



Panthill, Spithurst Road, Barcombe, East Sussex

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Panthill, Spithurst Road, Barcombe, East Sussex BN8 5EE

A charming 4-bedroom detached family home with integral annexe, stabling and 2.60 acres of gardens and paddock near to local amenities

Barcombe 1.1 miles, Cooksbridge and station 3.4 miles (London Victoria 63 minutes), Lewes 6.0 miles, Brighton 13.5 miles, Eastbourne 21.8 miles, Gatwick Airport 23.1 miles, London 64.9 miles

2 Porches | Drawing room | Sitting room | Dining room | Snug | Storeroom | Kitchen | Utility room | Cloakroom | 4 Bedrooms | Dressing room | Study | 2 Family bathrooms | Annexe with family room, kitchen, bedroom and bathroom | Garden Stabling | Outbuilding with 3 stores | 2.60 acres EPC Rating D

The property

Panthill is an attractive period family home offering more than 3,100 sq. ft. of sensitively modernised accommodation arranged over two light-filled floors. Period features include a mix of leaded, casement and sash glazing, high ceilings and original fireplaces.

The accommodation flows from front and side aspect porches, and a through inner hall with useful cloakroom and a door to the garden. It comprises a drawing room with two open fireplaces, as well as sitting and dining rooms, both featuring open fireplaces—one an inglenook with a dated beam over. Additional rooms include a snug, storeroom, and a kitchen with a range of wall and base units and a walk-in larder, and a separate fitted utility room. On the first floor, the property provides four generous bedrooms, three of which feature built-in storage, with the principal bedroom adjoining a dressing room. There is also a study, a family shower room, a modern family bathroom, and an annexe that includes a family room, a fitted kitchen, and a bedroom with an en suite bathroom.

Outside

Set behind mature hedging, the property is approached over a gravelled shared driveway to a large private parking area. The garden is laid mainly to lawn bordered by mature planting and trees and features a timber outbuilding with three stores, numerous seating areas and a large wraparound gravelled terrace, ideal for entertaining and al fresco dining. There are stock-fenced paddocks, one with a detached stable block with three loose boxes and hardstanding.

Location

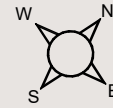
The picturesque village of Barcombe offers day-to-day amenities including a community-owned village store, church, village hall, two public houses, one hiring out rowing boats on the River Ouse, a primary school, modern business hub and sports and recreation grounds. Nearby Cooksbridge village is home to local shops, a wine store and world-famous orchid nursery. The historic county town of Lewes provides an extensive range of independent shops, supermarkets, services, cafés, restaurants and recreational and leisure amenities. Cooksbridge station offers regular direct trains to central London, and the A26 Maidstone to Newhaven road (3.1 miles) links to the national road and motorway network and to London and its airports. The area offers a wide range of state schooling including Barcombe C of E Primary School in the village and Uckfield College (both rated Outstanding by Ofsted), together with a good selection of independent schools including Lewes Old Grammar, Annan, Burgess Hill Girls, Hurstpierpoint College and Roedean.





Floorplans

Main House internal area 3,133 sq ft (291 sq m)
Stores internal area 231 sq ft (21 sq m)
Stables internal area 302 sq ft (28 sq m)
Total internal area 3,666 sq ft (341 sq m)



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

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Directions

From Strutt & Parker's Lewes office, turn right onto Market Street (A2029/A277), take the 1st roundabout exit onto Malling Street (A26) and stay on this road for 2.7 miles. Turn left, continue straight for 1.2 miles then bear right onto Crink Hill. After 0.9 mile take the 2nd roundabout exit onto School Hill, continue onto Spithurst Road and after 0.9 mile Panthill can be found on the right.

General

Local Authority: Lewes District Council
Services: Mains electricity and water. Oil fired boiler. The private drainage at this property may not comply with the current regulations, further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,395,000

Lewes

201 High Street, Lewes, East Sussex BN7 2NR

01273 475411

lewes@struttandparker.com

struttandparker.com



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