



Spithurst Road, Lewes

- Large detached family home
- Victorian with later additions
- Spacious gardens surround the house
- Off road parking
- Five double bedrooms
- Master bedroom with ensuite and dressing room
- Three receptions rooms
- Country kitchen / dining / family room
- Character features throughout



Front Door

Hallway

16'11 x 7'10

Office / Family Room / Bed six

15'11 x 9'2

Kitchen / Dining / Family Room

17'6 x 17

Utility Room

9 v 6'6

Lounge

23'3 x 12'2

Sitting Room

17 x 12'3

First Floor Landing

Master Bedroom

16 x 10'1

Dressing room / ensuite

16 x 7

Bedroom 2

16'3 x 11'11

Bedroom 3

13'9 x 11'9

Bedroom 4

12'6 x 10'11

Bedroom 5

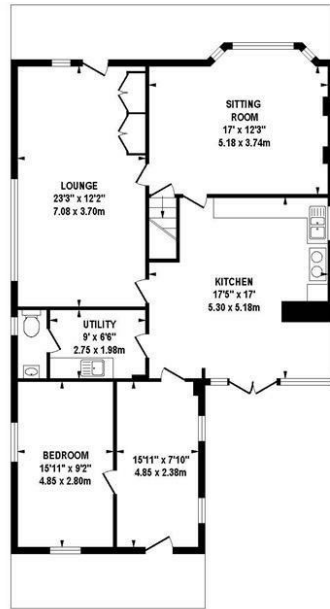
11 x 10'1

Family Bathroom

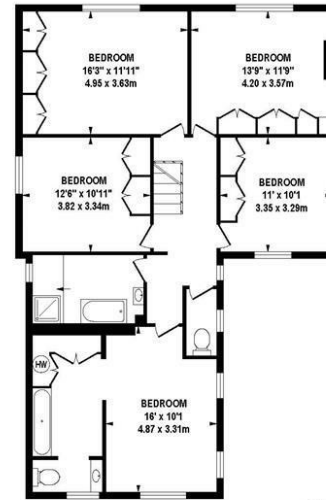
10 x 6'6



**GROUND FLOOR**  
1196 Sq Ft (111.11 Sq M)



**FIRST FLOOR**  
1100 Sq Ft (102.19 Sq M)



TOTAL APPROX. FLOOR AREA 2296 SQ. FT. (213.30 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.



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.

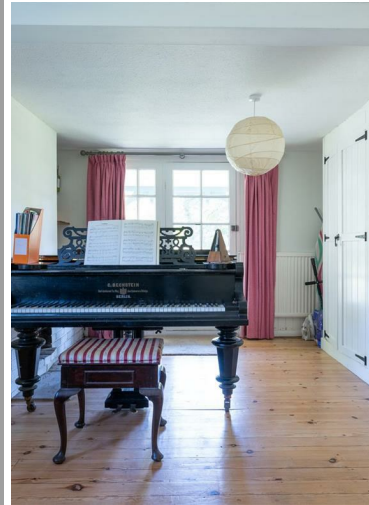
This is a fine Victorian detached former farmhouse available for sale for the first time in many generations. Church Farm is a large, solid, well loved family home offering spacious and flexible accommodation over two floors set in a large garden surrounding the house.

The property has benefitted from extensions and remodelling over the years and offers plenty of charm throughout including the pretty overhanging veranda at the front of the property - giving it a very distinct country feel. The current accommodation offers a covered front door opening onto a spacious hallway. The heart of the house is the extended country kitchen / dining family room with French doors opening onto the garden. You will then find two further large reception rooms, with fireplaces and access to the garden. A further room could be used as an office or an occasional bedroom or further family room as required. There is also a useful utility room and wc coming off the kitchen.

Upstairs there are five well proportioned bedrooms with a family bathroom and en-suite with dressing room to the master bedroom. Two of the bedrooms are double aspect offering views across the garden.

Outside the mature gardens wrap around the house with large lawn areas, off road parking for 3 plus cars, chicken run with chicken coops, a detached building used as a garden shed and all planted with mature boundaries with trees and bushes. The paved terrace comes off the kitchen, ideal for entertaining, space for a trampoline, guinea pigs and all a family could need in the garden.

This is a well balanced home with potential located in a quiet position just outside of the popular village of Barcombe - offering local shop, pub and primary school.





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