



£1250,00- £1350,000 guide price

Parkwood House, Highbarn Road, The Dicker, East Sussex, BN27 3QL

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## Overview...

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A fantastic opportunity to purchase this substantial, 3,100 sq ft residence boasting magnificent far reaching views and apx 6.5 acres of garden, woodland and a wildlife lake.

The 5 Bedroom Detached home was once two farm cottages and benefits from an impressive collection of farm buildings, which do require renovation but offer many potential future uses.

Inside the well presented property boasts a glorious 25ft Sitting Room with Inglenook Fireplace and parquet wood floors. There is a Kitchen Breakfast Room with Utility Room, A Dining Room, Snug, Ground Floor Office and Conservatory.

Upstairs there are 5 Double Bedrooms, and two Family Bathrooms, one bedroom boasts a Dressing Room and the principal bedroom benefitting from a generously sized EnSuite.

Nearly all of the property is orientated towards the truly panoramic views over the local countryside and which extend as far as the Long Man of Wilmington on a clear day.





# The property...

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**Entrance Porch-** Windows to the front and side. Front door to;

**Entrance Hall-** A generous hall with solid wood parquet floor and wood doors to principal rooms. Door to rear garden and windows to the side and rear. Stairs with wooden hand rail and balustrade to first floor.

**Dining Room-** A dual aspect Dining Room with magnificent far-reaching views over the local countryside. The room features parquet wood floors and an open fireplace.

**Ground Floor Study-** A generously sized room with glorious far-reaching views.

**Reception Room-** Presented as a comfortable snug with window to the rear and beautiful parquet floors.

**Inner Hall** - Secondary staircase to first floor. Doors to principal rooms.

**Sitting Room-** Measuring an enviable 25ft and boasting glorious views over the adjoining countryside. The dual aspect reception room benefits from parquet wood floors and an impressive inglenook fireplace complete with wood burning stove.

**Kitchen-** Finished in an oak design and comprising of a comprehensive range of cupboards and drawers. The kitchen features exposed beams and incorporates a breakfast bar, and pantry into the design.

**Utility Room-** Further fitted cupboards and space for appliances. Door to Cloakroom and Conservatory.

**Cloakroom-** Modern suite comprising of wc and wash hand basin. Window to the side.

**Conservatory-** A triple aspect conservatory with roof window and doors to garden. The conservatory takes full advantage of the stunning views.





## The property...

**First Floor Landing-** Wooden doors to principal rooms. Elevated views over woodland to the rear.

**Bedroom 3-** A generously sized dual aspect double bedroom with glorious far reaching views over the local countryside.

**Bedroom 4-** A further double bedroom with elevated far reaching views.

**Bathroom-** Modern bathroom with suite comprising of a tear shaped bath with shower over and glass screen door. Wc and wash hand basin. Tiled surrounds and window to the rear.

**Secondary Landing-** Wooden doors to principal rooms. Linen cupboard. Window to the rear with views over woodland.

**Bedroom 5-** A comfortable bedroom with far reaching views and fitted wardrobe.

**Bedroom 2-** A generously sized double bedroom with wonderful countryside views. Door to;

**Dressing Room-** An enviable addition to any bedroom. Window to the side.

**Bedroom 1-** Measuring an impressive 16'4 with a pair of windows to the front with elevated far reaching views. Fitted wardrobe and door to;

**EnSuite-** A generously sized bathroom with suite comprising of a corner position bath, separate shower enclosure, wc and wash hand basin set into a vanity unit. Tiled walls and window to the rear.

**Bathroom-** A further family bathroom with modern suite comprising of a tear shaped bath with shower over and glass screen door. Wc and wash hand basin set into a vanity unit. Tiled surrounds and window to the rear.







## Outside...

**Garden-** Wonderful gardens which wrap around the property to all sides. The garden is mostly laid to lawn with a paved patio adjacent to the conservatory which takes full advantage of the views over the surrounding countryside. Sections of the garden have been fenced off to create small paddocks with interconnecting gates.

**Woodland-** A pretty bluebell woodland with trails which meander through providing direct access to nearby public footpaths.

**Lake-** An impressive wildlife lake enclosed by fenced boundaries with timber built pontoon.

**Garage and Drive-** A brick built double garage with electric garage doors, windows and pedestrian door. Power points and light.

**Out Buildings-** Located to the side of the property and listed on a separate title. The selection of brick barns of varying sizes are in need of renovation but offer many potential uses.







## Location...

**Parkwood House** is located on a non through private road leading to a working dairy farm. There are many scenic walks available directly outside the property including a popular walk alongside the nearby Arlington Reservoir.

**Upper Dicker** is an active village boasting a popular Village Pub offering dining services, a village store and café, primary school, Bedes School and historical Michelham Priory House and Gardens.

The nearby village of Berwick is just 2 miles distant and offers a Mainline Railway Station with direct services to Eastbourne, Lewes and London.

Lewes, the pretty village of Alfriston and the coastal town of Eastbourne are all within easy driving distance of the property.

Title - Freehold

Oil Fired Central Heating - Private Drainage - Double Glazing - Private Road with shared maintenance.

EPC Rating - D      Council Tax Band - G







## *Enquiries...*

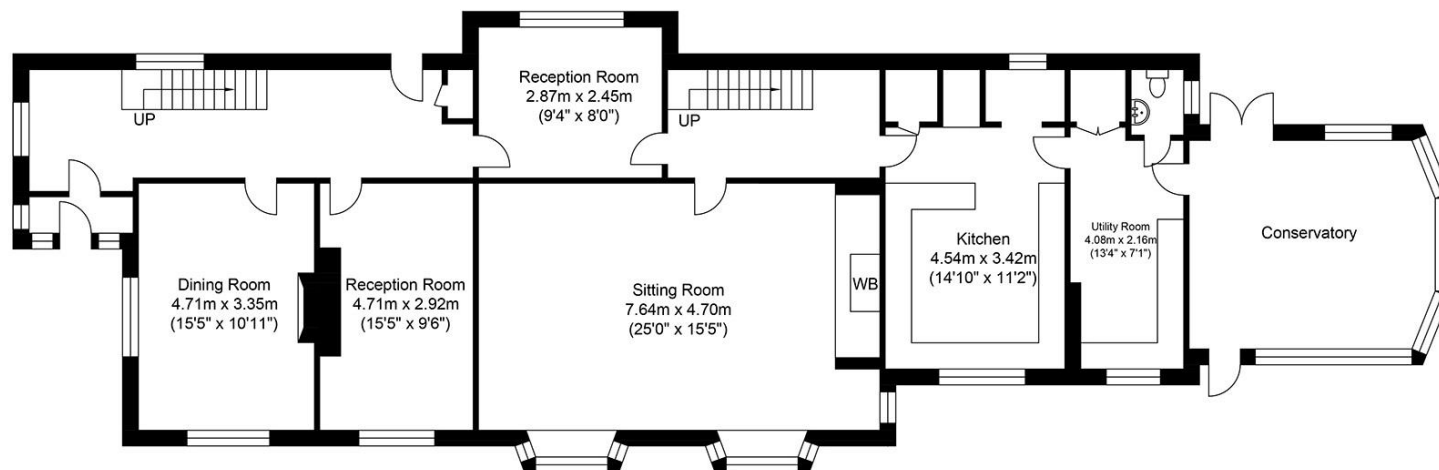
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**For further enquiries or to arrange an appointment to view, please contact our Lewes office on-**

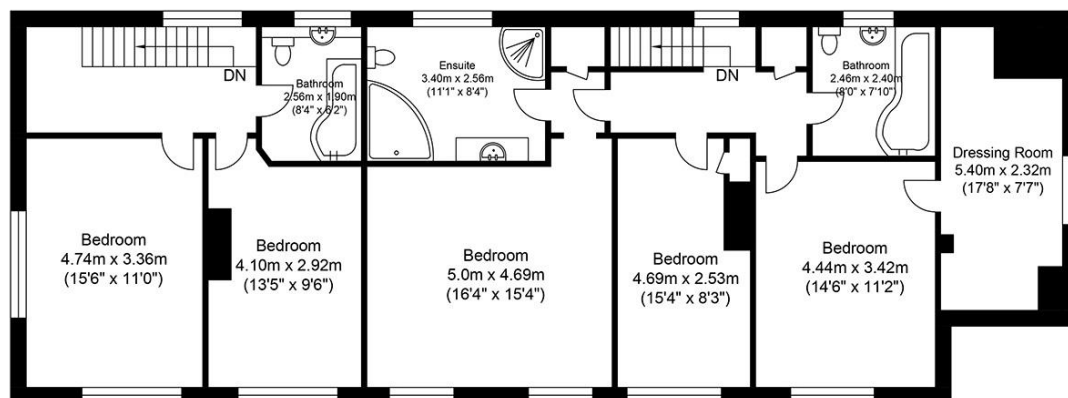
**01273 407929 or**

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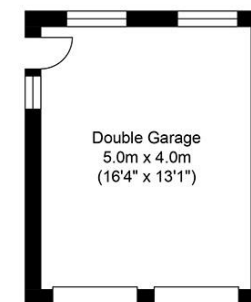




Ground Floor  
Approximate Floor Area  
1696.39 sq ft  
(157.60 sq m)



First Floor  
Approximate Floor Area  
1418.46 sq ft  
(131.78 sq m)



Garage  
Approximate Floor Area  
215.27 sq ft  
(20.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 289.38 sq m / 3114.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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