



DRAFT

The Beeches

Church Road, Barcombe, East Sussex

Grade II Listed country house with a detached two-bedroom cottage, set in 4.47 acres of landscaped grounds

An 18th century masterpiece of architectural design, with a magnificent 300 year-old walled garden listed in the National Garden Scheme Yellow Book, this substantial rural residence offers grandeur and elegance. Period charm and character features are showcased throughout, whilst the extensive, classically-presented accommodation provides a wealth of potential and opportunity.



4 RECEPTION ROOMS



7 BEDS & 2 BED COTTAGE



3 BATHROOMS



DOUBLE GARAGE



4.47 ACRES



FREEHOLD



RURAL/VILLAGE



MAIN HOUSE 6,066 SQ FT



£3,750,000



The property

Only the third time the property has been on the market since 1918, The Beeches is believed to date to C16 with extensive C17 Queen Anne additions and C19 Regency modifications, with distinctive characteristics which include a stately entrance porch. High-ceiled rooms and a plethora of charming fireplaces will be found inside the generous accommodation, which is arranged over three floors, with a cellar at basement level providing extensive storage including a designated wine cellar. Mellow-toned parquet flooring offers a warm welcome in the central reception hall where a stairway rises to a half-landing giving access to a bright sitting room with bay protrusion including French doors to the garden terrace. Across the hallway there is a drawing room offering a second reception space with a doorway linking to the formal dining room. The spacious breakfast room has an Aga stove recess at its heart with a door leading through to the kitchen. Fitted with modern wall and base level cabinetry, the kitchen is supported by an adjoining large pantry with a link to a useful boot room.

The lower level accommodation is completed by a utility room, a storage room, study and cloakroom facility.

A majestic staircase rises to the bedroom accommodation which is situated over the three upper levels. The first floor landing gives access to four splendid bedrooms, one en suite and one with French doors to a west-facing balcony. An immense family bathroom has a link to a dressing room, whilst there is a separate shower room. At the top of the house, there are two further bedrooms, one of which currently serves as an Art Room.

The property also benefits from a versatile use detached cottage, previously the 18th century stable block, featuring two generous double bedrooms, two reception rooms, a kitchen with utility and a bathroom.













Outside

The gardens and grounds at The Beeches are especially noteworthy, being skilfully landscaped and beautifully maintained. Design features include a formal rose garden with central fountain and topiary shrubs; expanses of lawn interspersed with specimen and majestic mature trees, a natural pond attracting birds and bees, and a magnificent 18th century walled garden incorporating two greenhouses and potting shed.

A paved terrace adjoins the rear of the house offering opportunities for al fresco dining. At the front, the property is approached via a gravelled driveway providing extensive parking provision in addition to the detached double garage. A splendid ancient yew tree demarcates vehicular passage.

Location

Barcombe is three villages in one, with the original settlement surrounding the church; slightly larger Barcombe Cross to the north being home to a convenience store, post office and primary school, and Barcombe Mills to the east which is a popular fishing spot. Historic Lewes has a vibrant High Street and a mainline railway station which offers services to London Victoria (1hr 14mins), as well as to the coastal towns of Brighton and Eastbourne. The town provides an eclectic collection of shops, as well as eateries and public houses, with cultural and recreational facilities including a cinema and theatres; golf, sports and football clubs, and a seasonal outdoor swimming pool. The A27 lies just to the south of Lewes and provides fast access to the A23/M23, Gatwick Airport and the national motorway network. World-class opera is offered at Glyndebourne and the annual Brighton Festival presents a programme of theatre, dance, classical music and literary events. Well-regarded schooling in both the state and independent sectors is on offer in the vicinity.



Distances

- Cooksbridge 1.9 miles
- Lewes 3.9 miles
- Uckfield 7.4 miles
- Haywards Heath 11 miles
- Eastbourne 21 miles
- London Gatwick Airport 25 miles

Nearby Stations

- Cooksbridge railway station
- Lewes railway station
- Glynde railway station
- Uckfield railway stations

Key Locations

- Barcombe Mills Weir and Lakes
- South Downs National Park
- Plumpton Racecourse
- Charleston

- Glyndebourne
- Farleys House & Gallery
- Seaford Head Nature Reserve, Sussex Wildlife Trust
- Brighton Palace Pier
- Bluebell Railway - (Sheffield Park, Station)

Nearby Schools

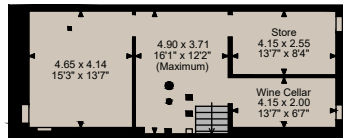
- Barcombe CofE Primary School
- King's Academy, Ringmer
- Ringmer Primary & Nursery School
- Cumnor House
- Great Walstead
- Bede's
- Lewes Priory
- Lewes Old Grammar School
- Burgess Hill Girls
- Eastbourne College



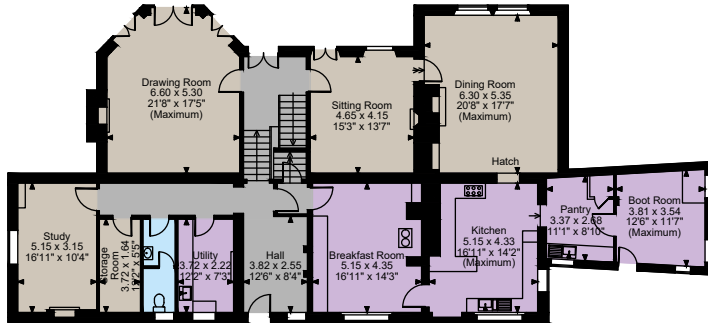


Detached Cottage

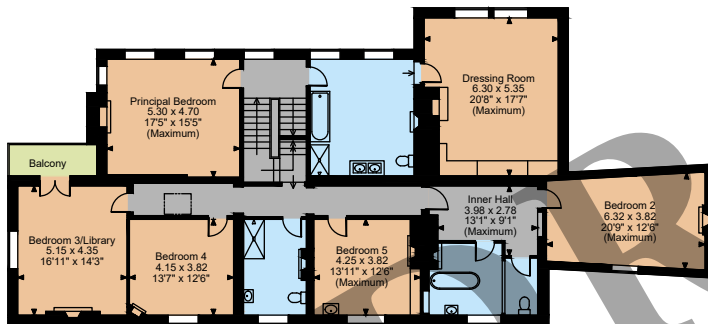




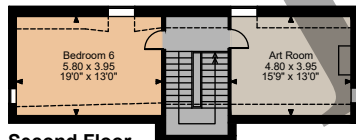
Cellar



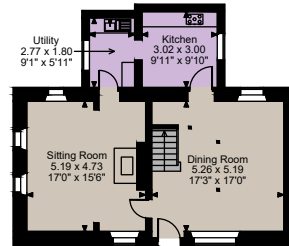
Ground Floor



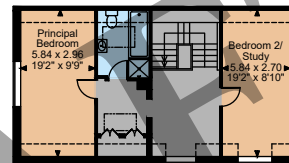
First Floor



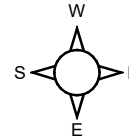
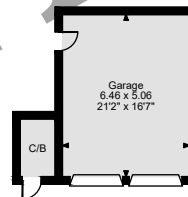
Second Floor



Cottage Ground Floor



Cottage First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634419/SLU

Floorplans

Main House internal area 6,066 sq ft (564 sq m)
 Cottage internal area 1,325 sq ft (37 sq m)
 Garage internal area 394 sq ft (37 sq m)
 Balcony external area 47 sq ft (4 sq m)
 Total internal area 7,785 sq ft (637 sq m)
 For identification purposes only.

Directions

BN8 5TS

///What3words: obstinate.gets.blockage - brings you to the driveway

General

Local Authority: Lewes District Council

Services: Electricity, mains water and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: TBC

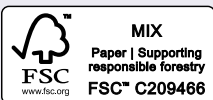
Lewes

201 High Street, Lewes, East Sussex BN7 2NR

01273 475411

lewes@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

