

# Barn Cottage Poynings Road

Fulking, BN5 9NB

**Asking price £1,950,000**

This remarkable family home nestles at the foot of the South Downs in the picturesque village of Fulking, enjoying breathtaking panoramic views of the surrounding downland. Many miles of countryside walking can be accessed from the doorstep and the village also has its public house of excellent repute, The Shepherd & Dog. The villages of Henfield and Hurstpierpoint are both about 5 miles distant and the city of Brighton & Hove can be accessed within minutes by car passing over Devil's Dyke. Schooling for all ages is readily available in the surrounding area including Hurstpierpoint College, Brighton College, Burgess Hill Girls, Downlands and Steyning Grammer.

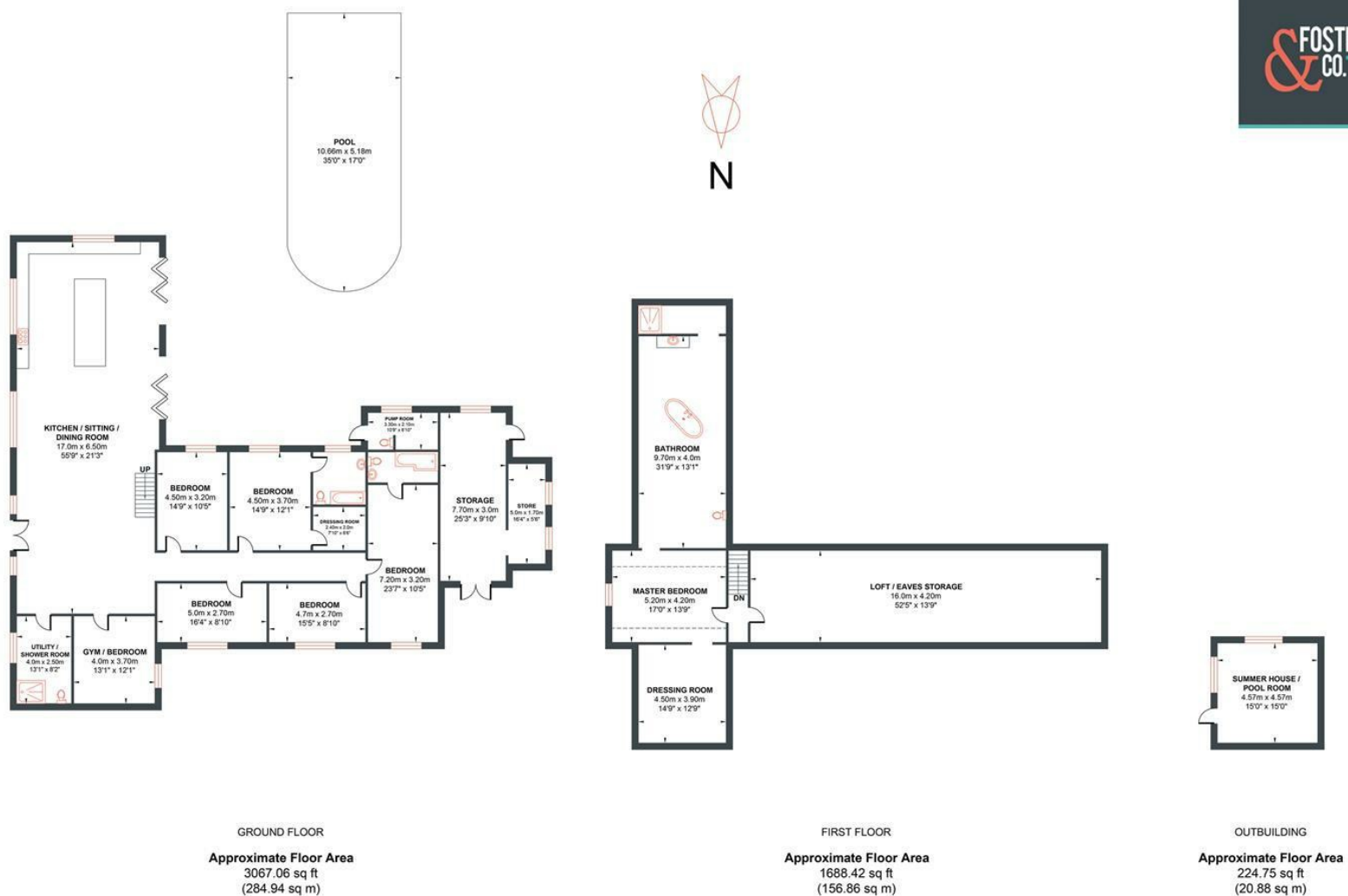


- Picturesque Downland village of Fulking
- Open Plan Living Area
- Masted Bedroom Suite with Dressing room and En-suite
- Surrounding Countryside
- Swimming Pool
- Six to Seven Bedrooms
- 4750 sq ft of Accommodation
- Ample Storage
- Four Bathrooms
- Extensive Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## BARN COTTAGE, POYNINGS ROAD

Approximate Gross Internal Area (Excluding Outbuilding) = 441.80 sq m / 4755.49 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Foster & Co and their clients give notice that:  
These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.  
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.  
All measurements are approximate

