



Plumpton Green, Lewes
East Sussex, BN7



Beyond your expectations

A stunning house of over 5700 sq ft, 5.621 acre plot

Hamptons International

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www.hamptons.co.uk

Six Bedrooms | Three Bathrooms | Drawing Room | Study | 52ft Kitchen/Breakfast Room | Utility Room | Sound Proofed Music Room | Family Room | Two Cloakrooms | Garaging | Stables | Barn | 2.27 Hectare (5.621 Acre) Plot.

Guide Price £1,795,000 Freehold

Description

Glencove dates back to the early 1900's and has been subject to an extensive refurbishment by the current owners to create a superb family home. With a plethora of living and entertaining spaces spanning over 5700 sq ft this property has everything that a growing family requires. In brief the accommodation comprises; A large entrance hall welcomes you into the property with the study and drawing leading off either side, both of which are well proportioned and the drawing room has a log burner for cosier nights. The extremely large kitchen/breakfast room occupies the entire rear of the property, an impressive 52 ft! The kitchen is modern and sleek, incorporating the latest appliances and Caesarstone work surface. Stunning views lead out to the garden and surrounding countryside making this an amazing room for all to enjoy. A well equipped utility room leads off the kitchen and there is a cloakroom on this floor. The lower ground floor is very impressive, with high ceilings this area is filled with natural light and provides a large room for entertaining with two sound proofed rooms and a downstairs cloakroom. To the first floor there is a spacious and bright master bedroom with modern en suite bathroom and built in wardrobes. There are a further three bedrooms and family bathroom. Two generous sized bedrooms one with a modern en suite shower room occupy the top floor.

Outside

Glencove sits in a wonderful plot that extends to approximately 5.621 acres. There are two driveways with

the property, the main leading to the front of the house allowing ample parking for several cars. The second driveway leads to loose boxes and fields which is an ideal setup for equestrian use. The property has a large front garden and well established rear garden with stunning views across the surrounding countryside. An attractive terrace area has been incorporated into the garden and provides a wonderful setting for alfresco entertaining. Behind the garage there is further storage and STPP this has the potential to be converted into an annexe. To the rear of the garage is a kitchen garden with raised beds.

Location

Plumpton provides a general store, primary school and church. Ideally situated for the commuter Plumpton station to London (Victoria/London Bridge in approx 60 mins) Haywards Heath main line station is 9 miles away approx, trains to Gatwick Airport, London Bridge and Victoria, reached within 45 minutes. Brighton is about 14 miles, whilst the A23/M23 lies to the west of Haywards Heath, providing access to Gatwick Airport and national motorway network. There is an excellent selection of preparatory and public schools, Cumnor House, Great Walstead, Ardingly College and Hurstpierpoint College. There are numerous golf courses in the area, Piltdown, Royal Ashdown and The East Sussex National.



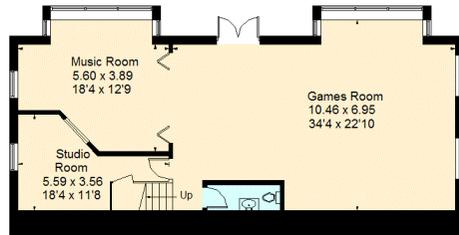
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Station Road, Plumpton Green, Lewes

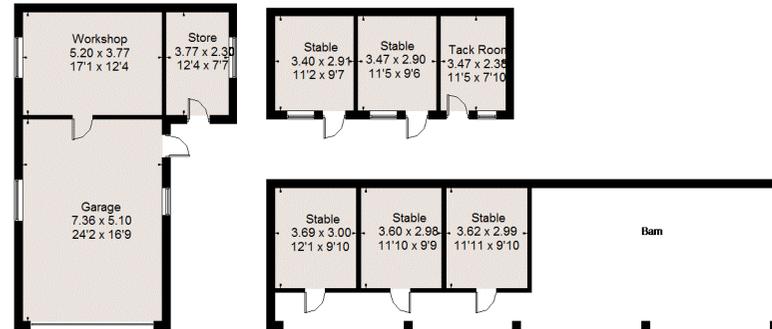
Approximate Gross Internal Area = 545.2 sq m / 5869 sq ft

Outbuildings = 131.0 sq m / 1410 sq ft

Total = 676.2 sq m / 7279 sq ft

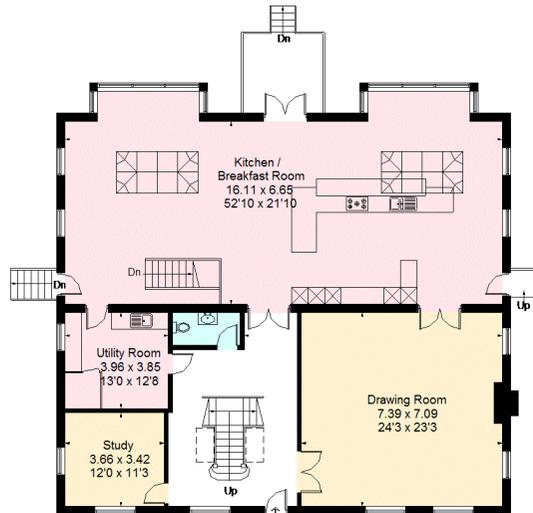


Lower Ground Floor

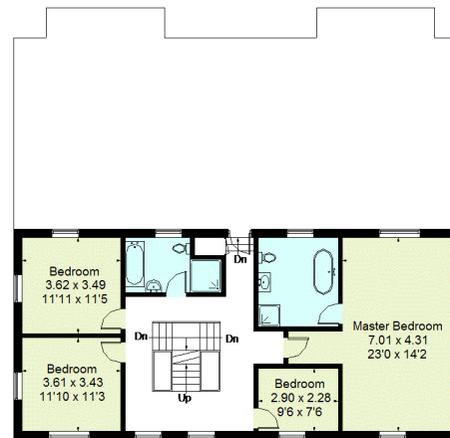


Outbuildings

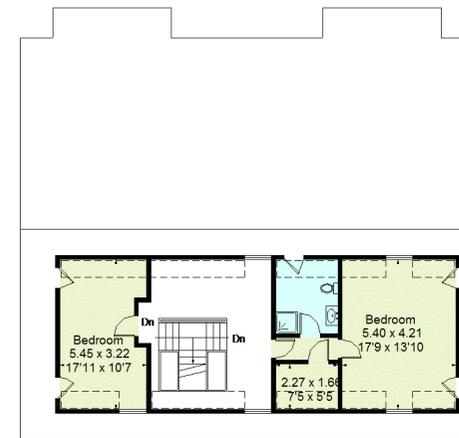
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5ft

Illustration for identification purposes only. Not to scale
Ref: 145704

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

