



PLUMPTON GREEN, NR LEWES

JACKSON-STOPS 

LETCHMORE COTTAGE
PLUMPTON GREEN
NR LEWES
BN7 3DF

TOTAL GROSS AREA 2720 SQ FT / 252.7 SQ M

A DELIGHTFUL FOUR-BEDROOM, DETACHED FAMILY HOME ON PLUMPTON GREEN IN EAST SUSSEX



DISTANCES

PLUMPTON STATION 1.1 MILES
HAYWARDS HEATH STATION 5.4 MILES
LEWES 7.3 MILES
BRIGHTON 13.2 MILES
ALL MILEAGES ARE APPROXIMATE.

KEY FEATURES

- A beautifully presented, detached family home in Plumpton
- Triple aspect Dining / Drawing Room
- Two additional reception rooms
- Four good-sized bedrooms and three well-appointed bathrooms
- Detached workshop/studio
- Off-street parking and delightful gardens and grounds.

PROPERTY INFORMATION

- Services: Mains water and electricity, private drainage and oil fired central heating
- Council Tax Band F
- EPC Rating D
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Letchmore Cottage is a delightful and well-presented family home, having been extended and improved by the current owners over the last 20 years.

The property is arranged over two floors and offers light and well-proportioned accommodation throughout. The ground floor offers a study with views across the rear garden, a cosy sitting room and well-appointed kitchen with built-in storage and electrical appliances. Off the kitchen is a utility room and then a beautiful dining / drawing room with wood burning stove and wide glass doors leading out to the garden. The whole house is flooded with natural light and all the rooms afford lovely views to the gardens beyond.

The first floor is accessed via two staircases and provides four generous double bedrooms, two with ensembles and a family bathroom.

OUTSIDE

The gardens are a particular feature of the property affording various areas for both entertaining and enjoying the outdoors. The property sits in the middle of its own plot, of circa 0.3 acres and surrounded by its own land. There is off-street parking for two cars and just off the parking area is a delightful workshop/studio, perfect for hobbies or it could be converted into a detached office, perfect for working from home.

The mature gardens are full of romance with a plethora of mature specimen trees, herbaceous and perennial borders, fruit trees and a wide stone terrace, perfect for entertaining and alfresco dining. Letchmore Cottage is a charming family home, in a wonderful location in the heart of Plumpton, but offers privacy and seclusion from its nearby neighbours.





LOCATION

Plumpton Green is a picturesque, Downland village on the edge of the South Downs National Park, in the heart of the Sussex countryside. This thriving village has various clubs and societies, Plumpton Racecourse, a Village Green, Bandstand, Hall and village store.

There are a choice of very good pubs and there is a highly regarded Nursery and Primary school plus Plumpton College.

There is an excellent selection of preparatory and public schools, including Brighton College, Hurstpierpoint College, Cumnor House, Great Walstead and Ardingly College.

There are numerous golf courses in the area, Piltdown, Royal Ashdown and The East Sussex National.

Plumpton Rail station provides trains to London Bridge and London Victoria in circa 60-70 minutes and Brighton is about 13 miles away, whilst the A23/M23 lies to the west of Haywards Heath, providing access to Gatwick Airport and the national motorway network.

LOCAL AUTHORITY

Wealden District Council





PROPERTY INFORMATION:

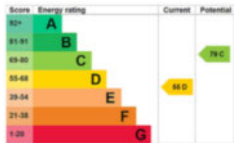
Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us before you travel to view the property.

Plumpton Green, Nr Lewes BN7 3DF

Approximate Gross Internal Area = 229.9 sq m / 2475 sq ft
Workshop = 22.8 sq m / 245 sq ft
Total = 252.7 sq m / 2720 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304099)



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.