



Barnfield, Plumpton Green

- Extended Family Home
- 4 Bedrooms
- Family Bathroom and Additional Shower Room
- Living Room with Fireplace
- Dining Room
- 18ft Kitchen Breakfast Room
- Landscaped Rear Garden
- Off Street Parking
- Popular Village Location
- Views of the local Countryside



An Extended 4 Bedroom Family Home, Situated in the Popular and Desirable village of Plumpton. Plumpton Offers fantastic amenities including a Main Line Railway Station, Primary and Nursery Schools, with Chailey Secondary School a drive away, a Village Shop, 3 Public Houses and a Sport Field with Tennis Club, and offers excellent access to the local Countryside. The Property has been extended to provide 4 Bedrooms, a Living Room and Dining Room both with working fireplaces, a Kitchen Breakfast Room with views onto the Rear Garden, and a Family Bathroom and additional Modern Shower Room.

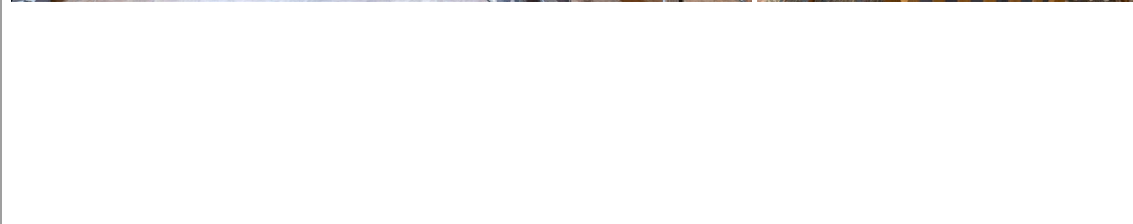
The Property is located at the end of a cul de sac and boasts Views over the local Countryside and features a well maintained Rear Garden and Off Street Parking for several vehicles to the front.

An Entrance Porch leads onto the Entrance Hall with stairs to the first floor and doors to the principle rooms.

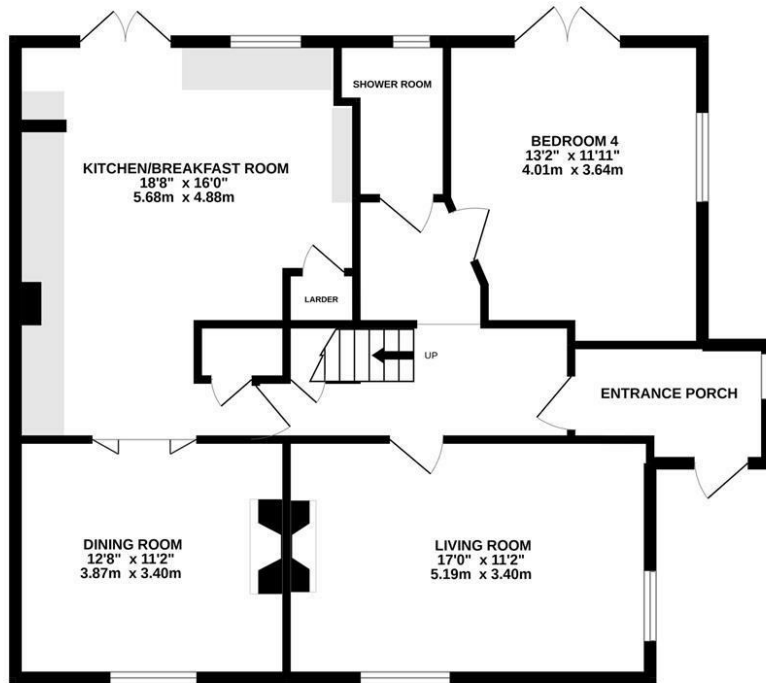
The Living Room is dual aspect making the most of the natural sun light and features a brick built fireplace with open fire.

The Dining Room also features an open fire and benefits from fitted cupboards and a pair of bi-fold doors which lead onto the Kitchen Breakfast Room.

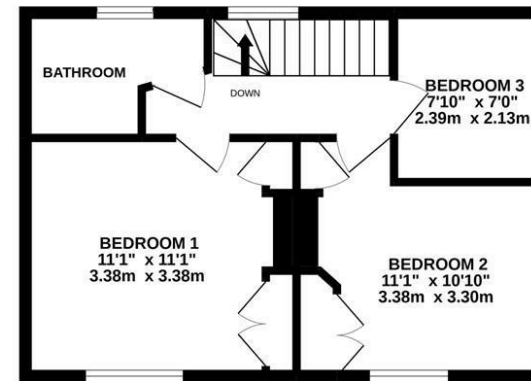
The Kitchen Breakfast is a particularly generous size measuring 18'8 by 16ft. The Kitchen features an array of fitted cupboards and drawers and benefits from a Larder Cupboard and offers space for a range oven. The Kitchen



GROUND FLOOR  
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Breakfast Room enjoys views and access via double doors, to the Rear Garden.

Completing the Ground Floor Accommodation is a Double Bedroom and Modern Shower Room. The Ground Floor Bedroom is dual aspect with Double Doors leading onto the Rear Garden. The Modern Shower Room features a Shower Enclosure, WC and Wash Hand Basin.

To The First Floor we find 3 further Bedrooms and the Family Bathroom.

Bedrooms 1 and 2 are both Double Bedrooms and feature Fitted Wardrobes and views to the front with fields in the distance.

Bedroom 3 enjoys views over the local countryside.

The Family Bathroom is finished in a white suite comprising of a Bath with Shower Over, WC and Wash Hand basin.

To The Outside we find what we feel is a particularly private, Landscaped Rear Garden with numerous mature plants and shrubs surrounding a lawn. A Paved Patio has been created adjacent to the kitchen providing an al fresco dining space.

The Garden further benefits from gated access to the side.

The Front Garden has also been landscaped to provide Off Street Parking for numerous vehicles.

EPC Rating E.

## directions

Upon Entering Plumpton over the Railway Crossing take the second available right into Barnfield. The property can be found at the end of the Cul De Sac on the left hand side.



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