



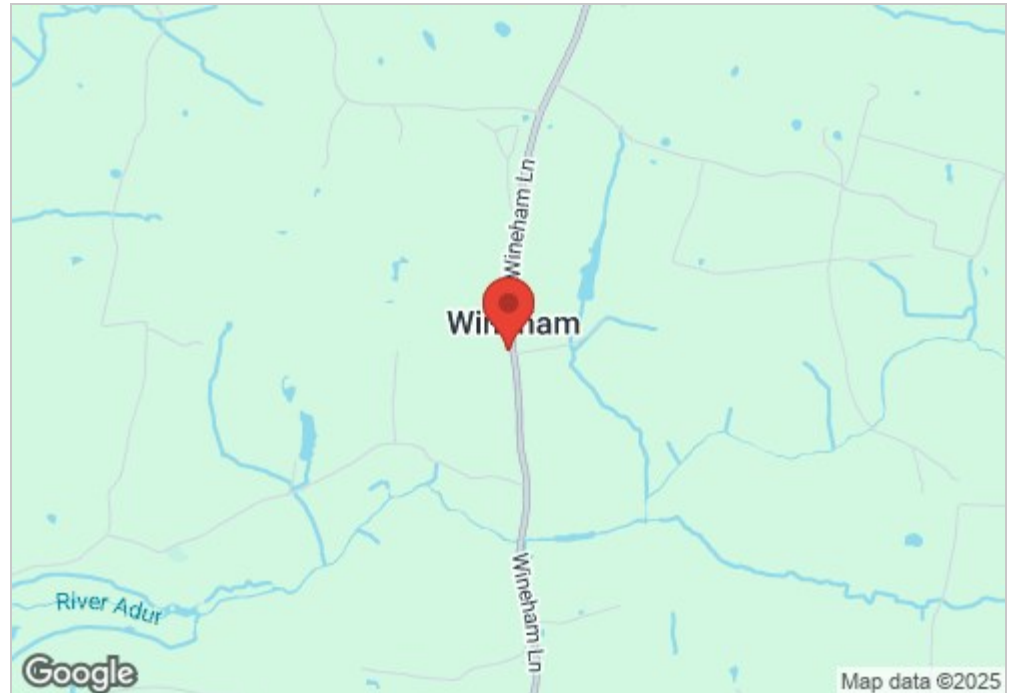
Wineham, BN5 9AY

**Guide price £925,000**

This superbly presented and extended 3 bedroom detached property is situated in a semi rural location with beautifully presented South facing garden and benefits from lovely kitchen / living room with Bi-Fold doors opening onto the garden, Impressive first floor master bedroom suite with built in wardrobes, bathroom and private sun terrace and a detached office / studio / guest room with shower and toilet.

Caeburn has been lovingly extended and extensively renovated to a high standard by the current owners and now boasts: beautiful kitchen / living room with built in appliances overlooking the South facing garden, large formal lounge / dining room, stunning sun room with Bi-fold doors opening onto the garden, shower room, two ground floor bedrooms, impressive first floor master bedroom suite with bathroom and private sun terrace. Outside is a well presented and good size South facing rear garden and patio area, ample off street parking, detached garage / store room, detached office / studio / guest room with shower and toilet all enclosed from the lane by sliding electric gate.

The property is within easy reach of the nearby village of Henfield with its range of shops, post office, public houses, leisure centre, medical centre and primary school. The main line station at Hassocks is within a 15 minute drive and the A/M23, Gatwick Airport and Brighton are all within easy driving distance. The well known Royal Oak pub is a short walk up the lane.




- Beautifully Presented And Extended 3 Bedroom Detached Property
- Superb High Specification Kitchen / Living Room
- Detached Office / Studio Building
- Large Lounge / Dining Room Plus Impressive Sun Room
- Situated In Sought After Semi Rural Location
- Stunning South Facing Patio And Garden
- Wonderful First Floor Master Bedroom Suite With Private Sun Terrace
- Vendor Suited

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		66	77
<b>Not energy efficient - higher running costs</b>			

**England & Wales**

EU Directive 2002/91/EC



# CAEBURN

Approx. Gross Internal Floor Area (Excluding Outbuilding) 177.39 sq m / 1909.4 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**FOSTER  
& CO.**

The floor plan for CAEBURN is divided into three main sections: two outbuildings and the main residence. The main residence consists of a Ground Floor and a First Floor.

**OUTBUILDING (Top Left):**  
 Dimensions: 4.53m x 2.40m (14'10" x 7'10")  
 Approximate Floor Area: 117.0 sq ft (10.87 sq m)

**OUTBUILDING (Bottom Left):**  
 Dimensions: 5.97m x 2.30m (19'7" x 7'6")  
 Approximate Floor Area: 190.41 sq ft (17.69 sq m)

**GROUND FLOOR:**  
 Approximate Floor Area: 1390.37 sq ft (129.17 sq m)  
 Rooms include:  
 - SUN ROOM: 6.18m x 3.76m (20'3" x 12'4")  
 - LIVING / DINING ROOM: 9.12m x 3.48m (29'11" x 11'5")  
 - KITCHEN: 7.04m x 4.53m (23'1" x 14'10")  
 - BEDROOM: 3.84m x 3.47m (12'7" x 11'4")  
 - BEDROOM: 4.10m x 3.04m (13'5" x 9'11")  
 - UP and DN stairs are indicated.

**FIRST FLOOR:**  
 Approximate Floor Area: 519.03 sq ft (48.22 sq m)  
 Rooms include:  
 - BEDROOM: 9.20m x 4.84m (30'2" x 15'10")  
 - TERRACE: 4.19m x 3.64m (13'8" x 11'11")  
 - UP and DN stairs are indicated.

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

All measurements are approximate

