



## Barcombe Place, Barcombe

Lewes  
Estates

We are pleased to present a beautiful, traditional, Sussex style property on the grounds of Barcombe Place in the popular village of Barcombe. This three-bedroom detached home has been sympathetically updated by the current owners giving a lovely combination of modern convenience and character charm.

Barcombe village is valued for its strong sense of community, amenities, and easy access to attractive countryside. The village offers a shop and post office, modern village hall and two public houses. There is also a sports and recreation ground with tennis courts, football and cricket pitches, a bowling green, a children's play area, and a pavilion. Allotments, walking routes, and countryside footpaths contribute to the tranquil yet connected rural lifestyle.

Local schooling is a strong feature of the area offering Barcombe Primary School at Barcombe Cross, and multiple well regarded Secondary Schools in nearby South Chailey, Ringmer and Lewes.

Barcombe is served by bus with regular services to Lewes and residents are also within reach of Cooksbridge Train Station, which is roughly two miles away. There are frequent connections to Lewes, Haywards Heath, Gatwick Airport, and London.

The historic county town of Lewes is just 5 miles away and offers an excellent range of facilities. There is an abundance of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and sports facilities. There is the popular independent Depot cinema, both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey.



Approached via the Barcombe Place entrance, you are first greeted by a long driveway, part of which is shared ownership. From the garden path you proceed past the detached garage and through a stable door under a conveniently sheltered porch area.

The inner hallway has a door to the ground floor shower room and then opens to the Kitchen/Dining Room which is triple aspect and has been beautiful updated. This room also benefits from French doors opening onto the garden. You proceed through a sliding door to a separate cosy living room that is double aspect and has stairs ascending to the first floor. There is a further door that leads through a glazed porch to the 'front' external door. The ground floor has been tastefully decorated and features an engineered oak floor throughout.

Upstairs, the landing has a window to the side and doors to all principal rooms. The master bedroom overlooks the rear garden, with the second bedroom looking towards the village centre. Both offer built-in storage. The third bedroom is currently used as an office, but is suitable for a double bed and has a window to the side. All rooms have wooden flooring and are neutrally decorated. The upstairs bathroom has been sensitively updated to retain traditional features and character.



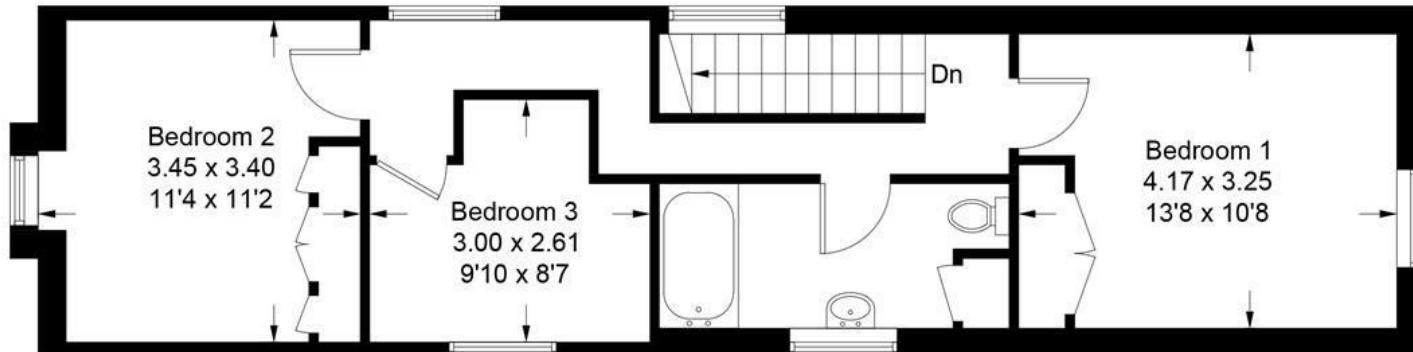
Externally, the plot is deceptively spacious with multiple garden areas featuring a paved patio with statue adjacent to the house, lawned area with a summer house, wooded area, and many mature trees, shrubs and plants. The detached brick garage has a power connection and is approached via a long driveway of shared ownership. There is a further shed for storage. The area to the front of the house has also been enjoyed and used as an additional 'front garden' by the current and previous owners. Additional benefits include oil central heating and part double glazing.

Viewing of this unique property is highly recommended. Please contact our office by phone or email to arrange your appointment.

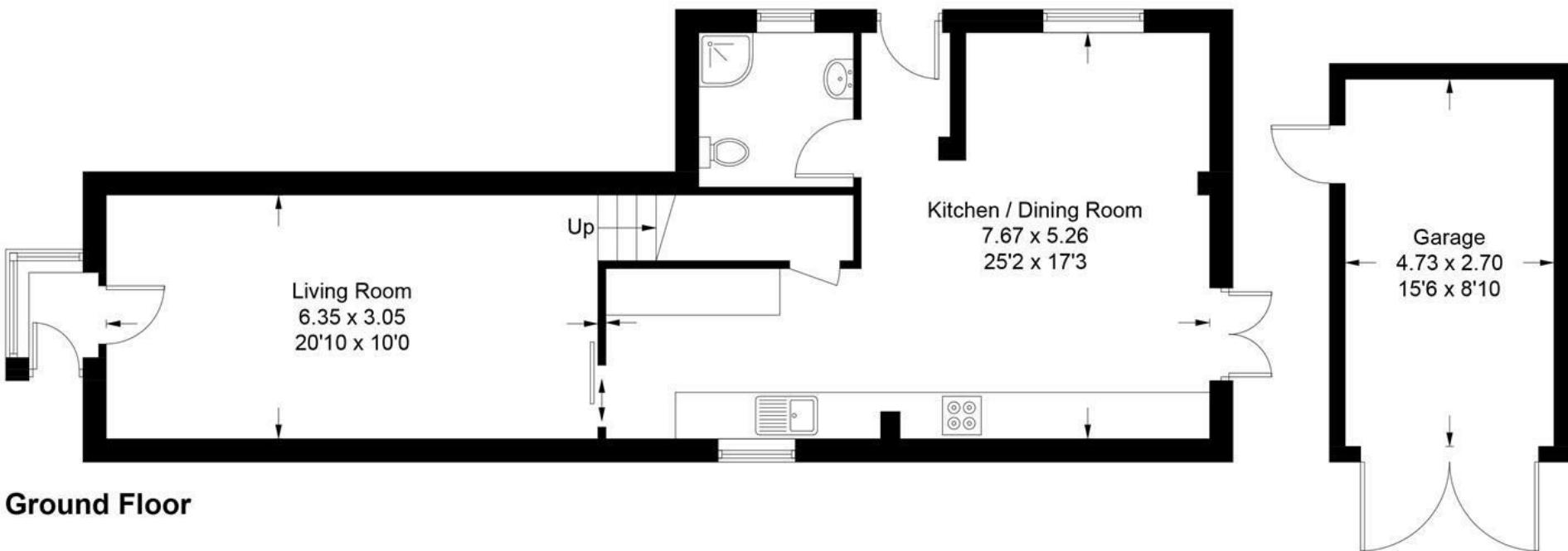
- Detached Three Bedroom Character Cottage
- Recently Renovated
- Engineered Wood Flooring Throughout
- Spacious Kitchen/Dining Room with Garden Access
- Separate Living Room
- Extensive Garden Areas
- Off-Road Parking & Garage
- Desirable Village Location

# draft





**First Floor**



**Ground Floor**

Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft

Garage = 12.8 sq m / 138 sq ft

Total = 120.1 sq m / 1293 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. FourLabs.co © (ID1265154)

(Not Shown In Actual Location / Orientation)



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