

The floorplan...



Approximate Gross Internal Area (Excluding Garage) = 185.41 sq m / 1995.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

*A splendid 4 bedroom detached barn conversion with
4 reception rooms, 3 bath/shower rooms all set on a
great quarter of an acre plot off a quiet, rural lane*

£975,000
Freehold

Ruttingham Barn,
Down Street,
Pitdown TN22 3XX



More details from...

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In brief...

- HALL
- GROUND FLOOR SHOWER ROOM/WC
- SITTING ROOM WITH WOODBURNER
- DINING ROOM
- KITCHEN & UTILITY ROOM WITH UNDERFLOOR HEATING
- FURTHER RECEPTION ROOM/STUDY
- SUN ROOM WITH UNDERFLOOR HEATING
- 4 BEDROOMS - ONE WITH EN SUITE SHOWER ROOM/WC
- BATHROOM
- DRIVEWAY WITH GENEROUS PARKING
- DETACHED DOUBLE GARAGE
- LOVELY GROUNDS IN EXECSS OF A QUARTER OF AN ACRE
- EPC D
- COUNCIL TAX BAND G



In more detail...

A splendid **4 bedroom detached barn conversion** with 4 reception rooms & 3 bath/shower rooms all set on a **great quarter of an acre plot** off a quiet, rural lane.

On the ground floor a covered entrance porch leads into a good sized hall off which is a shower room/wc and attractive open plan stairs rising to the first floor.

To the front is a dining room with floor to ceiling windows and a **further reception room/study** which also has floor to ceiling windows and double doors to the front. To the rear is the **sitting room with woodburner** and double doors to the **sun room** which has a skylight and doors to the garden.

There is also a well fitted kitchen with butler sink, AEG electric oven with microwave & induction hob and an integrated dishwasher & fridge. Beyond the kitchen is the utility room with vaulted ceiling, oil fired Rayburn, integrated fridge/freezer & stable door to side.

On the first floor there is a landing, a **master bedroom to rear with walk in dressing room & en suite shower room/wc**, 3 further bedrooms & a bathroom. Further benefits include oil fired central heating, electric underfloor heating to kitchen, utility room & sun room and oak timber latched doors.

Outside, double gates open onto a **generous driveway** electric car charging point and a **detached double garage** with electric up and over door and storage over. To the rear are the delightful gardens with lawn, patio area, brick paved pathways & well stocked flower beds & borders. There is also a large timber shed with potential for a **home office**, studio etc already insulated and with heating, power & wi-fi.



The location...

Down Street is a lovely rural lane forming part of the popular hamlet of Piltdown which has 2 good pubs, 2 farm shops, a petrol station with convenience store and a well respected golf course. The beautiful open areas of the Ashdown Forest are a few minutes by car and the town centre of Uckfield with its train station, excellent recreational, schooling and shopping facilities is about 3 miles. Nearby Newick offers a number of excellent local shops, school, health centre, inns and sports facilities whilst Haywards Heath provides extensive shopping and other amenities together with a main line commuter rail service to London (Victoria/London Bridge approximately 45 minutes).

DIRECTIONS: From our Newick office head in an easterly direction along the A272 towards Uckfield going past the Piltdown Man pub on the right and on past the turning to Fletching on the left. After approximately a further half mile turn left into Down Street. Go along this road for approximately one mile going past the only proper turning on your left and Ruttingham Barn will be on your left approached between two brick pillars.

Worth bearing in mind...

The large timber shed in the rear garden offers great scope for a home office, studio, playroom etc



*With 4 bedrooms, 4 reception rooms & 3 bath/shower rooms
Ruttingham Barn
offers highly flexible
living accommodation*

