic • Wine Tasting • Recommended • Golf Nearby • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Available • Instagrammable • Ground Floor Bed & Bath • Modern • <1hr to Airport • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Barn • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Spa/Massage • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Hot Tub • Dishwasher • Electric Car Charger • Smart TV • Heating • Kid-friendly excursions • Pre-Stocked Fridge Available • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Catering Available • Breakfast Available • Board games • Children's books • Meal delivery service • Stair gates • Mattress protector • Plastic crockery • Food blender • Night lights • High Chair(s) • Fenced Grounds



# Interior & Grounds

## Main House - Sleeps 6

### Ground Floor

- Open-plan living & dining area with corner sofa and oak dining table
- Fully-equipped kitchen with Everhot stove, dishwasher and coffee machine
- Bedroom with double bed and en-suite wet room (wheelchair accessible)
- Bedroom with double bed
- Family bathroom

### Mezzanine Level

- Snug with balcony access and South Down views
- Bedroom with twin beds
- Family shower room

### The Studio (directly adjacent to the main house) - Sleeps 2

**\*Available on request only and subject to availability and additional costs**

- Kitchenette
- Bedroom with king-size bed
- Family shower room

### Exterior Grounds

- Wooden hot tub
- Terrace
- Barbecue

### Additional Facilities

- Wi-Fi
- Smart TV
- Washing machine
- Travel cot & highchair available on request
- Parking for 5 cars
- 2 x electric car charging points

*\* As part of the homes energy conservation policy the Hot Tub will be 'winterised' in low season months (between November & end of February) and unavailable to guests.*

*\* Please note that if you wish to make use of the accommodation in the studio for an additional two guests, you need to enquire about availability and prices at time of booking.*



## Location & Local Information

Oakwood Barn enjoys a dreamy setting in the sleepy hamlet of St Ann's, between Lewes and Falmer, surrounded by glorious South Downs countryside. Guests can enjoy wonderful walks, charming villages and lively towns all within easy reach. Historic Lewes is packed with quirky shops, galleries, cosy cafes and excellent eateries, alongside its famous Norman castle, cobbled streets and Grade II listed houses. The town is also known for its spectacular Bonfire Night celebrations, Garland Day festivities and fascinating attractions including Anne of Cleves House Museum. Nearby Glyndebourne hosts world-class opera from May, while Love Supreme and the September Artwave Festival bring music, creativity and culture to the area.

The South Downs National Park is a paradise for walkers, cyclists and watersports enthusiasts, with the South Downs Way stretching 100 miles across glorious countryside. Guests can hire e-bikes locally or enjoy paddleboarding, kayaking and sailing at Cuckmere Haven, Ardingly Reservoir and along the River Ouse. Brighton offers a vibrant contrast with its famous pier, Royal Pavilion, independent boutiques, museums, beach attractions and the British Airways i360 viewing pod. Further afield, Rye enchants visitors with cobbled streets, cosy pubs, art galleries and smuggling history, while nearby Camber Sands offers one of the finest sandy beaches in the region.

### Local Amenities

Nearest Airport	<b>London Gatwick Airport</b> (49km)
Nearest Bar/Pub	<b>The Pelham Arms</b> (9.3km)
Nearest Beach	<b>Newhaven</b> (22.2km)
Nearest Ferry Port	<b>Newhaven Port</b> (22km)



Nearest Golf	<b>The Dyke Golf Club (14 km)</b>
Nearest Supermarket	<b>Waitrose, Lewes (12.5km)</b>
Nearest Supermarket	<b>ASDA Hollingbury (7.4km)</b>
Nearest Tennis	<b>Lewes Tennis Coaching (10.1km)</b>
Nearest Train Station	<b>Lewes Station (10.3km)</b>
Nearest Village	<b>Lewes (10.3km)</b>

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## What we love

- Oakwood Barn is very luxurious with the best of everything, the best linens, the best mattresses, the best sofas, the best kitchen, the best views. It is just brilliant!
- Guests staying at the barn can enjoy private chefs, wellness therapists, exciting outings and much more. The contacts that the barn has are unbelievable. It is easy to see why this place is popular for work events as well as holidays.
- The countryside surrounding the barn is glorious. There is such a rich list of activities you can enjoy when staying here.

## What you should know...

- Two of the bedrooms are located on the ground floor and are ideal for guests with mobility issues.
- Please note that the twin bedroom is located upstairs on the mezzanine level and is therefore unsuitable for young children.
- Oakwood Barn offers an optional studio flat that can accommodate two additional guests for an extra cost, subject to availability. If you wish to bring a group of eight and make use of this space, please enquire at the time of booking.
- For groups of six, please note that the adjoining self-contained studio flat may be occupied during your stay.

# Terms & Conditions

- **Security deposit:** £500 to be paid prior to arrival and to be refunded in full within one week of departure subject to a damage inspection.
- **Arrival time:** 4pm
- **Departure time:** 10am, 11am on Sundays
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Other Ts and Cs:** Please note that the hot tub is closed between November and the end of February.
- **Changeover day:** Friday or Monday
- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Other 2:** Please note that if you wish to make use of the accommodation in the studio for an additional two guests, you need to enquire about availability and prices at time of booking.
- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased across peak dates
- **Internet access?:** Wi-Fi internet access included in the rental price.