

## Leechpond Hill, Lower Beeding

Offers Over £1,500,000

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An extended Detached Family Home sat on a private 3.4 acre South Facing Plot in a stunning semi rural location, boasting over 2700 SqFt of beautifully presented accommodation and two Detached Outbuildings.

Tenure: Freehold

Council Tax Band: F

EPC: Current D - Potential D

## Key Features

- Private 3.4 Acre Plot
- Four Modern Bathrooms
- Over 2700 SqFt of Accommodation
- Gated Entrance & Driveway
- Potential To Improve/Extend (stpp)
- Five Large Double Bedrooms
- 21'1 x 19'9 Kitchen Family Room
- 2300 SqFt of Oubuildings
- South Facing Grounds
- Stunning Rural Setting



### Ground Floor

Floor area 131.5 sq.m.  
(1,416 sq.ft.)

### First Floor

Floor area 123.8 sq.m.  
(1,333 sq.ft.)

### Outbuilding

Floor area 217.3 sq.m. (2,339 sq.ft.)

**TOTAL: 472.7 sq.m. (5,088 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)