



The Oaks, Studio & Stables, BN7
£1,750,000

ASTON
VAUGHAN

INTRODUCING

The Oaks, Studio & Stables, BN7

4 Bedroom House | 3 Bedroom Studio | Stable Block

The Studio and stables are set within the tranquil and elevated grounds of the former Lewes Racecourse, an iconic location with roots dating back to the 1700s. The final race was held in 1964, but the area remains steeped in history and character. Today, this elevated setting offers sweeping countryside views and a wonderfully peaceful environment while remaining within easy reach of all the conveniences of town life.

The location is ideal for outdoor enthusiasts, with direct access to a network of scenic footpaths, bridleways, and cycle routes leading into the heart of the South Downs National Park. Whether you're an avid walker, cyclist, or nature lover, the surrounding landscape offers endless opportunities to explore.

Despite its semi-rural charm, the area enjoys excellent transport connections. Road links are efficient for travel into and out of Lewes, and local bus routes are readily accessible. Lewes mainline

railway station offers direct train services to London Victoria (in just over an hour) and Brighton (in under 20 minutes), making this location ideal for commuters seeking both tranquility and convenience.

The Oaks holds a fascinating link to its past as part of the original Indicator Building, which historically stood as a striking 4 to 5-storey structure displaying race results. There is exciting potential for the property to be restored or enhanced to its former height, offering an exceptional opportunity for those looking to preserve and celebrate its rich heritage.

The stables present a versatile prospect for further development. These could potentially be converted into two additional 'studio' spaces or expanded to enlarge the existing Studio, subject to planning permission. This flexibility makes the property particularly appealing for extended family use, creative live-work arrangements, or as an investment with rental potential.





On the ground floor, the accommodation is both flexible and spacious, designed to cater to a variety of lifestyles and needs. At the heart of the home is a large dual-aspect living room, flooded with natural light from windows to both the front and rear, and featuring a charming wood-burning stove—perfect for cosy winter evenings. French doors lead directly from the living room to the private rear garden, seamlessly connecting the indoor and outdoor spaces. A set of sliding doors opens into an adjoining reception room, which can be used as an extension of the main living space or closed off to serve as a quiet reading room, children's playroom, or formal sitting area.

The large kitchen and breakfast room is a true hub of the home, thoughtfully designed with contemporary fitted units, sleek granite worktops, and ample space for dining and socialising. A walk-in pantry adds practicality and character, while windows overlooking the rear garden bring in plenty of daylight. A glazed door leads from the kitchen to a rear terrace, ideal for summer breakfasts or alfresco dining. Off the main hallway, you'll find a well-appointed utility room offering further storage and laundry space, as well as a convenient ground floor WC.



A third reception room on the ground floor provides even more flexibility and could be utilised as a home office, studio, media room, or ground-floor bedroom for multigenerational living.

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The outdoor space is equally appealing, with thoughtfully landscaped front and rear gardens. Mature trees and established planting create a private and serene atmosphere, and the main rear garden is predominantly laid to lawn, offering ample room for children to play or for gardening enthusiasts to indulge their passion. A paved patio terrace provides a delightful area for entertaining, barbecuing, or simply relaxing in the sunshine. Driveways to both sides of the property provide off-street parking for multiple vehicles.





Positioned directly opposite the entrance to The Oaks, The Studio offers an exceptional and architecturally striking alternative living space, perfectly suited to a variety of lifestyle needs including guest accommodation, extended family use, rental income, or a creative live-work environment.

The Studio's elevated entrance opens into a stunning open-plan layout, characterised by vaulted ceilings, bespoke lighting features, and high-set windows that enhance the sense of volume and bring in soft, ambient light. This loft-style residence has been cleverly designed to provide flexible yet functional living, dining, and working zones within a seamless and contemporary layout.

The kitchen and dining area, finished in rich timber tones, occupies one side of the space and offers both style and practicality. It flows into a central living zone with room for comfortable seating and a desk or creative area at the far end. Each of the three double bedrooms enjoys dramatic ceiling height and is accessed via sliding doors from the central hallway, providing a stylish and spacious feel throughout.

The bathroom is a real feature of the property, offering a spa-like experience with separate zones for dressing, bathing, and WC. It can be accessed either from the hallway or directly from one of the bedrooms, and also boasts an external entrance—perfect for privacy or dual-use as a studio or guest suite.





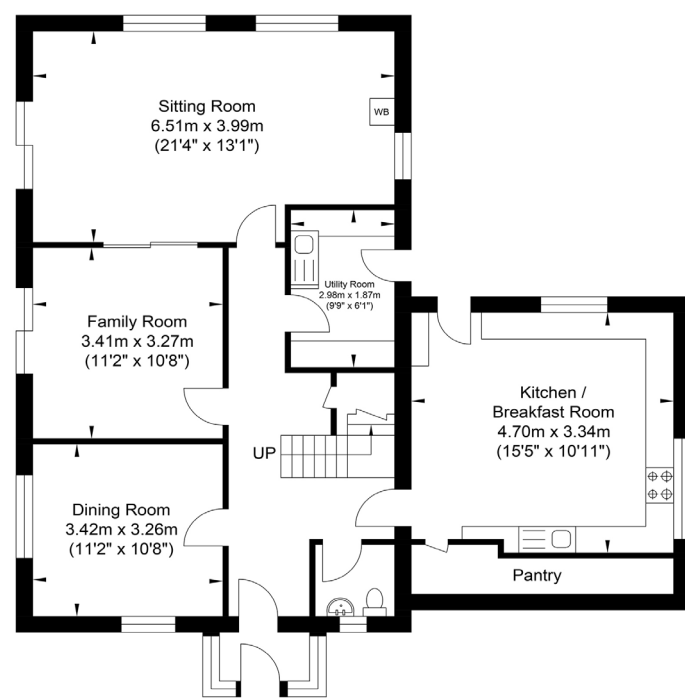
Lewes is the historic and cultural county town of East Sussex, nestled in the heart of the South Downs National Park. This vibrant and welcoming town is renowned for its unique blend of heritage architecture, artistic community, and progressive spirit. The high street is rich in character, featuring a mix of medieval and Georgian buildings, and is home to a broad range of independent shops, boutiques, and cafes alongside well-known national retailers such as Waitrose and Tesco.

Cultural offerings are abundant, with Depot Cinema—a contemporary three-screen venue—screening the latest films, classics, and documentaries, along with hosting community events. The town also boasts a selection of traditional pubs, historic inns, artisan coffee shops, and quality restaurants, catering to every taste. The monthly Lewes Farmers Market, held on the first weekend of each month, draws residents and visitors alike for local produce and handmade goods.

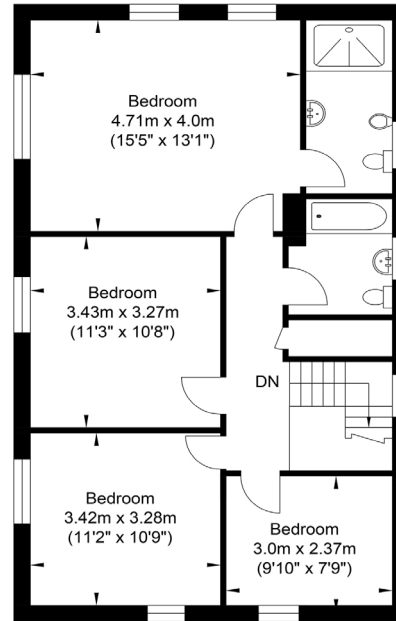
Just a few miles away, the internationally celebrated Glyndebourne Opera House offers world-class performances in a stunning countryside setting. For sports and recreation, Lewes offers first-class facilities including a swimming pool, athletics track, tennis courts, and local clubs for football, rugby, cricket, and hockey. Families are well served by a wide selection of highly regarded schools. These include several popular infant and primary schools, Priory School (a well-respected secondary), Sussex Downs College, and the esteemed independent Lewes Old Grammar School—all within easy walking or cycling distance from The Oaks and The Studio.



The Old Racecourse, Lewes

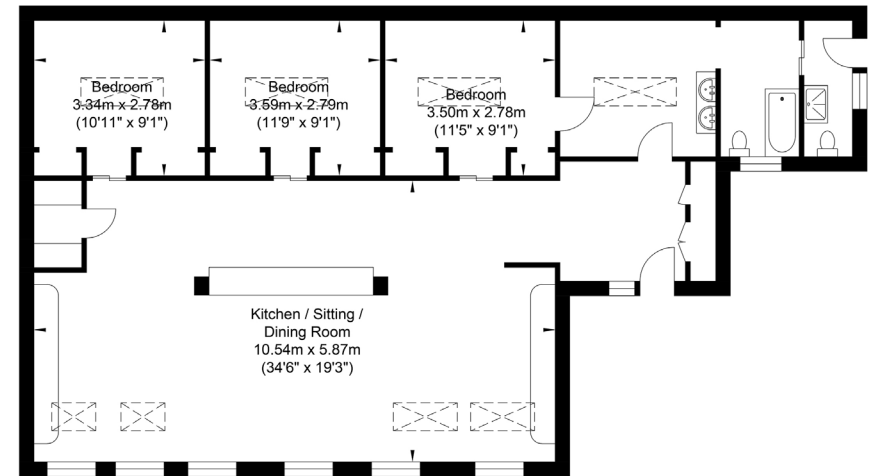


Ground Floor
Approximate Floor Area
1043.77 sq ft
(96.97 sq m)



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

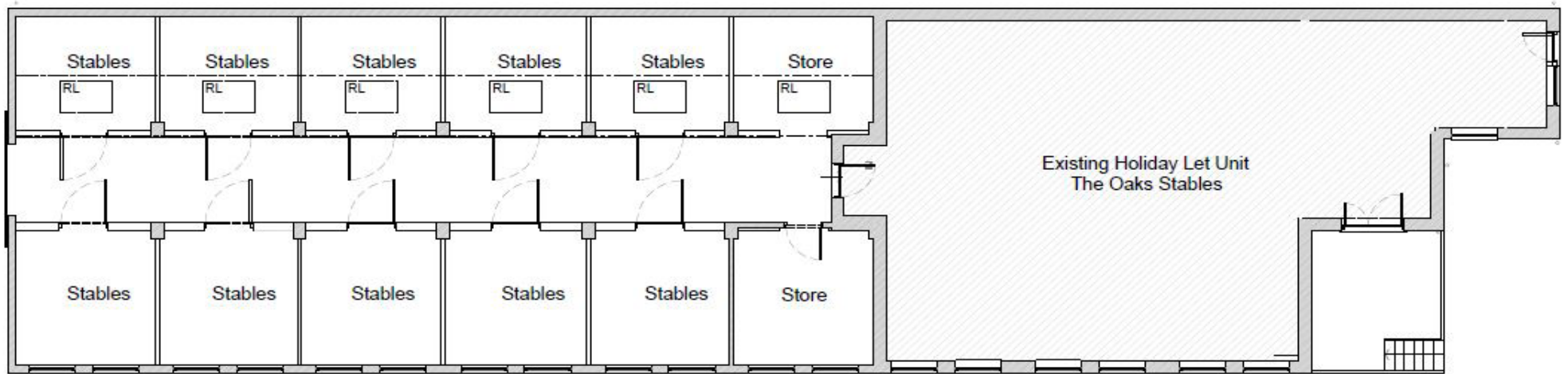
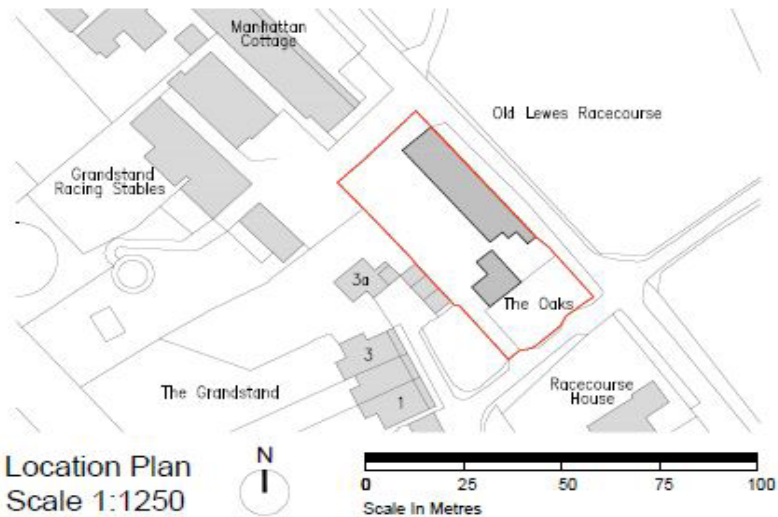
The Old Racecourse, Lewes



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.

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



Existing Stables Plan
Scale 1:100



PRELIMINARY

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Do not scale off drawing except for Planning purposes. Check all dimensions on site before work is commenced. All goods supplied in accordance with contract and current regulations BS84 & C147.

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client/job
TOR Ltd.
The Oaks
Old Racecourse, Lewes

rev	date	comment
-	09.02.23	First Issue

drawing title
Existing Plan
Stable Block

scale/sheet size
1:100 @ A3

drawing number
3816.EX.01

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revision
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