



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 Green.

Plumpton Green 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 principal 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 a pair of bi-fold doors which lead onto the kitchen breakfast room.

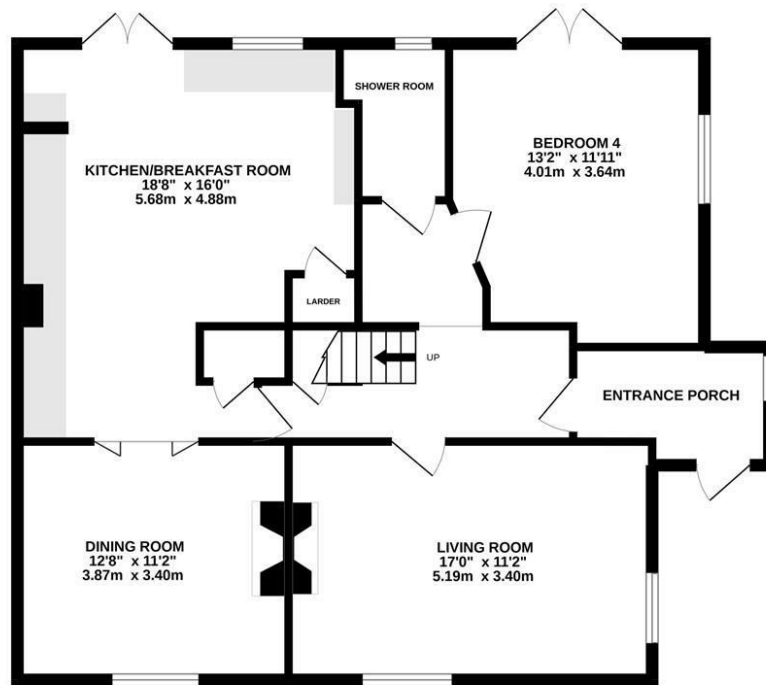
The kitchen breakfast room is a particularly generous size measuring 18'8 by 16ft. The kitchen features an array of fitted cupboards and drawers and benefits from a larder cupboard and offers space for a range oven. The kitchen breakfast room enjoys views and access via double doors, to the rear garden.

Completing the ground floor accommodation is reception room 3/double bedroom 4 and a modern shower room. Reception room 3/bedroom 4 is dual aspect with double doors leading onto the rear garden. The modern shower room features a shower enclosure, WC and wash hand basin.

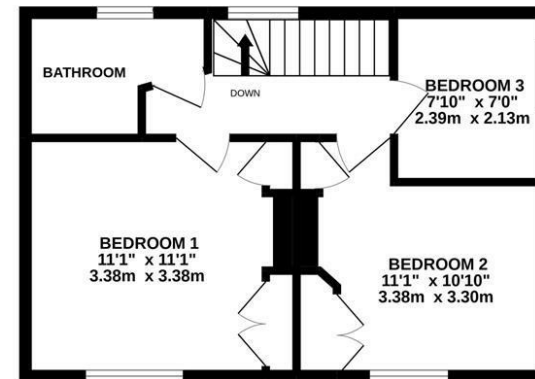
To the first floor we find 3 further bedrooms and the family



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.  
Made with Metropix ©2022



t: 01273 477377  
e: sales@lewesestates.co.uk

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.

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.

The generous attic space is mostly boarded and has existing power and lighting. Access to the attic can be found on the first-floor landing.

To the outside we find, what we feel is a particularly private, landscaped rear garden offering mature plants and shrubs which surround a lawned area. 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.

draft





**Lewes  
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewestates.co.uk](mailto:sales@lewestates.co.uk) [www.lewestates.co.uk](http://www.lewestates.co.uk)