

The *Hidden* House

THE CHALK YARD
LEWES



THE HIDDEN HOUSE



Tucked away at the end of a row of contemporary, warehouse-style mews homes: The Hidden House is a truly unique eco-conscious residence. Meticulously designed for modern luxury living, it offers a rare blend of architectural distinction, privacy, and high-specification finishes throughout.





HONOURING HERITAGE, EMBRACING MODERN DESIGN & PIONEERING ENERGY- EFFICIENT LIVING.

THE CHALK YARD development is a boutique collection of just thirteen highly sustainable and architecturally striking mews houses and apartments, set within the spectacular South Downs National Park and just a short walk from Lewes high street.



SUMMARY

4 BEDROOMS

3 BATHROOMS

2114 SQ FT / 196 SQM



EPC 'A' RATED ECO-HOME

10 Year Advantage New Homes Warranty

Two Allocated Car Parking Spaces

Perfect Ground Floor Studio / Office / Home Gym / Guest Suite

Central Outdoor Courtyard opens up the Entire Ground Floor, blending Indoor and Outdoor Living.

Walking Distance to Lewes High Street & Train Station

German Kitchen with Quartz Stone Worktops, Siemens Appliances and Quooker Boiling Water Tap

Double-Height Spaces, Vaulted Ceilings, and Internal Windows Enhance Natural Light and Open-Plan Living

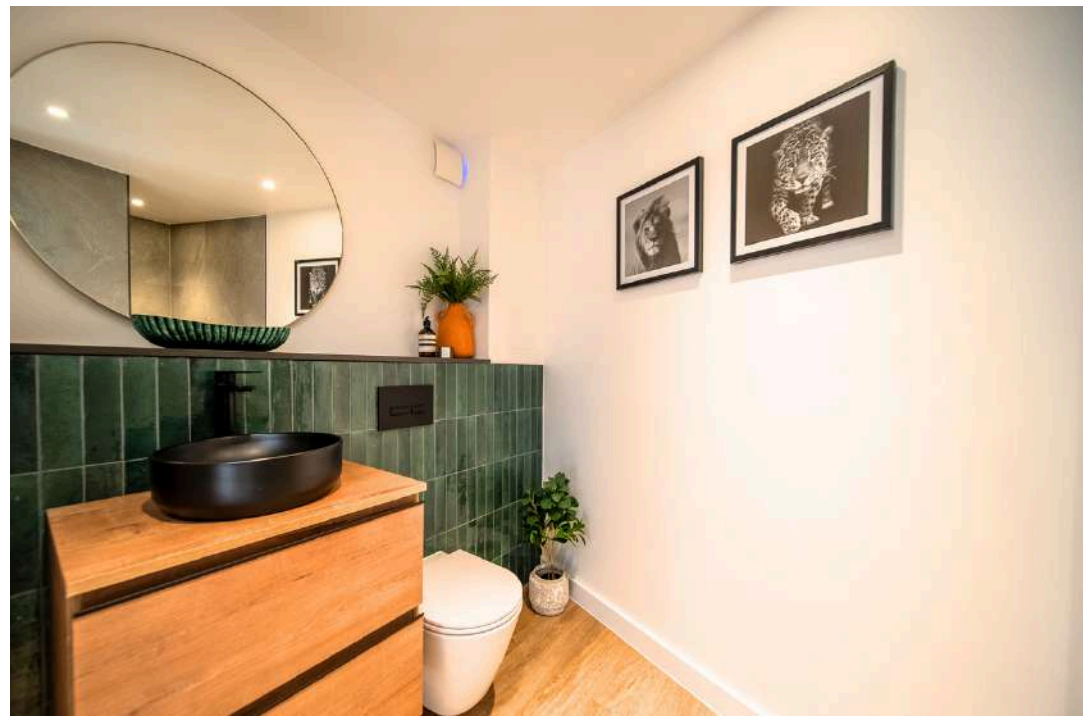
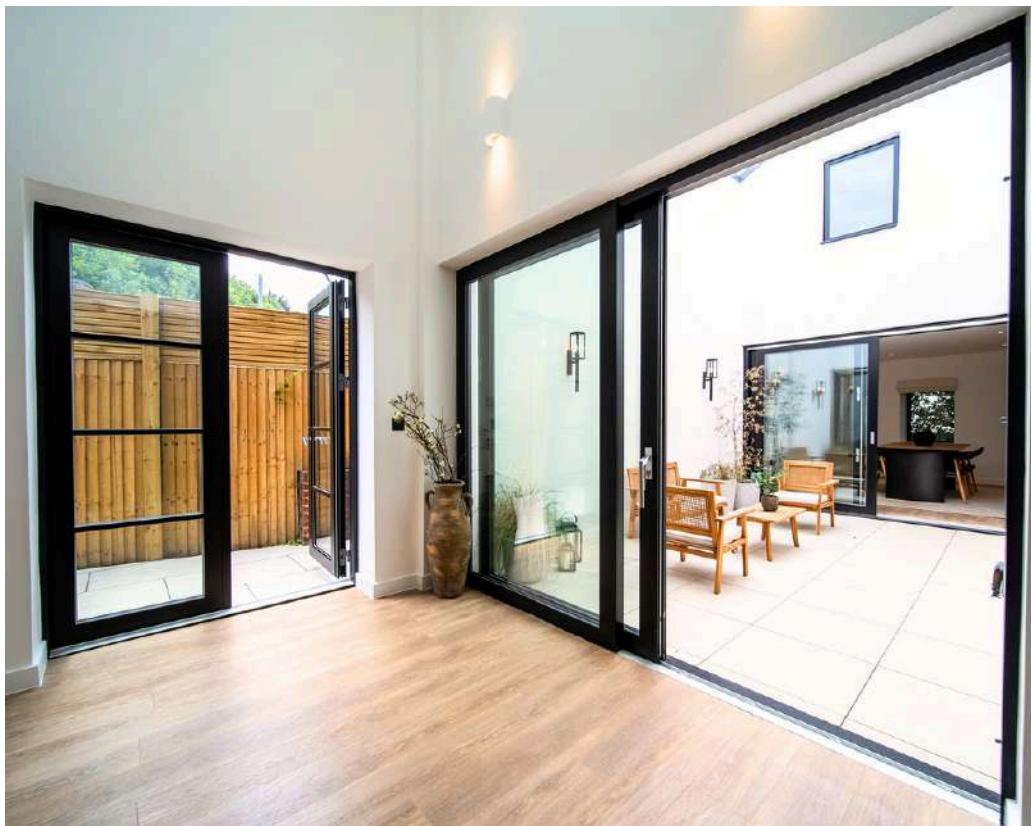


THE SPACE

THE HIDDEN HOUSE is nestled at the end of the stunning cobbled pedestrian courtyard, offering exceptional privacy and security while still being part of the community.

Upon entering, you are welcomed by a reception hall leading to a spacious and versatile room, ideal for a guest suite, home office, studio, or gym—perfect for those wishing to run a business from home while maintaining privacy throughout the rest of the house. Also off the hall is a large cloakroom with feature green tiles and a generous yet discreet wet room shower.







Stepping down into the expansive kitchen dining / living area—spanning over 7 metres in width—you are greeted by a breathtaking double-height space, enhanced by large skylights, designer wall lights, and full-height sliding doors that open onto a stunning 165 sq ft courtyard garden. French-style doors to the side also lead to additional outdoor space off the kitchen, ideal for a kitchen garden or extra external storage.





The striking modern kitchen is centered around a large 2.5-metre kitchen island, serving as the perfect focal point for cooking and entertaining. Equipped with high-specification SIEMENS appliances throughout—including double ovens, an integrated combi microwave, and a five-zone induction hob—blending style and functionality seamlessly. A WINE FRIDGE and a QUOOKER BOILING WATER TAP further enhance the kitchen, adding to its impressive list of high-end features.

Off the kitchen, a spacious utility room provides ample additional work surface and a sink. It is pre-plumbed for a built-in separate tumble dryer and washing machine and includes a large double cupboard for extra storage. Further storage cupboards are conveniently tucked away under the stairs.







A unique courtyard garden sits at the heart of the home, with sliding doors at both ends creating a seamless connection between the kitchen and dining area. This thoughtful layout enhances natural light and spatial flow, offering a sense of openness while maintaining a private, tranquil retreat. Feature external wall lights add warmth and ambiance, making the space just as inviting in the evening—perfect for alfresco dining, entertaining, or simply unwinding.

To the rear of the ground floor, the large living and dining area offers the perfect flexible space, fitted with both spotlights and wall lights, all on dimmable switches, allowing for zoned lighting to create the ideal atmosphere for relaxation and entertaining.





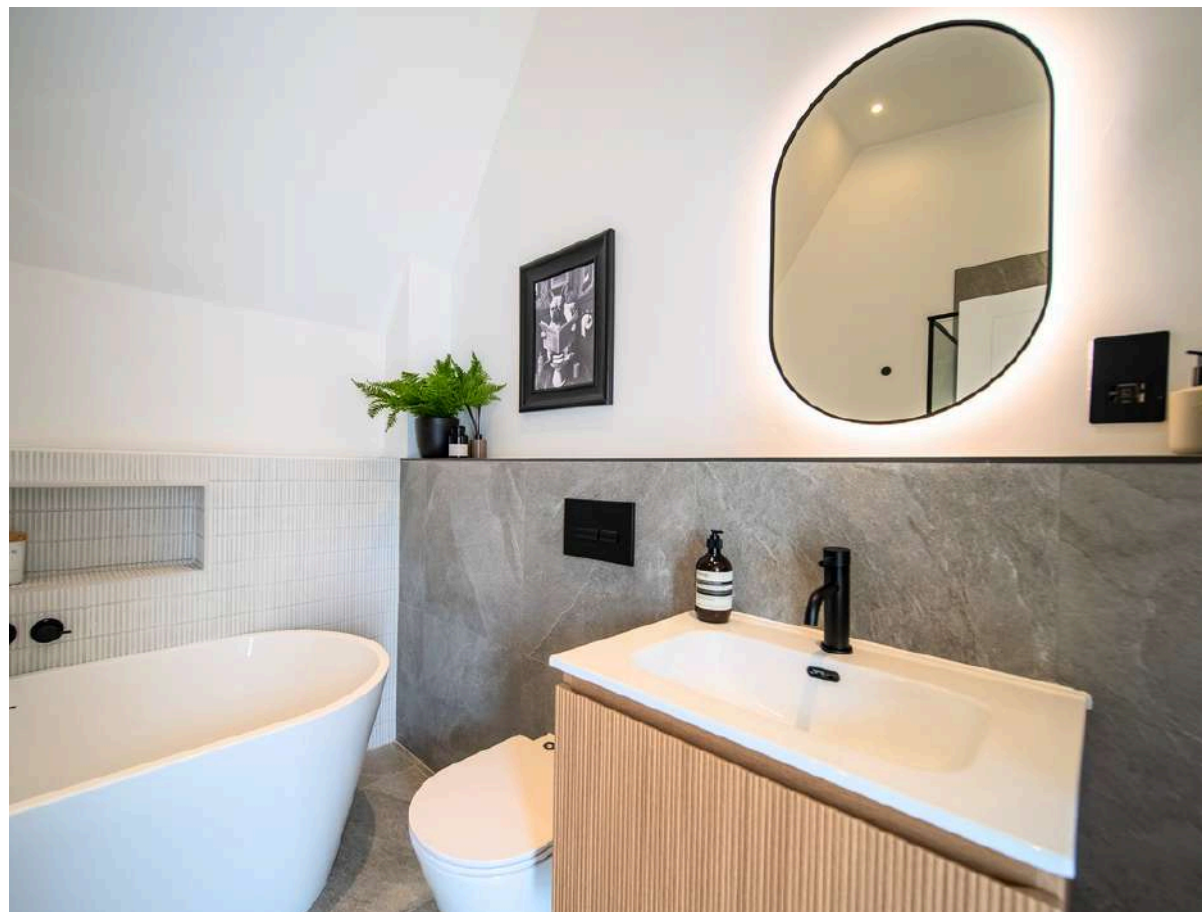


Upstairs, three spacious bedrooms open off a central corridor, each with vaulted ceilings soaring up to 3.7 metres, enhancing the sense of light and space. In the principal suite, feature track lighting and internal glazing add architectural interest, offering views over the double-height space below and creating a striking visual connection between the ground and first floors.

Carefully positioned windows facing the central courtyard also capture views of the ever-changing seasons in the trees of the Malling Downs Nature Reserve, bringing the outdoors in and providing a serene, natural backdrop to daily life.







The principal en-suite features a large shower and statement freestanding bath. Fluted oak-effect tiles pair elegantly with stone-effect porcelain in soft natural tones and subtle veining, creating a calm, refined aesthetic. Ambient lighting in the bath recess adds warmth and relaxation, while the MVHR boost ventilation system ensures a fresh, moisture-free environment.

The second family bathroom combines dark stone-effect textured tiles with an on-trend kit-kat tile feature behind the bath, delivering a modern, stylish look. An Armera wall-hung vanity in fluted oak sits below an LED-lit oval mirror.

Both bathrooms are equipped with electric heated towel rails and underfloor heating, ensuring year-round comfort.





SPECIFICATION

External Fabric

- Striking façade with dark render and contrasting composite timber effect cladding.
- VELFAC triple-glazed windows and doors, with slimline frames and full height industrial style design providing excellent energy and acoustic performance.

Internal Finishes

- Designed to showcase clean lines and open plan spaces, finished with tactile surfaces and high specification fittings.
- British produced luxury AMITCO LVT flooring throughout all the ground floor space
- British made wool-blend Carpets to the first floor
- White painted walls with modern square edge architrave and skirtings.
- High quality Knightsbridge brushed matte black ironmongery throughout.
- Bespoke lighting design including a mix of downlights, statement pendants and wall lights with dimming controls.
- Generous storage cupboards underneath staircase

Kitchens

- Large separate utility room with sink and plumbed ready for washing machine and tumble dryer and large double storage cupboard.
- Bespoke handleless German-made kitchen, with with matt lacquer anti-fingerprint door, designed locally by Bleau.
- QUOOKER flex boiling water tap
- SIEMENS iQ500 Oven with Combi Microwave and 5 ring Induction hob with touch-slide control.
- Integrated SIEMENS iQ100 dishwasher and fridge freezer
- LED recessed spotlights to wall units with warm and light settings
- CAESARSTONE smoky speckled black polished quartz worktop
- CAPLE wine fridge under kitchen island
- Feature open floating shelves finished in oak veneer

Bathrooms

- Contemporary high quality white sanitaryware including wall-hung WCs and ARMERA premium fluted oak effect vanity units.
- High quality concealed matte black showers, with premium 8mm hinged shower enclosures.
- Heated towel rails and shaver sockets
- Feature wall lights to en-suite bathroom and LED soft-touch mirrors with warm and white light settings to family bathroom
- Large format stone effect porcelain tiles and feature on-trend tiles individual to each bathroom.
- Electric underfloor heating systems to all bathrooms.
- Luxury freestanding baths to both bathrooms



Quooker
THE BOILING WATER TAP

SIEMENS

 **caesarstone**

amtico
flooring

Heating & Electrical

- Designed and built from the ground up with Zero Carbon credentials, featuring premium insulation for maximum energy efficiency and achieving highly sought after EPC A.
- Individual MITSUBISHI EcoDan Air Source Heat pump and roof solar panels for each unit working together to provide extremely low energy costs.
- Solar panel inverters to further lower energy costs and sell energy back to the grid.
- MVHR whole-home ventilation solution that create a healthier living environment. For added comfort, the bathrooms and kitchen are equipped with a 'boost' MVHR ventilation mode, which efficiently removes moisture and odors.
- Underfloor heating to the ground floor and all bathrooms.
- TV data points to living rooms and bedrooms.
- Energy saving LED light bulbs.
- Automist Intelligent Fire Suppression System
- Electric remote control blind to double height VELUX window

Landscaping

- Thoughtfully considered seasonal planting, mature trees and hedging for the private gardens, communal courtyard and exterior boundary.
- Cobbled pedestrian communal courtyard and pathways.
- Exterior PIR lighting to communal areas and leading through the pedestrian courtyard

Car Parking

- TWO designated parking spaces for each home (ask agent for parking plan)
- An underground trunking system has been installed so that residents can add their own electric charging points

Guarantee

- Peace of mind of the 10-year Advantage's Award-Winning Structural Insurance & Building Warranty, providing comprehensive coverage and protection for your property. This warranty is designed to give you confidence in the quality of your home, knowing that it has been built to the highest standards and that any unforeseen issues will be addressed promptly.



SITE PLAN



FLOORPLAN



2114 SQ FT / 196 SQM

SUSTAINABILITY

MONTUM's vision of fostering urban regeneration through the adaptation and remodelling of existing structures into contemporary, sustainable spaces is reflected in every aspect of The Chalk Yard development.

From meticulously chosen construction materials to advanced mechanical systems, these carbon-neutral credentials are woven into the fabric of the homes ensuring sustainability from the ground up.

AN EPC 'A' RATED HOME SETS THE STANDARD OF SUPERIOR ENERGY EFFICIENCY, ENSURING SIGNIFICANT SAVINGS ON ENERGY BILLS.



THE ESTIMATED RUNNING COST FOR THE HIDDEN HOUSE BASED ON THE EPC CERTIFICATE IS £450 PER ANNUM.



AIR SOURCE HEAT PUMPS



Advanced MITSUBUSHI ECODAN self-contained unit, renowned for low maintenance and ultra-quiet operation



MECHANICAL VENTILATION WITH HEAT RECOVERY



Nuaire's MVHR systems provide a complete whole-home ventilation solution that enhances indoor air quality. By combining supply and extract ventilation in a balanced system, they achieve high efficiency with up to 95% heat recovery, ensuring a comfortable and energy-efficient living environment.



PHOTOVOLTAIC PANELS



LONGi modules offer some of the highest power ratings, energy yields, and proven reliability in the industry.




HIGH PERFORMANCE INSULATION



TRIPLE GLAZED WINDOWS



A photograph of a modern building at night. The building features a dark, angular roof with several solar panels. The facade is composed of light-colored stone or concrete blocks, with large sections of green wall (vertical gardens) integrated into the design. Warm, yellow light emanates from various openings, including skylights and recessed areas, creating a glowing effect against the dark exterior. The overall aesthetic is contemporary and sustainable.

BUILT TO THE HIGHEST STANDARDS OF ENERGY EFFICIENCY, AND
FINISHED WITH A BOLD YET HARMONIOUS FUSION OF STATEMENT
ARCHITECTURAL ACCENTS AND WARM, NATURAL INTERIORS.

LIVING IN LEWES

Lewes is a historic market town in East Sussex set within the stunning South Downs National Park. Known for its cobbled streets, medieval architecture, and rich cultural heritage, it's home to landmarks like Lewes Castle and renowned Bonfire Night celebrations.

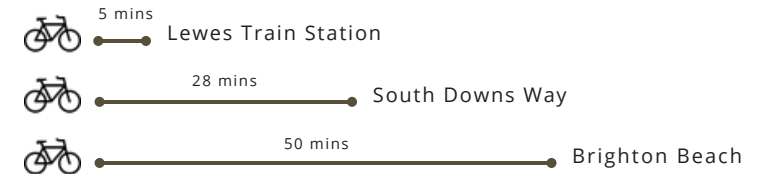
The vibrant high street is home to a blend of independent artisan shops, galleries, cafés, and established restaurants, drawing both locals and visitors alike. Nestled amidst chalk cliffs, rolling hills and woodlands, and just a short distance from the stunning South coastline, Lewes provides endless opportunities for outdoor pursuits like hiking and cycling.

The towns connectivity for both London or Brighton commuters and those seeking easy access to surrounding countryside and coast is one of the key reasons Lewes is often ranked as one of the best places to live in UK.



FROM YOUR FRONT DOOR...

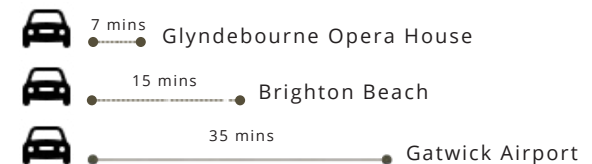
By Bike



By Train



By Car



On Foot



Travel times are approximate. Source: Google



A DEVELOPMENT BY **Montum**



VIEWINGS STRICTLY BY APPOINTMENT ONLY

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