



L A K E H O U S E S

A private collection
of twelve crafted,
individually
considered
lakeside homes.
One setting. A place
to return to, live in,
and build around.



THE SETTING

Life shaped by The Lake and Woodland

Water, woodland and the changing seasons bring a different rhythm to everyday life. Each home has been carefully positioned to make the most of its individual outlook, natural light and connection to the landscape.





THE SETTING

A setting that defines the way you live

The Lake Houses sit within a carefully considered landscape of open water, natural planting, and established woodland. The orientation of each home has been designed to maximise light throughout the day, with long views across the lake and a strong connection between internal spaces and the outside.

ARCHITECTURE & MATERIALITY

The architectural approach draws on a restrained, contemporary language, using a considered palette of materials selected for longevity, texture, and consistency.

Dark cladding, carefully detailed flint and brickwork, and controlled glazing proportions create a calm and cohesive identity across the development.

The material choices are designed to sit comfortably within the landscape, allowing the setting and the proportions of each house to lead.

This is architecture intended to endure, both in performance and in appearance.

Depending on the house and the buyer's preferences, the design can be configured with or without a roof terrace.



LIVING SPACES

Internal layouts are arranged to prioritise natural light, flow, and usability.

Open plan living areas are balanced with defined spaces, allowing for both shared use and quieter moments within the home.

First floor bedrooms are positioned to take full advantage of views across the lake, with direct access to external space.

Ground floor living spaces are similarly arranged to connect out to the landscape, creating a natural extension of the internal environment.

Every decision is made to support long term use, not short term impression.



FLOOR PLANS

Each house has been carefully planned to balance space, light, and usability.

The layouts are clear, efficient, and designed for long term living, with strong connections between internal areas and the lake beyond.

Three, four, and five bedroom houses are available, each with its own position and aspect within the overall layout.



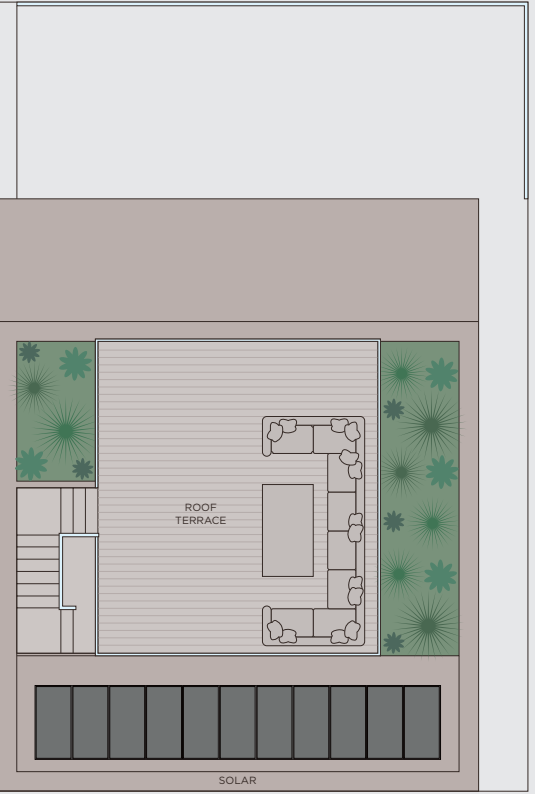
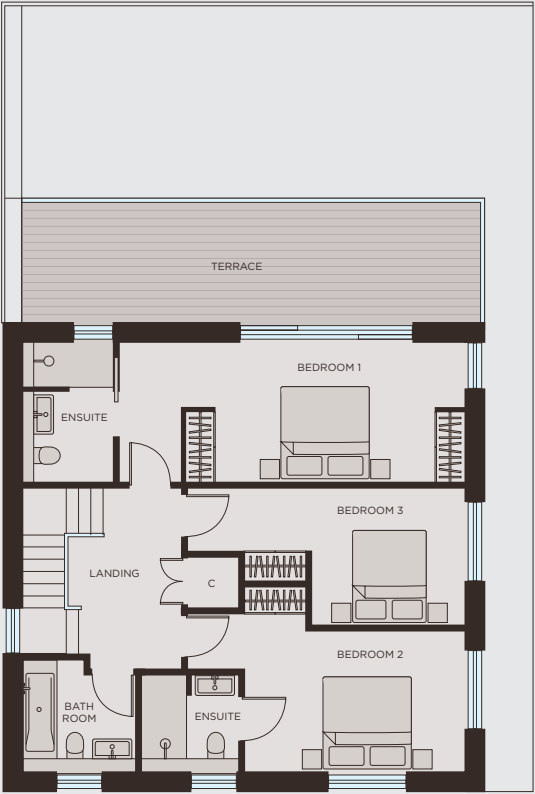
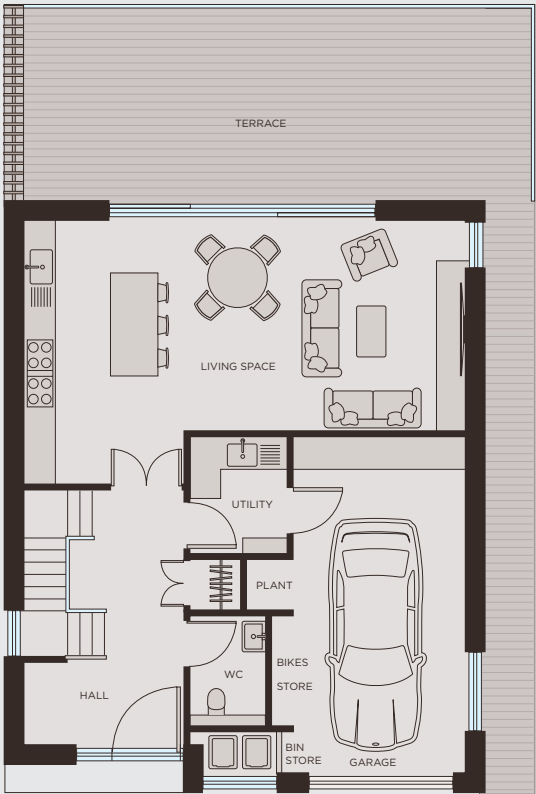
FLOOR PLANS

3 BEDROOM HOUSE

Well proportioned houses with efficient layouts and strong living space, positioned to provide a clear relationship with the lake and an accessible entry into the development.

ROOM	METRES	FEET
Living Room	9.00 x 5.30	29' 9 x 17' 6
Bedroom 1	7.00 x 2.84	23' 0 x 9' 6
Bedroom 2	5.63 x 2.81	18' 6 x 9' 3
Bedroom 3	5.63 x 2.76	18' 6 x 9' 3
Garage	6.85 x 4.42	22' 6 x 14' 9
Total	203.70m²	2,193ft²

TERRACES		
Ground Floor Terrace	10.80 x 4.50	35' 6 x 15' 0
First Floor Terrace	9.40 x 2.50	31' 0 x 8' 3
Roof Terrace	6.30 x 5.70	20' 9 x 18' 9
Total	108.01m²	1163ft²



Optional roof terrace

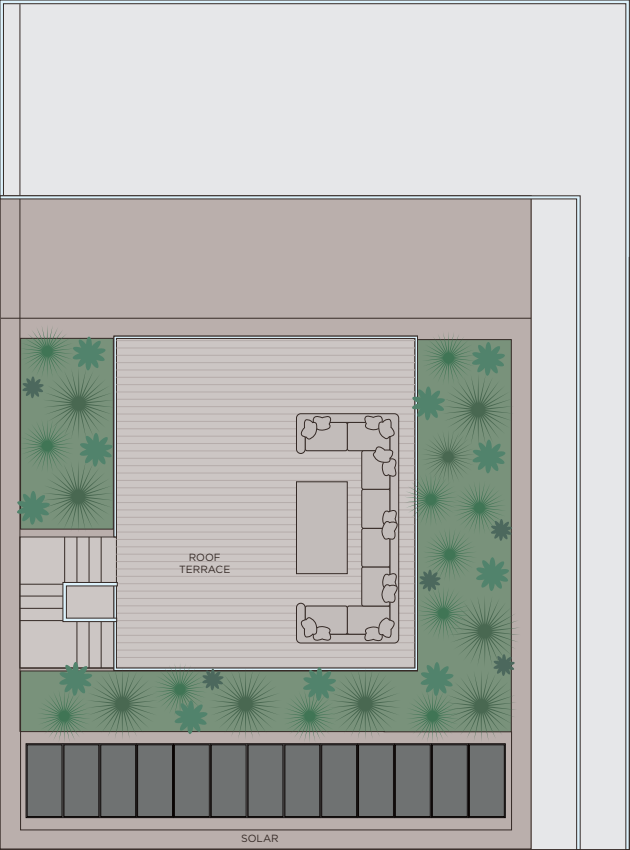
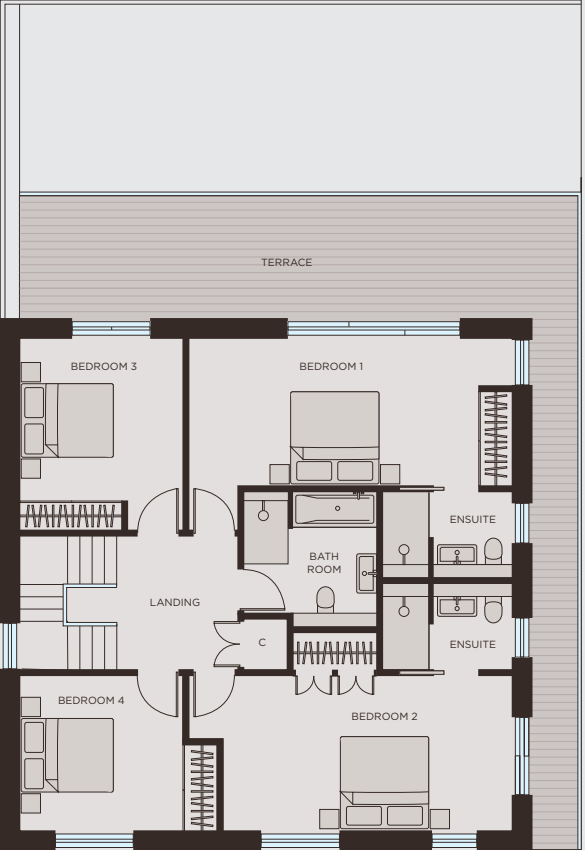
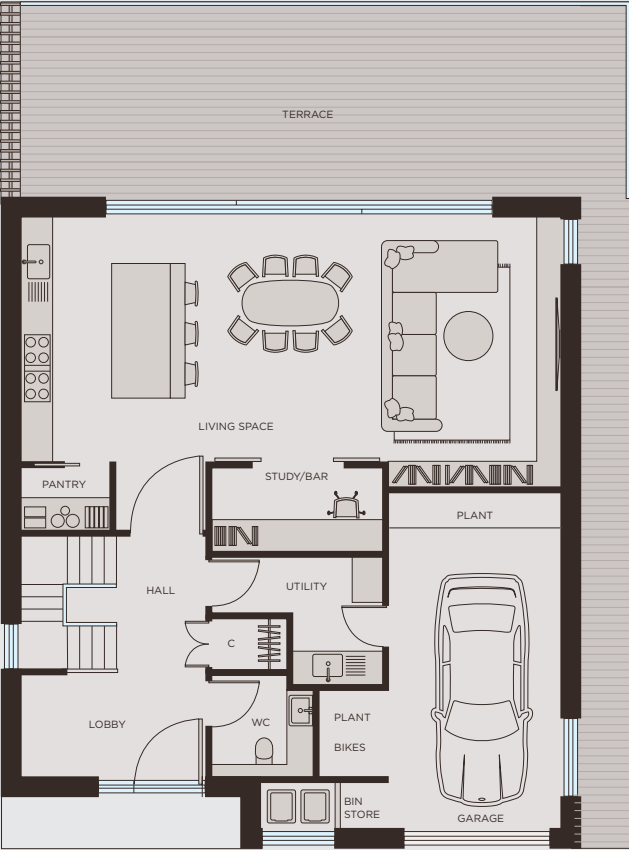
FLOOR PLANS

4 BEDROOM HOUSE

Versatile houses offering increased internal space and flexibility, with enhanced living areas and carefully positioned with stunning views across the water.

ROOM	METRES	FEET
Living Room	11.00 x 5.45	36' 3 x 18' 0
Study Bar	3.40 x 1.60	11' 3 x 5' 3
Bedroom 1	6.55 x 2.99	21' 6 x 10' 0
Bedroom 2	6.55 x 3.40	21' 6 x 11' 3
Bedroom 3	3.89 x 3.30	13' 0 x 11' 0
Bedroom 4	3.50 x 3.13	11' 6 x 10' 6
Garage	6.85 x 4.65	22' 6 x 15' 6
Total	260.80m ²	2,807ft ²

TERRACES		
Ground Floor Terrace	12.80 x 4.50	42' 0 x 15' 0
First Floor Terrace	11.40 x 2.50	37' 6 x 8' 3
Roof Terrace	6.70 x 5.85	22' 0 x 19' 3
Total	125.30m ²	1349ft ²



Optional roof terrace

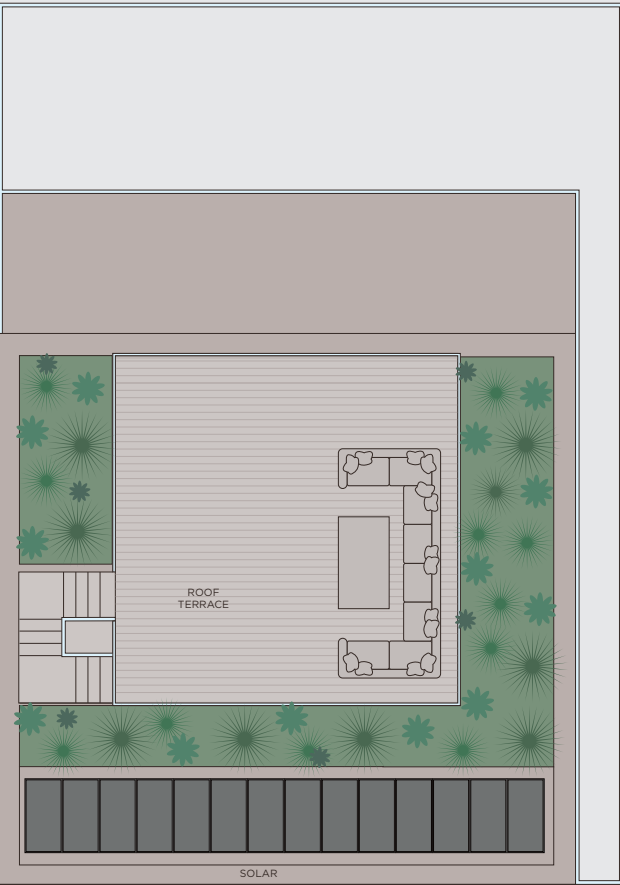
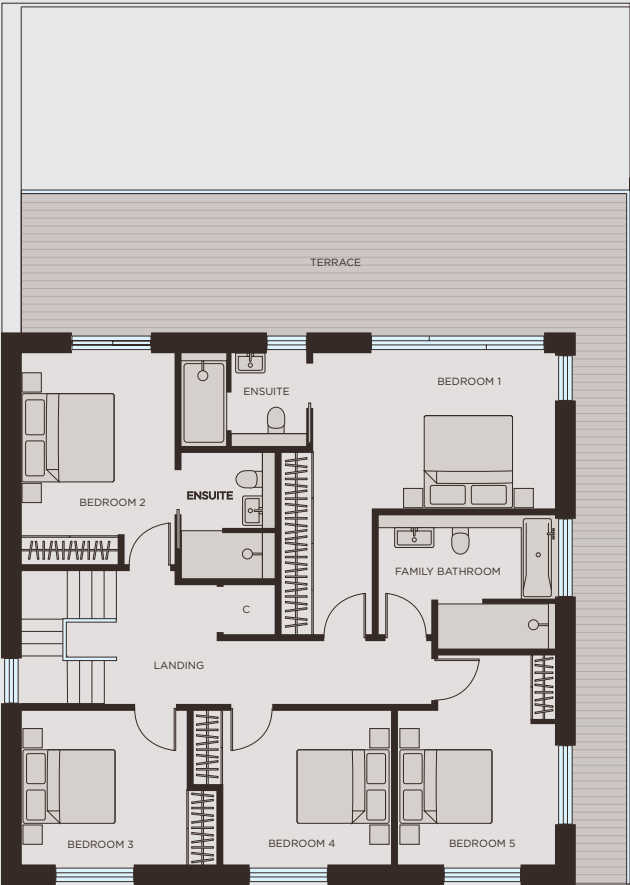
FLOOR PLANS

5 BEDROOM HOUSE

The largest houses within the collection, occupying the strongest positions with the most expansive internal layouts and direct engagement with the setting.

ROOM	METRES	FEET
Living Room	12.00 x 6.10	39' 6 x 20' 3
Study Bar	3.50 x 1.70	11' 6 x 5' 9
Bedroom 1	5.50 x 5.50	18' 3 x 18' 3
Bedroom 2	4.29 x 3.13	14' 3 x 10' 6
Bedroom 3	3.97 x 3.13	13' 3 x 10' 6
Bedroom 4	4.01 x 3.13	13' 3 x 10' 6
Bedroom 5	4.25 x 3.21	14' 0 x 10' 9
Garage	6.83 x 5.40	22' 6 x 17' 9
Total	288.90m²	3,110ft²

TERRACES		
Ground Floor Terrace	13.80 x 4.50	45' 6 x 15' 0
First Floor Terrace	12.30 x 2.50	40' 6 x 8' 3
Roof Terrace	7.10 x 5.85	23' 6 x 19' 3
Total	134.38m²	1,446ft²



Optional roof terrace

SPECIFICATION & CUSTOMISATION

Defined where it matters. Flexible where it counts.

Each home is delivered with a carefully considered specification that reflects the overall quality and design intent of The Lake Houses.

Rather than presenting buyers with an overwhelming number of individual choices, interiors have been thoughtfully developed by Pfeiffer Design through two distinct design concepts: The Reed and The Clay.

Both concepts provide a complete interior design direction, encompassing materials, finishes, colours

and detailing, allowing buyers to select an approach that best reflects how they wish to live.

Homes are designed to perform efficiently in use, with a considered approach to energy performance, comfort and long-term running costs.

For buyers seeking a more individual approach, a bespoke design route is also available through Pfeiffer Design.



THE APPROACH

A clear and structured route to ownership

The Lake Houses are offered through a custom build approach, combining the certainty of a defined architectural framework with the ability to influence the internal finish.

The process is designed to be clear, controlled, and professionally guided from

initial enquiry through to completion, giving buyers confidence at each stage.

Further detail on the purchase process, timelines, specification, and design options will be provided during the enquiry and studio process.



THE DEVELOPER & DESIGN TEAM

Delivered by Lavender Bespoke Homes, with design led by Pfeiffer Design

The Lake Houses bring together development and design under a single, aligned approach, ensuring consistency from initial concept through to completion.

Lavender Bespoke Homes leads the delivery of the project, with a focus on build quality, detail, and long term performance.

Pfeiffer Design provides the architectural and interior direction, establishing a clear design language and supporting the usability, material quality, and overall character of each home.



THE CONCEPTS

The Lakehouses collection creates naturally restful spaces for modern, mindful living.

The lake and landscape are never far from sight or reach. Natural materials, textures, and tones echo the site's own geology, while planted roof terraces and private outdoor spaces extend living seamlessly into the open air. Hard and soft landscaping is carefully curated to honour seasonal change, support biodiversity, and engage the full range of the senses.

The result is a home that grounds you, calming, restorative, and quietly alive. A place where everyday contact with nature becomes the foundation for both mental and physical wellbeing.

Every joint considered. Materials selected for how they age, how they feel, and how they speak to the land around them.





PFEIFFER DESIGN
Interior Architecture & Design

THE CONCEPTS

The Reed Concept

Reed is a material shaped by water, and so are these homes. Born from the threshold where lake meets woodland, each house in The Lake Houses Collection is designed not merely to face the landscape, but to grow from it.

Pale wood and natural plaster, woven linen, bleached timber and aged stone speak a material language that is soft, seasonal, and quietly alive. Organic textures shift with the light, adding depth to spaces that breathe with the water.

Every choice of material was made with a single purpose: to dissolve the boundary between interior and the living landscape outside. Each element reflects a commitment to craft that feels unhurried and considered.

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At the heart of each home, a light-filled kitchen anchors daily life, pale surfaces, natural fittings, a space that opens to the water and invites stillness. The bathrooms are sanctuaries: stone, rain showers and lake views that transform the ritual of bathing into something restorative.

This is not simply where you live. This is how you live.

The Reed Concept - Entrance Hall



The Reed Concept - Kitchen & Pantry



The Reed Concept - Living Space



The Reed Concept - Bedrooms



The Reed Concept - Bathroom





PFEIFFER DESIGN
Interior Architecture & Design

THE CONCEPTS

The Clay Concept

Clay is a material shaped by the earth, and so are these homes. Born from the geology of their surroundings, each house in The Lakehouses collection is designed not merely to occupy the landscape, but to belong to it.

Burnt larch cladding, expansive glazing, raw timber underfoot, and natural stone woven throughout speak a material language that is honest, considered, and enduring. Organic fabrics soften the senses, adding tactile depth to spaces that breathe with the seasons.

Every choice of material was made with a single purpose: to dissolve the boundary between interior and the water and ancient woodland beyond.

Each element reflects a commitment to timeless craftsmanship and innovation.

At the heart of each home, a handcrafted kitchen anchors daily life, dark, natural fittings shaped with artisan precision, a quiet centrepiece that invites gathering. The bathrooms are sanctuaries: countertop basins, rain showers and still water views that transform the ritual of bathing into something restorative.

The Clay Concept - Entrance Hall



The Clay Concept - Kitchen & Pantry



The Clay Concept - Living Space



The Clay Concept - Bedrooms



The Clay Concept - Bathroom



THE LOCATION

Connected, yet distinct

The Lake Houses offer a setting that feels removed, while remaining well connected to the surrounding area.

Positioned to provide both privacy and accessibility, the development allows for day to day convenience alongside a strong sense of separation from busier environments.

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The surrounding area offers access to countryside, nearby villages, Lewes, the South Downs, and wider connections across Sussex and beyond.





L A K E H O U S E S

One setting.
A place to return to,
live in, and build around.



Oakley

Your Sussex property expert



L A V E N D E R

— B E S P O K E —

CRAFTED AROUND YOU



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Please note: Computer generated images and concept imagery are for illustrative purposes only and may depict optional features and enhancements. Materials, finishes, colours, landscaping, layouts and dimensions may be refined during design and construction. The agreed drawings and contractual specification for each individual home will take precedence.