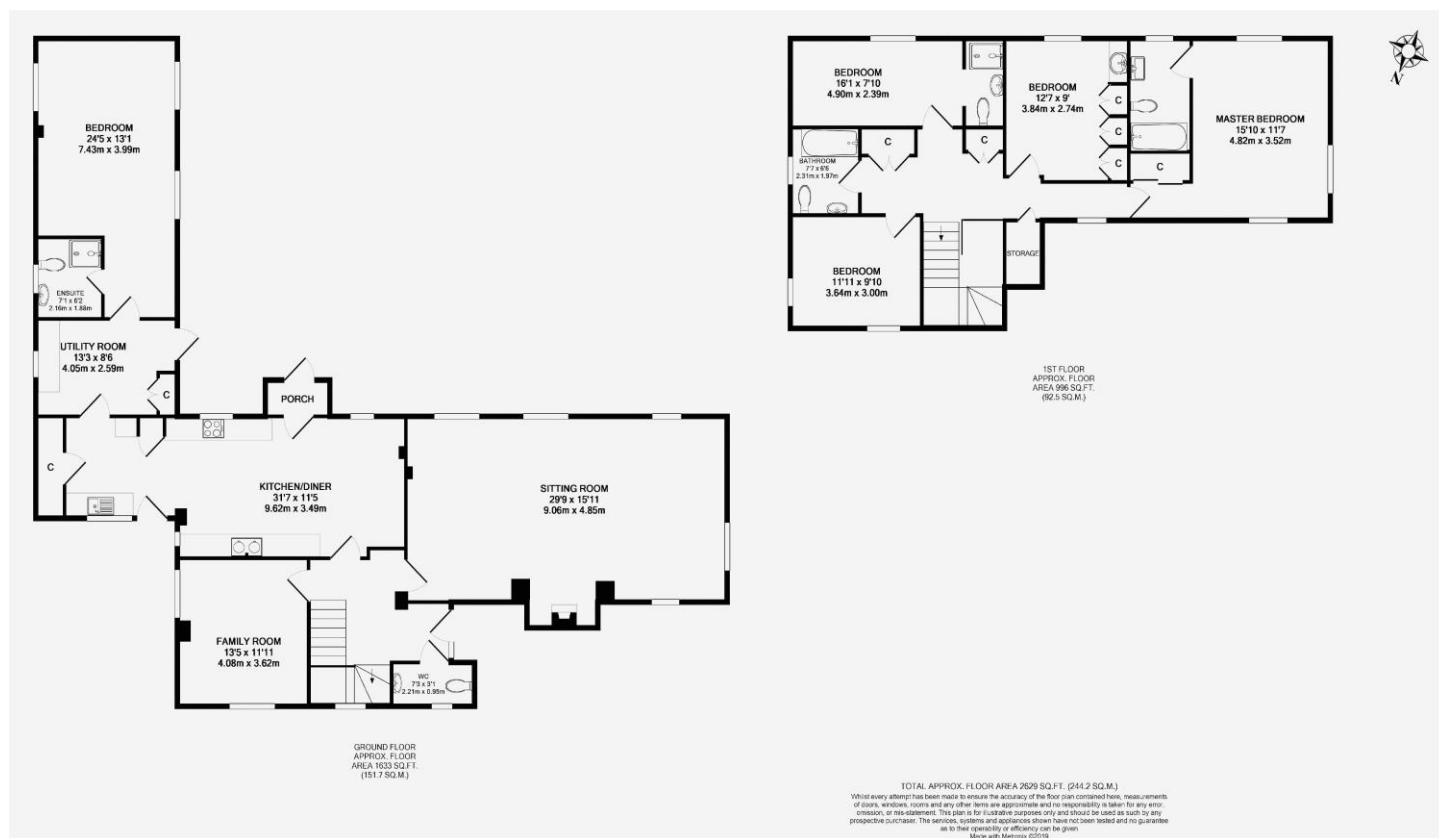


The floorplan...



An impressive 4/5 bedroom period property offering spacious and versatile accommodation (over 2,600 sq ft) on a lovely quarter of an acre plot

£900,000
Freehold

Bineham Park House,
East Grinstead Road,
North Chailey BN8 4DD



More details from...

call: Newick office: **01825 722288**

email: new@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

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In brief...

- HALL
- CLOAKROOM/WC
- TRIPLE ASPECT SITTING ROOM WITH INGLENOK
- FAMILY ROOM
- 31FT KITCHEN/DINING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE BATHROOM
- 3 FURTHER BEDROOMS (ONE WITH EN SUITE SHOWER ROOM)
- GROUND FLOOR 5th BEDROOM/OFFICE & SHOWER ROOM/WC
- FAMILY BATHROOM
- FRONT GARDEN
- DRIVEWAY
- LAWNED GARDEN & SOUTH FACING COURTYARD GARDEN
- IN ALL APPROX A QUARTER OF AN ACRE
- EPC E COUNCIL TAX BAND G Lewes



In more detail...

An impressive **4/5 bedroom link detached period property**, originally believed to be a granary, offering spacious and versatile accommodation (**over 2,600 sq ft**) within a lovely wrap around **quarter of an acre plot**.

On the ground floor there is an entrance porch with front door which opens up onto a spacious hallway with stairs rising to first floor and a ground floor cloakroom/w.c.

There is an excellent **29'9 x 15'11 triple aspect sitting room with inglenook fireplace**. Also off the hall is a family room/study and a superb **31'7 x 11'5 kitchen/dining room** with an good range of units at eye and base level, electric Aga, pantry, built in 4 ring electric hob with oven under, integrated fridge freezer and dishwasher.

Off the kitchen is a utility room with door to garden and a **24'5 x 13'1 5th bedroom/office with shower room/wc**.

On the first floor there is a galleried landing off which is the **master bedroom with en suite bathroom**, three further bedrooms (one with en suite shower room) and a family bathroom.

The property is surrounded by **level gardens** and include a lawned front garden and a driveway with parking for several cars. To the side is a generous lawned garden and to the rear is a pretty, south facing courtyard garden with paved terrace and lawn.



The location...

Situated approximately half a mile from the North Chailey crossroads, Bineham Park House is close to the hamlet of Chailey Green with its interesting old church, pub, green and village primary school. Day to day amenities can be met at North and South Chailey, the latter having a local store/post office whilst the large towns of Lewes, Burgess Hill and Haywards Heath lie almost equidistant and are within a short drive providing comprehensive shopping facilities and leisure amenities. Haywards Heath mainline railway station gives excellent access to London (Victoria/London Bridge approx. 45 minutes). Chailey Green is surrounded by beautiful countryside ideal for riding or walking.

DIRECTIONS: From our Newick office head west along the A272 in the direction of Haywards Heath until reaching North Chailey and at the second mini-roundabout in the village turn left by the petrol station heading along the A275 (south) in the direction of Lewes. Carry on down this road for approx. half a mile, turn into the entrance on your right to Bineham Park and the property can be found on your left.

Worth bearing in mind...

The ground floor bedroom/office, shower room/wc and utility room offer great annexe potential with their own entrance off the courtyard



The generous room sizes and excellent plot combine to make a great family home

