



Wheelwright House, High Street, Barcombe BN8 5BB

Lewes

Offers in Region of **£870,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —

A spacious (2,434 sq ft) and versatile FIVE BEDROOM DETACHED HOUSE set in the heart of this highly sought after village and available with NO ONWARD CHAIN

The front door leads into the hall which has two cupboards and off which is the cloakroom/wc, internal access to the garage and utility room. The good sized SITTING ROOM has a brick fireplace with woodburner and double doors to the garden. Also at the rear is the kitchen/breakfast room with Rangemaster range style cooker, fridge freezer & dishwasher and a STUDY. At the front is a separate DINING ROOM.

On the first floor is the landing with airing cupboard, 5 bedrooms, one with an en suite shower room, one with an ensuite bathroom and 3 have built in wardrobes. There is also a family bathroom. To the front is a generous DRIVEWAY which leads to the DOUBLE GARAGE with integral access and at the rear is a pretty garden with paved terrace, lawn, flower beds, borders and raised vegetable beds.

- A SPACIOUS (2,434 SQ FT) & VERSATILE FIVE BEDROOM DETACHED HOUSE IN THE HEART OF BARCOMBE & AVAILABLE WITH NO ONWARD CHAIN
- HALL, DOWNSTAIRS CLOAKROOM/WC, STUDY & UTILITY ROOM
- SITTING ROOM, SEPARATE DINING ROOM & KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS, ONE WITH EN SUITE SHOWER ROOM, ONE WITH EN SUITE BATHROOM & FAMILY BATHROOM
- GENEROUS DRIVEWAY, INTEGRAL DOUBLE GARAGE & REAR GARDEN
- DOUBLE GLAZING & OIL FIRED CENTRAL HEATING
- FREEHOLD EPC D COUNCIL TAX BAND G LEWES



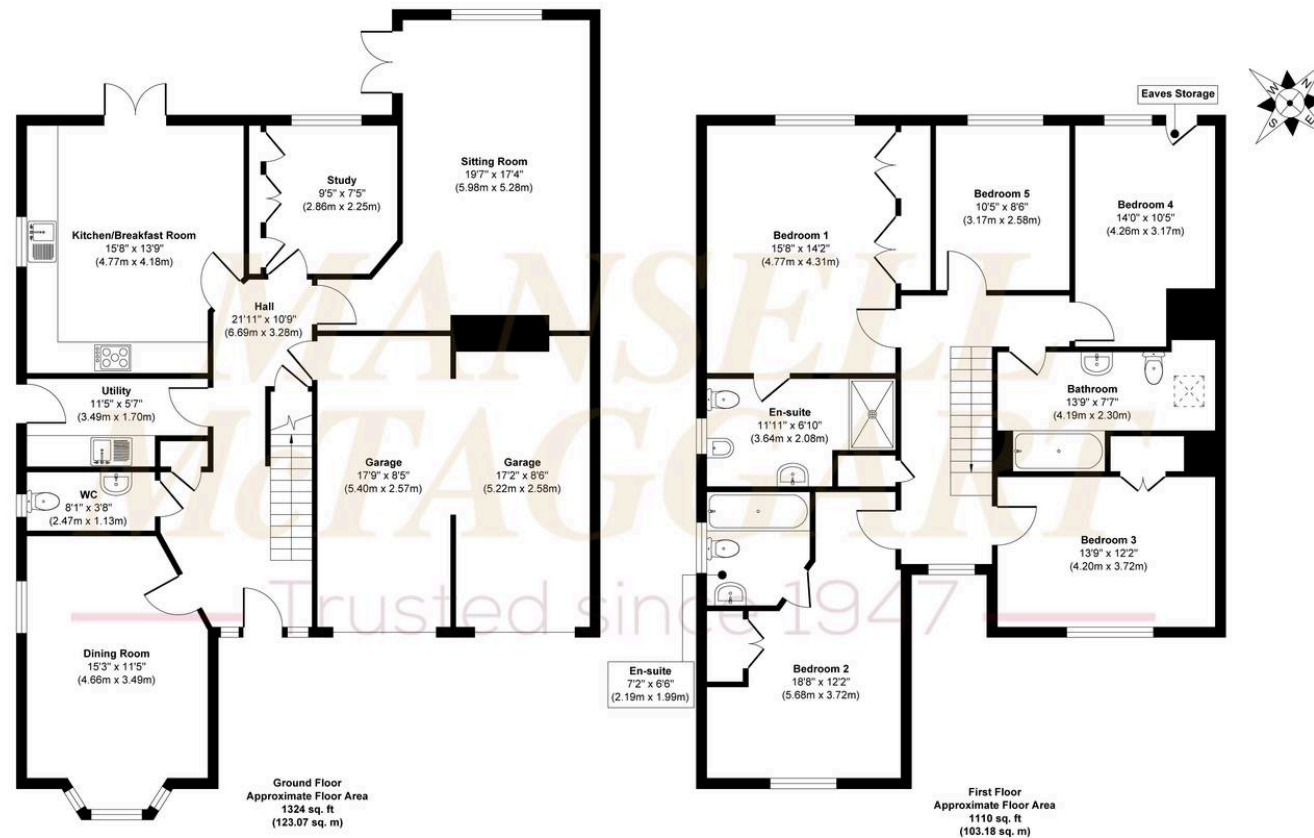


The property is set in the heart of the highly sought after, vibrant village of Barcombe being only a couple of minutes walk from the village store/post office, the popular Royal Oak pub and the well regarded primary school. The village is surrounded by beautiful countryside with great walks and near to lovely river walks at the Barcombe Mills beauty spot.

The charming county town of Lewes is approximately 5 miles away with a wide selection of shops, restaurants, pubs, cafes etc and Cooksbridge railway station is approx. 2.5 miles away with direct trains to Lewes & London. There are good secondary schools at South Chailey, Ringmer & Lewes as well as a wide choice of private schools within easy reach.

DIRECTIONS From our office take the road opposite which is Church Road and head out of the village until you reach the T junction with Cornwells Bank. Turn left here and carry along this pretty country lane for a few miles until you reach the mini roundabout in the centre of Barcombe. Turn right here, go past the Royal Oak pub on your left and Wheelwright House will then be on your right





Approx. Gross Internal Floor Area 2434 sq. ft / 226.25 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floor plan provided by Roots Property Marketing.

Produced by Elements Property

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