




# Anchor House

Anchor Lane, Barcombe, Lewes, East Sussex



BNP PARIBAS GROUP 



## A handsome four bedroom detached property with 0.83 acres in a rural East Sussex setting

An attractive family home designed to maximise the stunning views over the property's land and providing neutral décor and quality fixtures and fittings throughout, all combining to create an ideal family and entertaining environment. It is in a peaceful rural environment, near to local amenities.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DRIVEWAY**



**0.83 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,074 SQ FT**



**GUIDE PRICE  
£1,000,000**



### The property

Anchor House is an attractive white-rendered double-fronted family home offering almost 2,100 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal environment for family living and entertaining, the property offers a wealth of sash and casement glazing, maximising the stunning views over its own land. The interiors feature neutral décor and quality fixtures and fittings throughout, with the accommodation flowing from a welcoming entrance hall, which includes a useful cloakroom and access to an inner hall.

The ground floor comprises a generous study with double-glazed doors leading into a spacious, dual-aspect drawing room with a feature fireplace and woodburning stove. There is also an open-plan sitting room and a rear-aspect dining room, separated by a central chimney breast housing a double-sided woodburning stove. The sitting room benefits from bespoke shelving, while the dining room features

flagstone flooring, fitted storage, and French doors opening onto the rear terrace. Opening off the dining room, the ground floor accommodation is completed by a large flagstone-floored kitchen/breakfast room with a range of contemporary wall and base units including a central island, wooden and quartz work surfaces, a Belfast sink, modern integrated appliances, and a serving hatch to the sitting room. The breakfast area benefits from fitted storage, space for a sizeable table and a stable door to the rear terrace.

Stairs rise from the inner hall to the first floor, which provides a split-level principal bedroom, three further double bedrooms, a family shower room and an en suite bathroom with freestanding rolltop bath.

















## Outside

The property is approached over a gravelled driveway and forecourt with a turning circle providing private parking and giving access to a detached 19 ft garden store with potential for a variety of uses. The property has a well-maintained wraparound garden laid mainly to level and gently-sloping lawn bordered by mature shrubs and trees and featuring numerous seating areas, a garden pond with decked relaxation area and a large decked terrace with gazebo-covered hot tub area off the dining and kitchen/breakfast rooms. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over the stock-fenced and hedged paddocks and surrounding countryside.

## Location

Barcombe has a community-owned store, church, village hall, two pubs, one hiring out rowing boats on the River Ouse, a primary school, business hub and sports and recreation ground, all surrounded by bridle ways and footpaths leading through ancient woodland. Cooksbridge village offers local shops, a wine store and world-famous orchid nursery. The county town of Lewes provides extensive independent shopping, supermarkets, services, cafés, restaurants and recreational and leisure amenities. The coastal business and entertainment centres of Brighton and Eastbourne both offer comprehensive amenities and water sports.



## Distances

- Barcombe 1.2 miles
- A26 (Maidstone-Newhaven road) 3.2 miles
- Cooksbridge 3.6 miles
- Lewes 6.2 miles
- Brighton 13.6 miles
- Eastbourne 22.7 miles
- London Gatwick Airport 24.6 miles
- Central London 61.3 miles

## Nearby Stations

- Cooksbridge

## Key Locations

- Firle Place
- Lewes Castle & Museum
- Anne of Cleves House Museum
- Chalk Gallery
- Star Brewery Gallery

## Nearby Schools

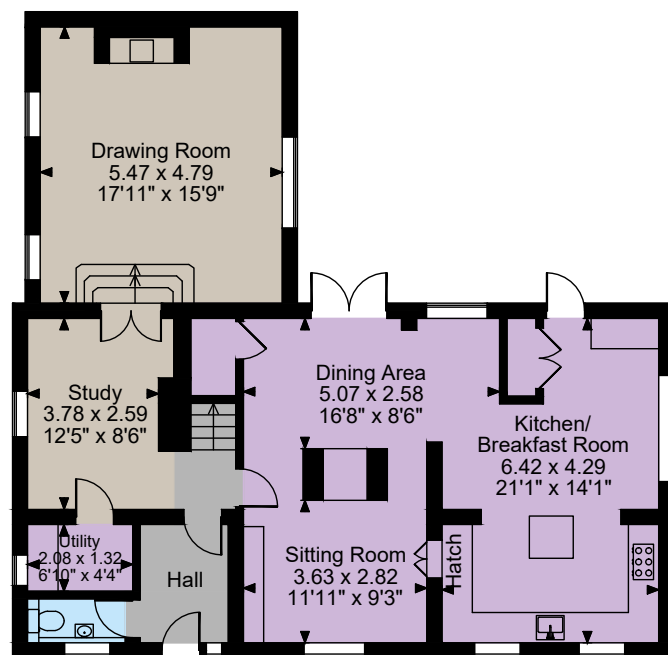
- Barcombe CofE Primary School and Cumnor House
- Bede's
- Lewes Old Grammar School
- Chailey
- Uckfield College



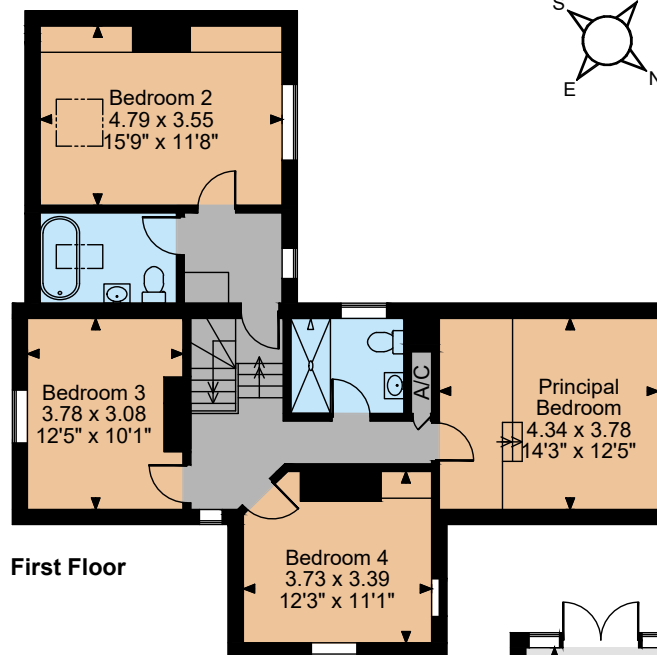




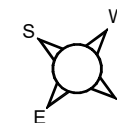
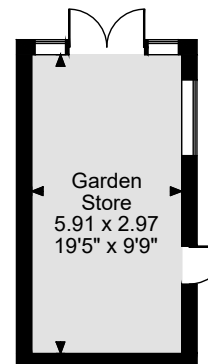




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 2,074 sq ft (193 sq m)

Garden store internal area 189 sq ft (18 sq m)

Total internal area 2,263 sq ft (210 sq m)

For identification purposes only.

## Directions

BN8 5EA

**what3words:** ///estored.socket.redeeming - brings you to the driveway

## General

**Local Authority:** Lewes District Council

**Services:** Mains electricity, gas and water, private drainage which was replaced in 2022.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** E

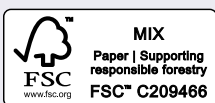
## Lewes

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