



Terrible Down Road, Shortgate, Nr Lewes, BN8 6PJ

Guide Price £1,000,000 to £1,100,000 Freehold

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## *in brief...*

- Magnificent brand new barn
- 4 bedroom - 3 bath/shower room
- 1.42 acre plot TBV adjoining open countryside
- 41'4 x 27'9 largely open plan kitchen/dining/family/sitting room fantastic for entertaining

- Exceptional bathroom suites
- Oak flooring and underfloor heating
- Wealth of oak structural timbers and glass
- Detached 3 bay heritage style garage





## *in more detail...*

An outstanding individually designed 4 bedroom detached brand new barn occupying 1.42 acres TBV with a 3 bay garage, enjoying stunning views across the adjoining farmland and open countryside beyond. The Barn House is a magnificent single storey Sussex barn with an exceptional elegant and contemporary finish. The property is constructed as an L-shape and offers a charming blend of exposed structural oak timbers and a wealth of glass.

The accommodation is largely open plan entered via a wide gabled oak storm porch and a reception hallway/study with glass doors. The main reception area extends to 41'4 x 27'9 wonderful for entertaining and is largely taken up by the kitchen/dining/family room sat in a double height room with bi-fold doors opening to the rear seating terrace. An impressive double fronted fireplace stands centrally with a wood burning stove.

The beautifully fitted kitchen has a range of AEG appliances and a large central island with induction hob, a retractable extractor and breakfast bar. Underfloor heating flows throughout the majority of the ground floor with the main living area having oak flooring. The sitting room is double aspect, bi-fold doors from the kitchen area and sitting room open to the rear seating terrace.

Continuing through the property is a cloakroom, family bathroom and 4 generous size bedrooms, two being en-suite. The master bedroom is a particular feature, enjoying a double aspect with sliding doors leading to the rear seating terrace and stunning bathroom with double ended bath, large walk-in shower cubicle and his and hers sink.

The bath/shower suites are beautifully fitted with stylish, luxurious sanity ware, glass shower cubicles and large illuminated mirrors. (all bathrooms have underfloor heating).

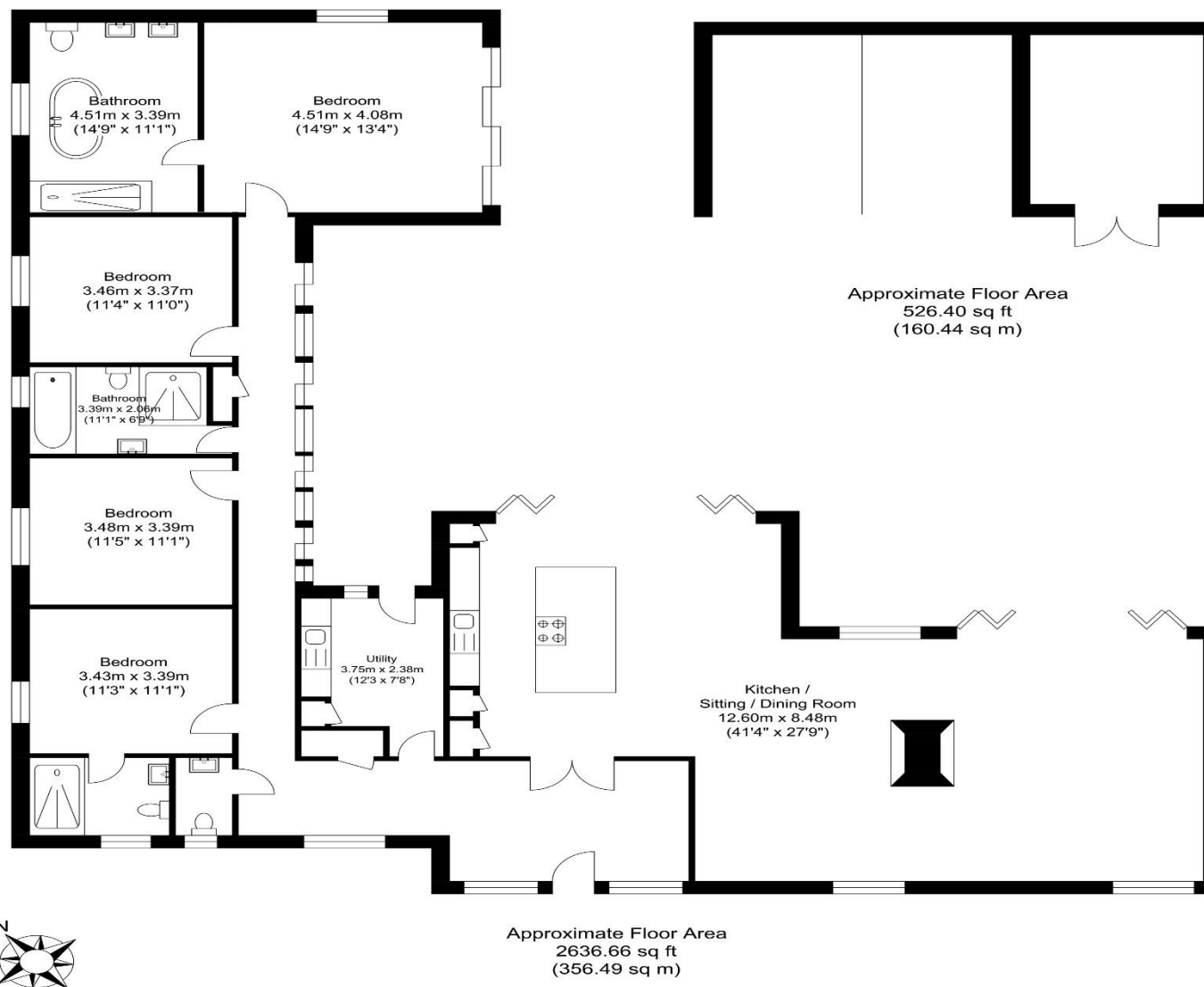


## *outside and the location...*

Outside the front of the property is approached via electronic timber gates and a gravel driveway which in turn leads to a detached heritage style three bay garage with power and light connected. A flagstone path leads to the front of the property. The gardens are predominately laid to lawn enclosed by hedging. A courtyard seating terrace adjoins the rear of the property flanked by shrub/flower beds. The whole extending to 1.42 of an acre TBV enjoying a stunning view towards the neighbouring countryside.

The property is surrounded by open countryside, the village offers a church, post office/general store, primary school and public house. The historic and country town of Lewes is approx 6 miles to the west and offers a comprehensive range of shopping and leisure facilities together with a mainline railway station offering services to London Victoria in about 64 mins. The towns of Uckfield and Hailsham are approximately 7 ½ miles and 4 ½ miles respectively. The property is accessible to the A27, which in turn gives access to the A23/M23, Gatwick and the motorway network. Uckfield town offers several bars/restaurants, supermarkets, a public cinema and library and a popular leisure centre together with a railway station providing services to London. The town of Haywards Heath with further shopping facilities and mainline station to London (London Bridge/Victoria approximately 45 minutes) is some 30 minute drive away. The surrounding countryside provides delightful scenic walks and numerous bridle paths linking with the neighbouring districts. Other recreational facilities include golf at the East Sussex national, polo at Knepp Castle, racing at Plumpton, Lingfield and Brighton. There is also good access to the south coast providing a wide range of water sports and amenities including marinas at both Brighton and Eastbourne.

Please check google maps for exact distances and travel times (property postcode: BN8 6PJ)



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