



**North Barnes Lane, Plumpton Green**

**Lewes  
Estates**

We are pleased to offer for sale a lovely 4-5 bedroom semi-detached house in the ever desirable village of Plumpton Green. Formerly part of the The Winning Post Pub and converted in 2014, this lovely home has been further extended in recent years to offer a wealth of spacious and flexible accommodation whilst retaining it's original charm. The property further benefits from a well maintained multi tier garden and off road parking for 2-3 vehicles.

Nestled in the heart of the Sussex countryside, Plumpton Green is an idyllic village with a very active community. It is probably best known for its racecourse and, Plumpton College, formerly Plumpton Agricultural College. There is a primary school, church, garages and a selection of traditional country pubs including The Plough Inn. There is also a butcher, hairdresser and general store including the local post office as well as an excellent village hall just behind the village green. The playing field has two football pitches in winter and a cricket square in summer. There are numerous clubs and societies covering a wide range of sports and activities to suit all ages.

Plumpton has a main line railway station with frequent rush hour based services to Victoria and London Bridge, with Lewes and Eastbourne in the other direction.

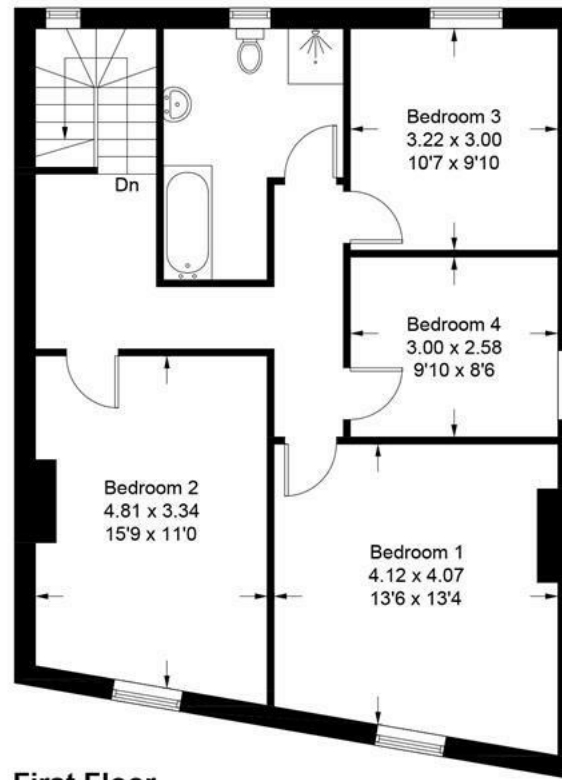
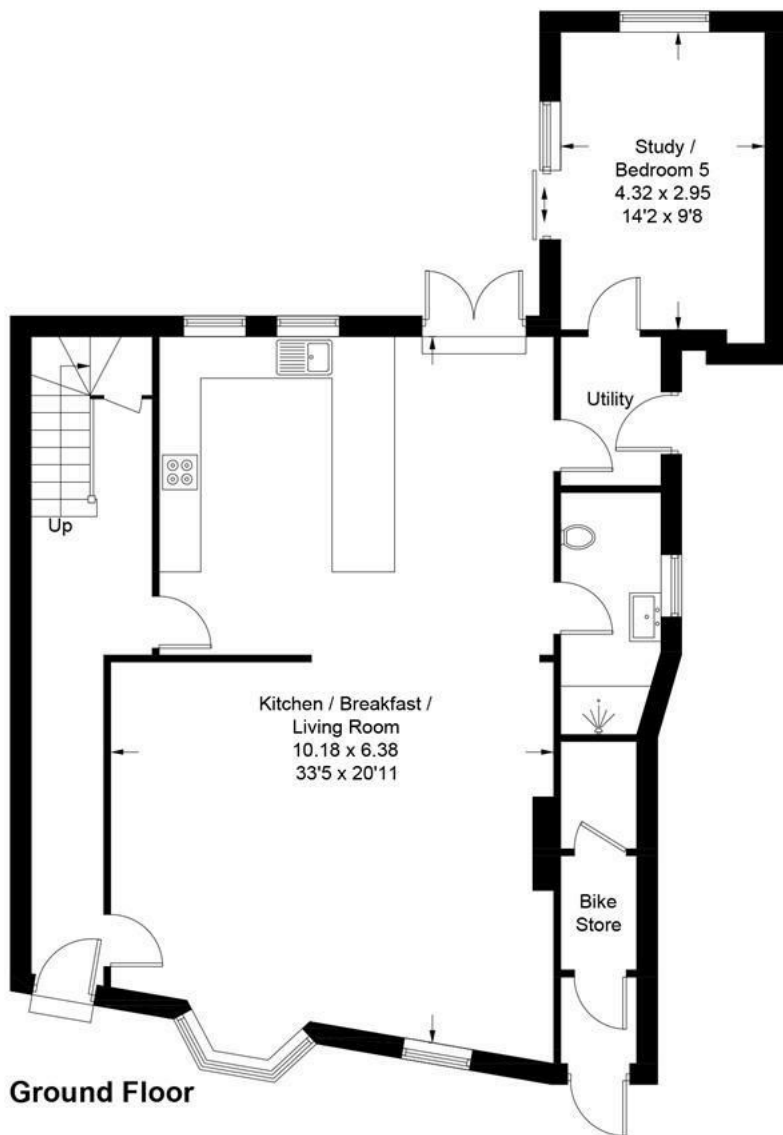


The historic county town of Lewes is a swift 15 minute drive and offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey.

- **Substantial 4-5 Bedroom Semi Detached Residence**
- **Sought After Village Location**
- **34ft Open Plan Reception Room**
- **Modern Fitted Kitchen**
- **Utility Room & Separate Ground Floor Shower Room**
- **Well Proportioned & Presented Accommodation**
- **Walking Distance to Train Station**
- **Private Low Maintenance Rear Garden**
- **Off Road Parking for 2-3 Vehicles**
- **GUIDE PRICE £775,000 - £800,000**



draft



Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft

Bike Store = 5.2 sq m / 56 sq ft

Total = 177.1 sq m / 1906 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315190)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

You enter the house into a long hallway that has ample storage space, stairs ascending to the first floor and two access points to the main living space. The large open plan Kitchen/Breakfast/Living Room has two windows with a front aspect and log burner with slate hearth. The fitted kitchen comprises of undercounter cupboards and drawers, ceramic butler sink, electric double oven with four ring gas hob and extractor over, integrated dishwasher, and space for large fridge freezer. Windows overlook the back garden and double doors provide access.

Further doors take you to the shower room and utility space which has space and plumbing for a washer/dryer.

You proceed from the utility to the ground floor study, which would also make a lovely fifth bedroom or guest space as needed. This recent extension also provides garden access.

Upstairs, you have four good size double bedrooms, with the front bedrooms providing views to the South Downs. The large family bathroom has a rear aspect window, bathtub, separate shower enclosure, counter top sink on vanity, low level white WC and heated towel radiator.

The irregular shape rooms throughout the property offer a unique charm and are in keeping with the old building. Any new owner should be proud to call this property home.

Outside there is brick paved terrace with wood store and timber storage shed. Steps take you up to the lawn which is bordered by mature hedges and timber fencing. A further brick paved patio is perfect for alfresco dining. To the side of the property there is off-road parking for 2-3 cars.

Internal viewing is highly recommended. Please contact our office by phone or email to arrange your appointment.





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