

Crossways,  
Plumpton Green



Strutt  
& Parker

Land and property. Since 1885.



**Main House internal area 2,225 sq ft (207 sq m) | Freehold**  
**Beautifully and sympathetically-appointed throughout | 3 reception rooms**  
**Light-filled kitchen/dining | 4 bedrooms**  
**Gardens and grounds of 2.65 acres | Driveway**

**Guide price £1,750,000**

A splendid example of an Edwardian family home, exceptionally light and welcoming, with elegant reception rooms, original features throughout, expansive gardens and grounds of 2.65 acres, with far-reaching views of the South Downs, in a desirable East Sussex village with direct train links to London and the south coast.

#### Property

Crossways is a charming period home extending to over 2,200 sq ft of accommodation arranged over two floors. The property blends classic architectural detailing with practical modern family living, with features including stained-glass windows, original fireplaces and well-proportioned rooms throughout.

The property is entered via a striking front door with intricate stained-glass panels, opening into a welcoming reception hall. The ground floor provides three versatile reception rooms and features wooden flooring throughout. The sitting room and dining room feature large bay windows, framing views of the garden, together with handsome fireplaces. A separate study/snug, also with a fireplace, offers a quiet space for home working or relaxation.

The spacious kitchen is the hub of the house, featuring a classic Aga with ample space for breakfast table, with large French doors opening out onto the terrace. It is supported by a utility room, generous boot room and an adjacent cloakroom.

On the first floor there are four well-appointed bedrooms. Two principal bedrooms have bay windows affording magnificent views of the grounds and South Downs beyond. The bedrooms are served by a shower room and a bathroom, together with a separate cloakroom.

#### Outside

The house is centred within extensive gardens, with its own wildflower meadow, totalling 2.65 acres. A large paved terrace offers an ideal space for al fresco dining, overlooking lawns, mature shrubs and well-stocked borders. There are also established vegetable beds and a greenhouse. Outbuildings include a large garden storeroom and log shed, while a sweeping gravel driveway provide ample off-road parking.

### Location

The property is located in the sought-after village of Plumpton, with three well-regarded pubs and well-stocked village shop, set at the foot the South Downs National Park and offering an appealing balance of semi-rural living with excellent accessibility. The nearby historic county town of Lewes provides a wide range of independent shops, restaurants and cultural amenities, while Brighton and Haywards Heath offer more extensive shopping, leisure facilities and mainline rail services.

The area is particularly well served for education. Plumpton itself has its own well-regarded pre and primary school, and the area also has a number of highly regarded independent schools within easy reach, including Cumnor House, Lewes Old Grammar, Ardingly College and Hurstpierpoint College. Plumpton railway station offers regular services to London, Lewes and Haywards Heath, and the A23 and A27 provide convenient connections to Gatwick Airport, Brighton and the wider motorway network.

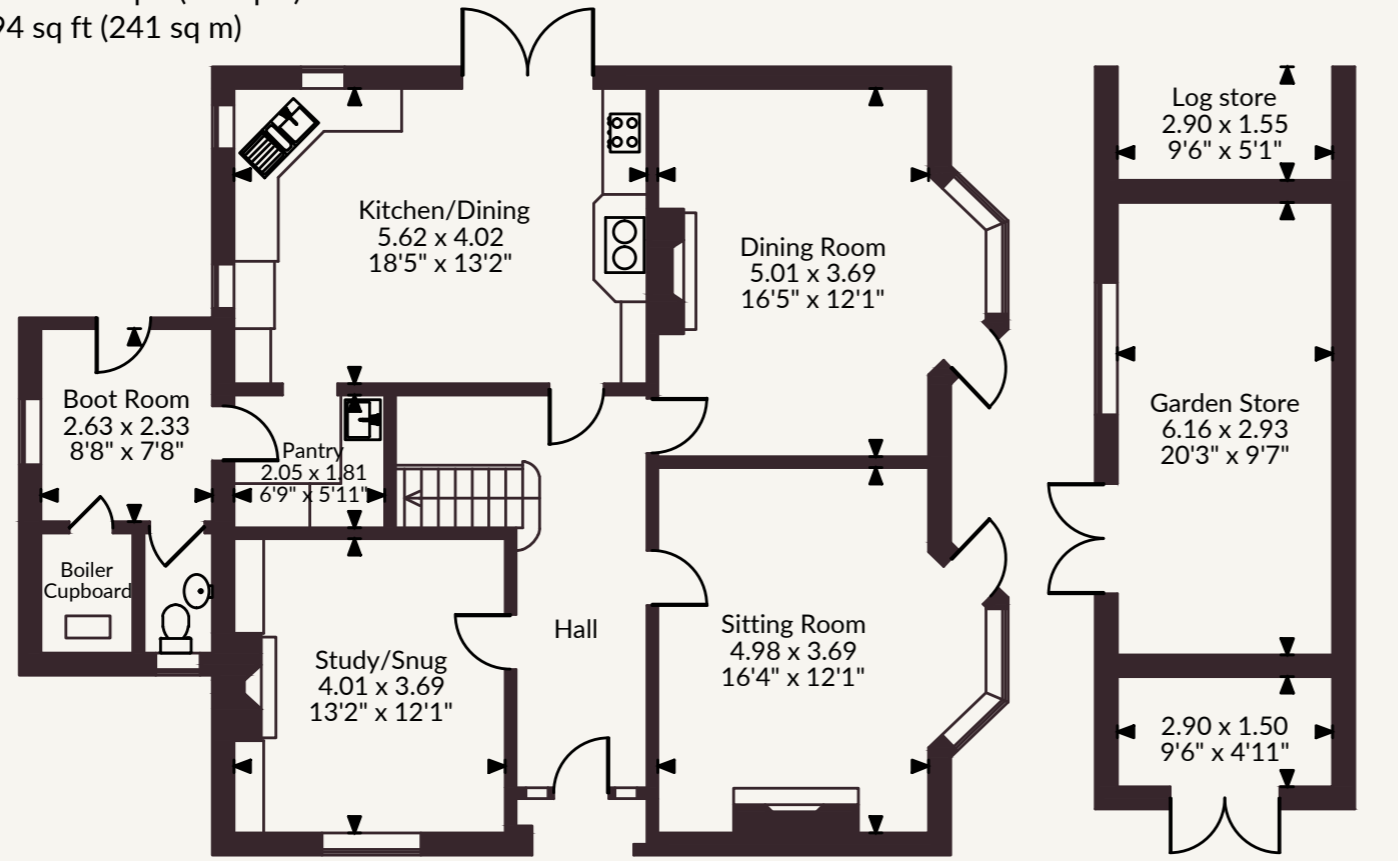
Postcode region: BN7

### General

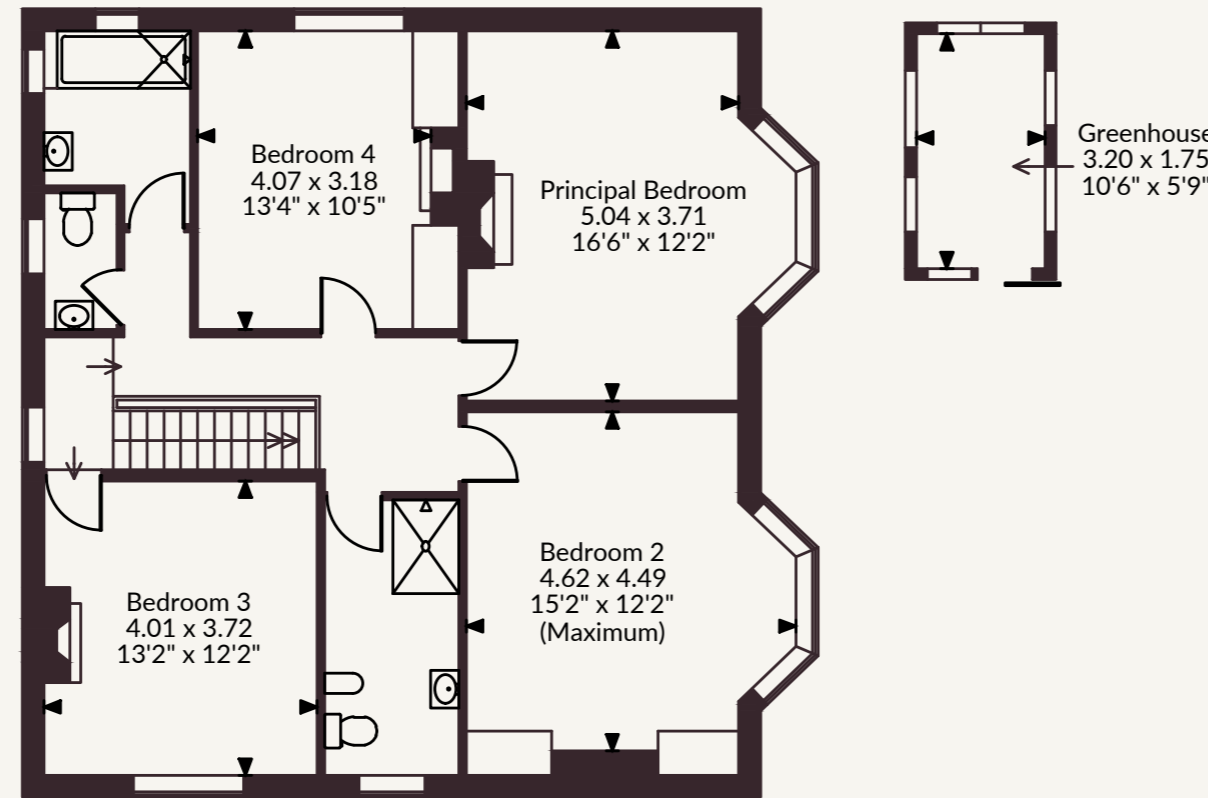
Local Authority: Lewes District Council  
Services: Mains electricity and water. Oil-fired central heating. Private drainage.  
Council Tax: Band G  
EPC Rating: Band G  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



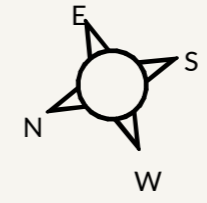
Crossways, Plumpton Green, Lewes  
 Main House internal area 2,225 sq ft (207 sq m)  
 Outbuildings internal area 369 sq ft (34 sq m)  
 Total internal area 2,594 sq ft (241 sq m)



Ground Floor



First Floor



**Strutt & Parker Lewes**

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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