HEWARTS BARN

HEWARTS LANE | ALDWICK | PO21 3DJ

Sims Williams

HEWARTS BARN

99 HEWARTS LANE, ALDWICK, PO21 3DJ

£1,499,950 FREEHOLD

- Five Bedroom Barn Conversion
- Character Features Including Beams And Vaulted Ceilings
- Open Plan Living And Entertaining Space
- Modern Kitchen With Integrated Appliances
- Principal Bedroom With En Suite
- Additional Annexe Above Double Garage
- Heated Swimming Pool
- Double Garage And Ample Parking
- Large Garden With Pool House/ Entertaining Area

Set behind timber gates and approached via a generous driveway, this striking barn conversion has been thoughtfully reimagined to offer a balance of character and modern living. The property retains a wealth of original features, including exposed timbers and vaulted ceilings, which are complemented by contemporary glazing to create a light and airy feel throughout. The entrance hall is particularly impressive, with a double-height ceiling and feature staircase, setting the tone for the rest of the home. From here, the accommodation flows into a substantial open plan sitting and dining space, where bi-folding doors provide a seamless connection to the outside and allow natural light to fill the room. A double-sided wood burner acts as a central focal point, linking this space with a more enclosed sitting room, offering flexibility for both entertaining and quieter evenings.

The kitchen has been designed with both practicality and style in mind, fitted with a comprehensive range of units and integrated appliances, centred around a breakfast bar ideal for informal dining. A separate utility room, with a stable door to the outside, provides additional storage and functionality, while a well-appointed boot room and ground floor cloakroom further enhance the practicality of the layout. A separate study offers a quiet space for home working or could be adapted for a variety of uses depending on requirements.

The first floor is arranged around a galleried landing which overlooks the main living space below, enhancing the sense of volume and architectural interest. The principal bedroom provides a well-proportioned retreat, complete with fitted wardrobes and an en suite bathroom. A second bedroom also benefits from en suite facilities, while two further bedrooms are served by a family bathroom, all presented in keeping with the overall finish of the property.

Externally, the gardens have been thoughtfully arranged to provide a balance of usable and low maintenance space, including a terrace suitable for outdoor dining, areas of lawn and a kitchen garden. The heated swimming pool forms a central feature, complemented by an adjacent contemporary entertaining building with bi-folding doors, incorporating a bar area, kitchen facilities and space suitable for a pool table, creating a versatile environment for a range of uses.

A detached double garage provides additional storage, with a self-contained annexe above comprising bedroom space, kitchenette and shower room, offering flexible accommodation for guests, extended family or ancillary use. The gated driveway provides parking for multiple vehicles.

AML & ID
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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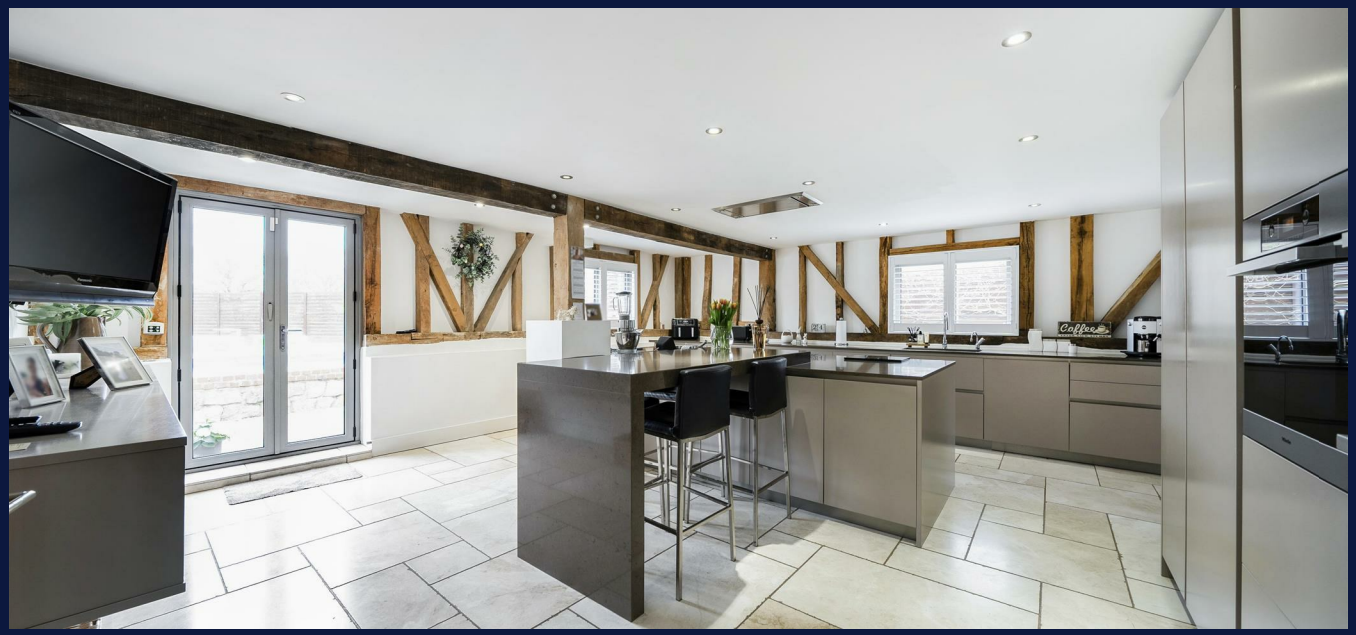

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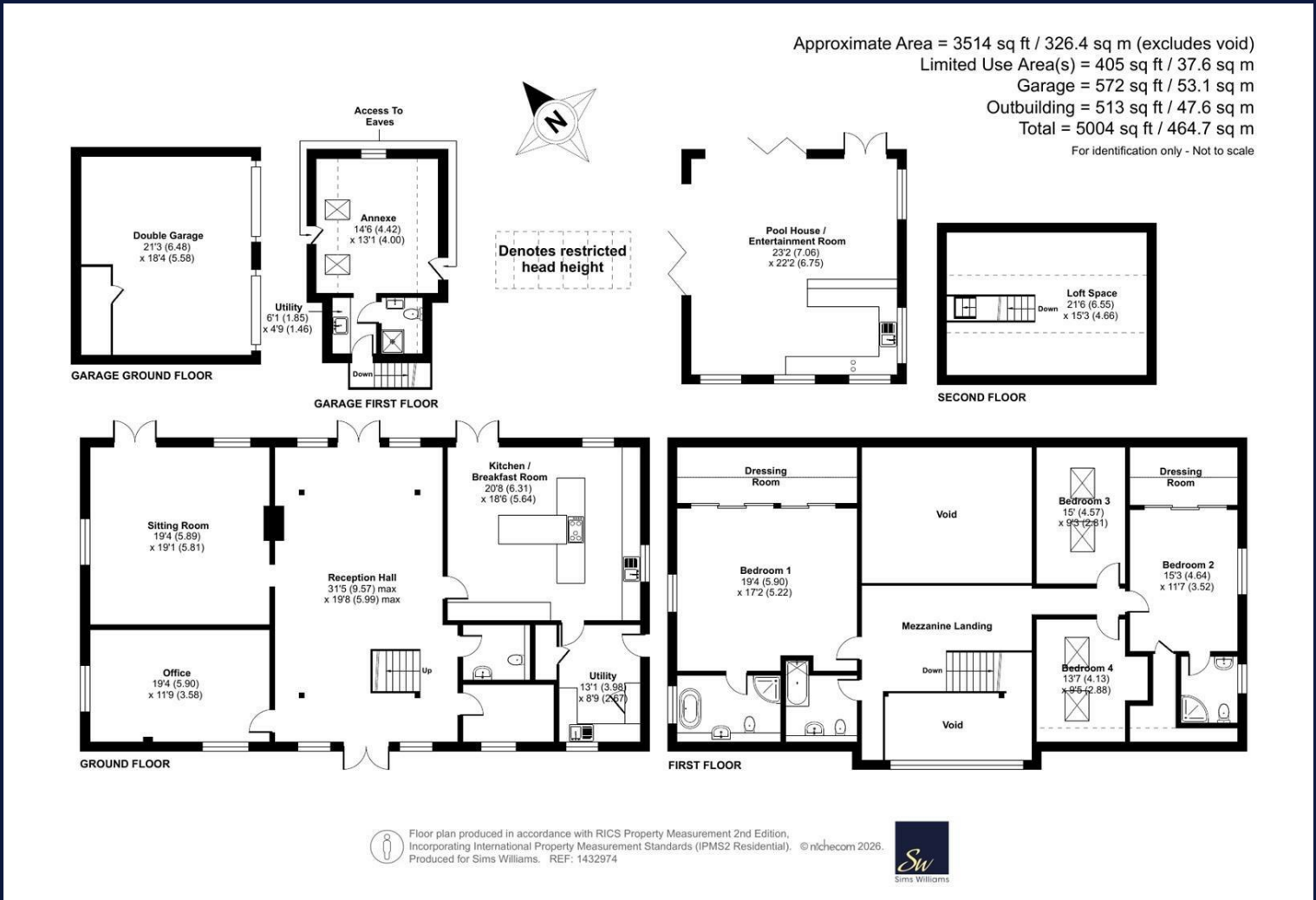
EPC Band - Current - B Potential - B

Council Tax Band G



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
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