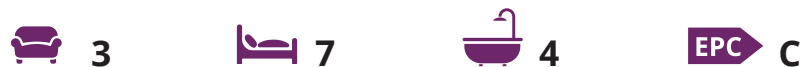






Ewhurst Manor Estate, Shermanbury

Substantial 7 Bedroom Detached Barn Conversion with Annex



- ▶ **Immaculate 5/7 bedroom detached converted barn**
- ▶ **Attached self-contained annex**
- ▶ **2 working wood burning stoves**
- ▶ **Large driveway with video entry system**
- ▶ **Situated in private Ewhurst Manor estate**
- ▶ **Beautiful open plan living/dining/kitchen area**
- ▶ **Beautiful rear gardens with countryside views**
- ▶ **Characterful fixtures and fittings throughout**

Accommodation comprises entrance hallway with access to a large high-level loft area and downstairs cloakroom. The key feature to this barn is the gorgeous open plan living/dining room/kitchen. It has exposed timbers, heated flagstone flooring and gorgeous fireplace with wood burning stove and double doors on either side of the room. The kitchen is open plan and has a selection of high and low level units, sideboards and 'island' with breakfast bar and has fridge/freezer, dishwasher, electric AGA and separate gas AGA cooker. Situated off of the living room is a further reception complete with wood burning stove. First floor accommodation continues with landing area, a beautiful master suite with sizeable walk-in wardrobe and en suite bath/shower, a further double guest suite complete with en suite bathroom. Continuing on the ground floor, there is a sizable utility room with appliances, and three further double bedrooms, and large family bath/shower room..

The annex has access to the video entry system for the entrance gate. It has a fantastic bright hallway, a sizeable open plan kitchen/dining/living area complete with integrated appliances, high and low level units and breakfast bar, a double bedroom, recently fitted shower room, and a seventh bedroom/utility room which has a selection of integrated wardrobes. The annex has its own individual courtyard area overlooking the driveway. The property has the benefit of oil fired central heating, double glazing throughout and is available on an 'unfurnished' basis only.









Ground Floor
Approximate Floor Area
2,820 sq. ft.
(262.0 sq. m.)

First Floor
Approximate Floor Area
1,206 sq. ft.
(112.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

The property is accessed by a beautiful shared treelined driveway. The private driveway to the house has the benefit of a secure video entry system and electric gates. There is parking for several cars on the courtyard driveway. The barn has the benefit of large beautiful private gardens of around 0.4 acres laid mostly to lawn. It overlooks unspoilt countryside views to the rear and has a sizeable patio area. There are a selection of shrubs/hedges around and a storage shed.

Ewhurst Manor and The Property

Situated in the private and rural estate of Ewhurst Manor on the outskirts of Henfield, this beautiful converted barn offers flexible living accommodation. The property benefits from a mixture of underfloor heating and radiators, and has the benefit of a video entry system. The main house offers 5 double bedrooms and 3 bathrooms as well as the fantastic bright open plan living/kitchen/dining area and separate study/dining room/games room, whilst the self-contained annex offers 1/2 bedrooms and a living/kitchen/dining area and a shower room.

