



£750,000 offers in excess of  
23 Woodgate Meadow, Plumpton Green, East Sussex, BN7 3BD

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# Overview...

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A great opportunity to purchase a well presented and updated 5 Bedroom, 2 Bathroom, Detached home in the popular and sought after village of Plumpton.

The 1,880 sq ft property offers superb accommodation with a generously sized dual aspect Sitting Room with open fireplace, a Modern Kitchen Breakfast Room, a Dining Room, Conservatory and a Further Reception Room offering potential uses as a Family Room, Home Office, or a Ground Floor Bedroom. The room could potentially be developed into an annexe with use of the adjoining Cloakroom, or subject to the necessary consents, incorporating the adjoining Garage. There is a Ground Floor Cloakroom and a modest Study.

Upstairs centred around an almost Galleried Landing there are 5 Bedrooms, 4 of which are comfortable double bedrooms, a lovely Modern Family Bathroom and a further EnSuite Shower Room.

Outside there is a gorgeous sunny garden which has been landscaped to feature an area of lawn bordered by established plants and shrubs and a paved patio perfect for alfresco dining and entertaining. There is a useful Garage and a Driveway for 2 vehicles.





# The property...

**Entrance Hall-** Stairs with painted handrail and balustrade to first floor. Doors to principal rooms

**Sitting Room-** Measuring a generous 17'6 x 12'7. A dual aspect Sitting Room with views to the front and side. Feature fireplace with timber mantel and surround. Double doors to;

**Dining Room-** A good size Dining Room with patio doors to Conservatory and door to Kitchen.

**Kitchen/Breakfast Room-** Modern fitted finished in a gloss white and complimented by grey granite worksurfaces. The kitchen incorporates a breakfast bar into the design and enjoys views over the pretty rear garden. door to garden and door to;

**Family Room/Ground Floor Bedroom** - A great addition to the property is this further Reception Room which offers potential as a Ground Floor Bedroom or with further development potential as an annexe with EnSuite by extending the adjoining Cloakroom and potential the adjoining Garage. Presently the room is well presented and enjoys views to the front.

**Conservatory-** Built with a brick base and double glazed windows to three sides the garden has double doors and enjoys views over the pretty rear garden.

**Study-** A useful addition to the home with views to the front. Doors to Family Room and Entrance Hall.

**Ground Floor Cloakroom-** Suite comprising of wc and wash hand basin.

**First Floor Landing-** Wooden handrail and balustrade. Doors to principal rooms. Linen cupboard.

**Family Bathroom-** A modern bathroom comprising of a bath and generously sized shower enclosure with glass door and rainfall shower head, wc and wash hand basin set into a vanity unit. Modern grey tiled walls. Window to the rear and heated towel rail.







## *Property and Outside...*

**Bedroom 5-** A good size single bedroom with fitted wardrobe and views to the front.

**Bedroom 4-** A double bedroom with fitted wardrobe and views over the rear garden.

**Bedroom 3-** A double bedroom with fitted wardrobe with mirrored sliding doors. Views to the front.

**Bedroom 2-** A double bedroom with fitted wardrobe with mirrored sliding doors. Views over the garden.

**Bedroom 1-** Views to the front and fitted wardrobes with sliding doors. Door to;

**EnSuite-** Suite comprising over a shower enclosure, dual wash hand basin, wc and bidet. Window to the side.

**Garage -** Single garage with pedestrian door to the rear. Power points and light.

**Driveway -** Providing off street parking to the front.

**Garden-** A pretty and well kept sunny garden. the garden is mostly laid to lawn with a paved patio providing an alfresco space for dining and entertaining. The garden features a good variety of mature and established plants and shrubs.







## Location...

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**Woodgate Meadow** takes its name from the adjoining private meadow and wildlife pond. The meadow is owned by the Woodgate Meadow Residents Association and is for the enjoyment of the home owners to use. The fantastic and sizable space is great for walking the family dog, for children to use as a recreation ground or simply for having a picnic.

**Plumpton Green** is a popular village located to the North West of Lewes and South East of Burgess Hill and Haywards Heath.

The village boasts a Mainline Railway Station with regular and direct services to Lewes, Eastbourne, Haywards Heath, Gatwick and London. The village is further served by a local bus service.

Plumpton is home to an excellent convenience shop selling local produce with popular farm shops located in more rural communities to the outskirts. There are 3 popular public houses all of which offer dining services, The Fountain Inn, The Plough Inn and Half Moon Inn. Plumpton boasts its very own Racecourse which in addition to horse racing, host numerous, typically family orientated, events throughout the year. There is a primary school and nursery located within the village with secondary education available at nearby Chailey and further education at Plumpton College a Land and Environmental college. There are children's parks and recreation grounds and a selection of clubs including children's football, an established rugby club, tennis club, cricket and even an amateur dramatics club and scouts club.



Tenure – Freehold

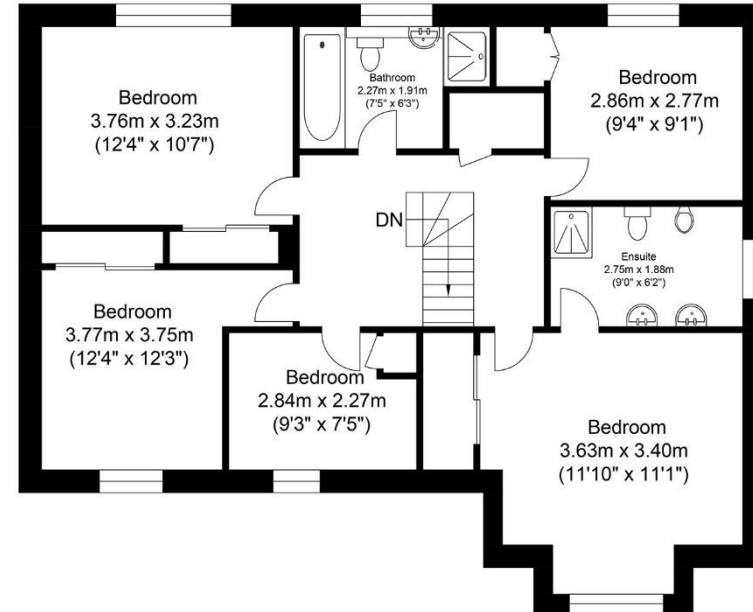
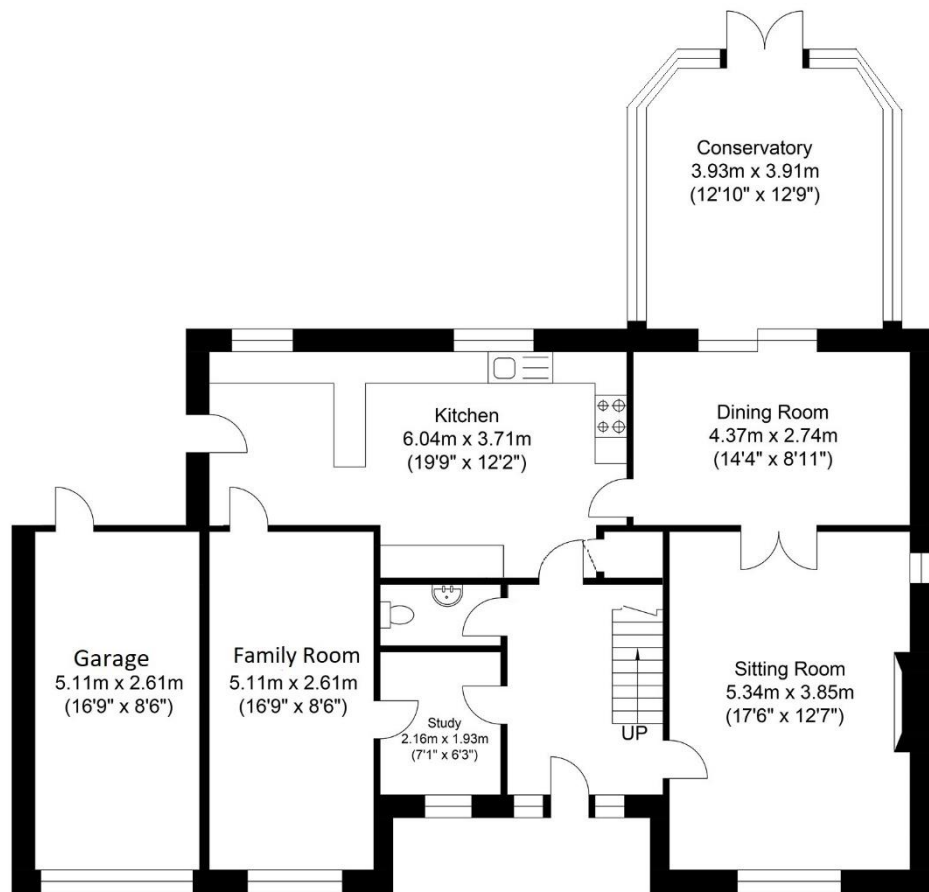
Residents Association Charge - £185 per annum

Oil fired central Heating – Double Glazing.

EPC Rating – D

Council Tax Band – G





Ground Floor  
Approximate Floor Area  
1094.58 sq ft  
(101.69 sq m)

First Floor  
Approximate Floor Area  
785.87 sq ft  
(73.01 sq m)

Approximate Gross Internal Area, excluding Garage = 174.70 sq m / 1880.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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