



Little Oaks, Beresford Lane, Plumpton Green, East Sussex BN8 4EN

GUIDE PRICE ... £1,000,000-£1,100,000 ... FREEHOLD



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A detached family home occupying a 0.3 acre plot in a rural setting off this country lane on the north/eastern fringes of the village within walking distance of a local pub yet just 5 miles from Haywards Heath railway station.

The owner has extended and refurbished the property to create a very well designed family home with generous room sizes and all fitted to a very good standard throughout. The accommodation is arranged around a central reception hall and comprises: a cloakroom, a double aspect living room with doors out to the garden and a wood burning stove, separate lounge and dining room and a substantial family-sized kitchen/family room with doors leading out to the terrace and gardens. On the first floor, there is a large double aspect master bedroom with dressing room and en-suite wet room, 3 further big bedrooms and family bathroom. Outside: the property is approached from the lane through 5 bar wooden gates with a large parking area and an oak framed double sized garage with a separate single garage and garden store integral to the house. The gardens comprise a substantial paved terrace which merges with an area of lawn and leads round to the side gardens which slope away from the house and enclosed by mature hedges. A gate gives direct access onto the footpath/bridleway providing some wonderful country walks.



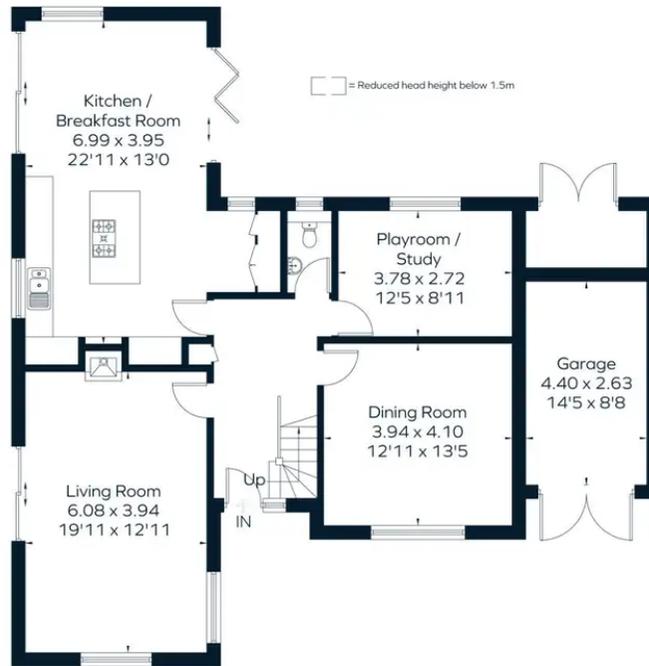
The property is located off this rural country lane on the north/eastern outskirts of Plumpton Green adjoining countryside yet within a 10 minute walk of the Plough Inn pub. The main village is just over 1-1.5 miles distant where there is a local shop/store, pub, primary school, village hall/sports club, racecourse and a railway station. Tonnings Farm Shop is about 0.5 miles further along the lane to the north. The area is interspersed with footpaths and bridleways linking with neighbouring districts, villages and Chailey common nature reserve. Children can catch a school bus to the highly regarded Chailey Secondary School in neighbouring South Chailey whilst the surrounding area has several excellent independent schools. The nearby towns of Haywards Heath and Burgess Hill have extensive shopping and recreational facilities, leisure centres and railway stations. The county town of Lewes is about 8 miles to the south. Access by car to the surrounding districts, Brighton, Gatwick Airport and London can be gained via the B2112, A272, A275 and A/M23

Distances in approximate miles on foot/car/rail:

Railway stations: Plumpton 1.8, Burgess Hill 4.1, Haywards Heath 5.5 (HH to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Plumpton Green Village & Primary School 1.6, Chailey Secondary School 2.2, Brighton Seafront 13 Gatwick Airport 20, A23 at Bolney 10

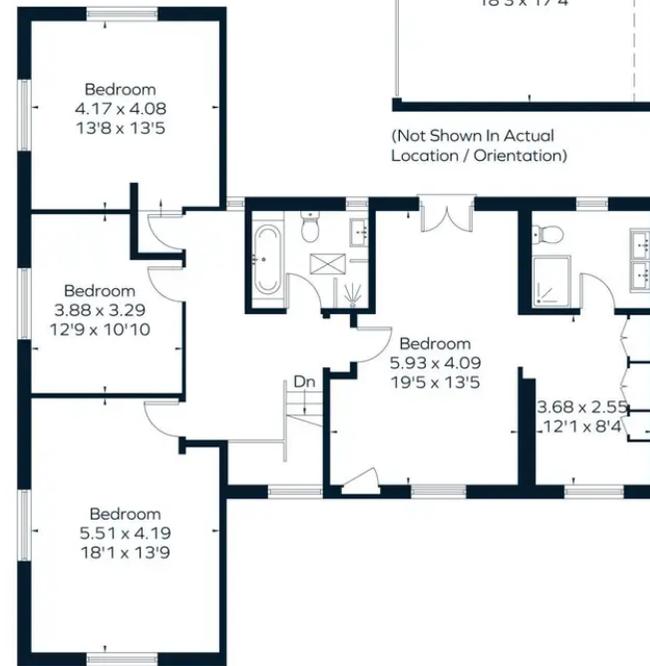


Approximate Area = 210.7 sq m / 2268 sq ft
Garages = 45.3 sq m / 488 sq ft
Total = 256 sq m / 2756 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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First Floor

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