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**The Cherries, Station Road, Plumpton Green, E.Sussex, BN7 3BT**

**£800,000**





## The Cherries, Station Road

Plumpton Green, East Sussex, BN7 3BT

A 4 double bedroom detached house presented in good order with scope for modernisation and further extension. Standing in a large plot with a particularly generous level rear garden.

The property was built in 1964 with a ground floor extension in 1973 which was further extended to the 1st floor in 1983. Our vendors have been in residence since 1979. Ideally situated central to this downland village and only a moments walk of the primary school, convenience store and The Fountain Pub. The railway station which is a rare bonus for any village is a 5 minute walk away.

The accommodation comprises an entrance porch which opens to a hallway with stairs to the first floor and a cloakroom/ WC leading off it. The living room faces the front with an open brick fireplace and folding doors to the dining room which overlooks the rear garden with serving hatch to the kitchen and partial parquet flooring. The kitchen also overlooks the garden with space for all appliances and access to the triple aspect playroom/ study which overlooks the garden and has a window seat with storage under and cupboards either side. Door to the side and door to the integral garage. (These two rooms could easily be amalgamated to create one large impressive room).





# The Cherries Station Road

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From the landing there is an airing cupboard and hatch to the loft with pull down ladder. There are 4 double bedrooms all with built in wardrobes and a bathroom with separate WC.

Outside a private driveway/hardstanding leads to the garage providing parking for 3 cars, flanked by lawn and shielded by beech hedging. A side gate opens to the large east facing 100' x 90' rear garden. A full width patio abuts the house with the remainder laid to an expanse of level lawn interspersed by borders, shrubs and trees. Pathway to a greenhouse and timber shed. Feature eucalyptus tree. Oil tank.

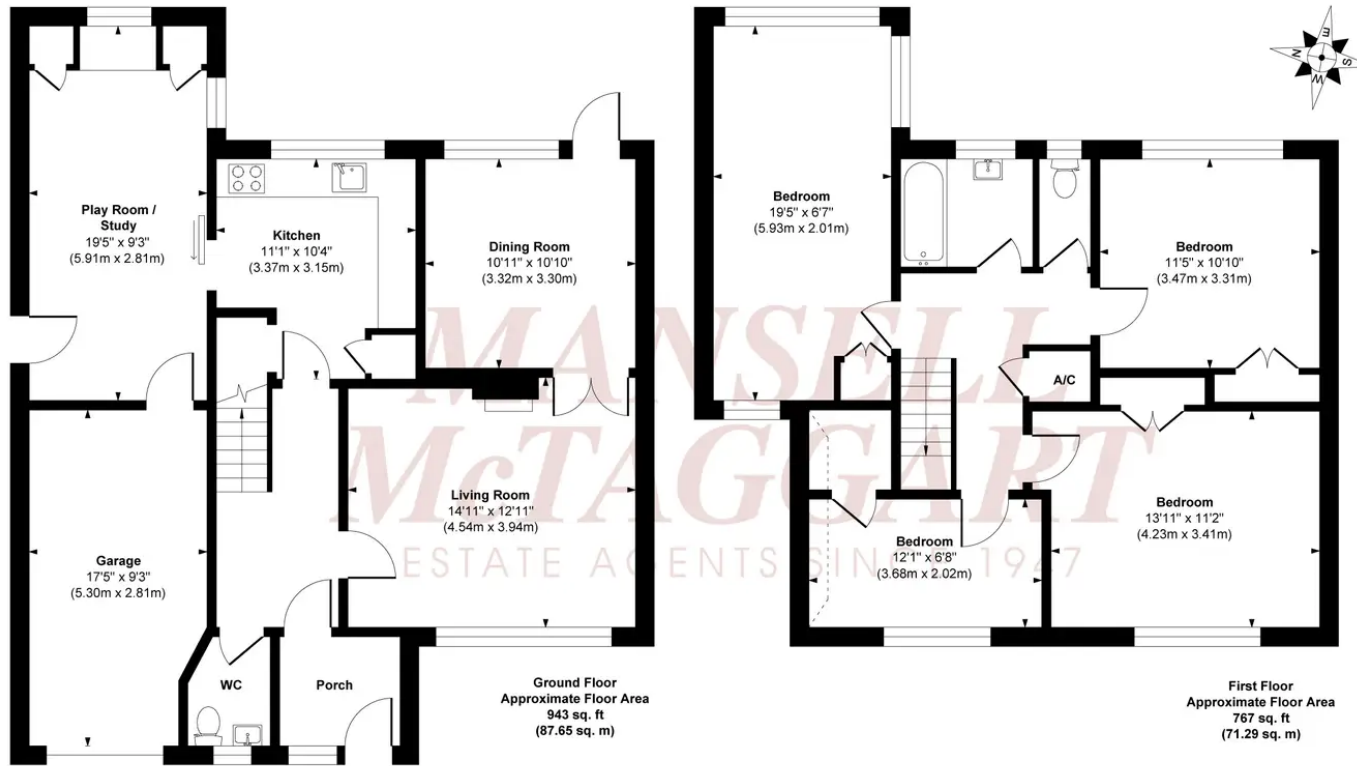
Benefits include oil fired central heating (The floor mounted boiler new in October 2019 is located in the playroom/ study) and uPVC framed double glazed windows.

Council Tax Band: F

Tenure: Freehold

- Enclosed Porch & Entrance Hall
- Kitchen
- Playroom/ Study
- Living Room
- Dining Room
- 4 Double Bedrooms
- Bathroom/ Separate WC
- Large Rear Garden
- Private Driveway & Garage





**Approx. Gross Internal Floor Area 1710 sq. ft / 158.94 sq. m (Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Burgess Hill

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