



Longford Place, Spithurst Road  
Barcombe, East Sussex

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# Longford Place Spithurst Road, Barcombe Lewes, BN8 5ED

A charming Sussex home with lots of character and potential set in pretty gardens within a highly desirable semi-rural setting

Cooksbridge Station 4.2 miles (London Victoria 70 mins), Lewes 7 miles, Haywards Heath 9.5 miles, Brighton 16 miles, M23 (J10A) 18 miles, London Gatwick Airport 22.5 miles  
Entrance hall | Sitting room | Dining room | Office | Kitchen | Breakfast room | Utility | Principal bedroom with en suite bathroom  
4 Further bedrooms | Shower room | Gardens  
Garage and driveway | Garden store  
EPC rating TBC

## The property

Longford Place is a pretty detached and extended character property offering versatile accommodation with a wealth of traditional features. These include exposed timbers, feature fireplaces, latched doors, diamond leaded and casement windows.

Double doors open into the grand and light-filled vaulted entrance hall, which features parquet flooring and a bespoke stairway with cast iron balustrade. From here is the bay-fronted formal dining room and a peaceful home office. The accommodation flows into the 25 ft. beamed sitting room with its fine fireplace with hammered copper guard and log stores adjacent. From here is the breakfast room, a shower room and the sizeable galley kitchen and utility room, with a range of wooden wall and base cabinetry, worksurfaces and appliances and a door to the pretty rear garden.

The galleried first-floor landing flows along a hallway to five pleasing and well-proportioned bedrooms with various in-keeping features. Two of the bedrooms benefit from fitted wardrobes and the principal also enjoys the use of an en suite bathroom. Stairs from the main hall flow to an expansive attic space with excellent potential.

## Outside

The home is approached off a quiet country road onto a block-paved driveway via a five-bar wooden gate flowing alongside the property and to the attached garage block, with a garden store to the rear. Neat hedging and mature trees enclose the established plot, with a plethora of colourful climbers and herbaceous borders adorning the residence itself. The rear garden is largely laid to neat level lawn with various planting schemes and enjoys an enviable west-facing aspect, ideal for dining al fresco on the paved terrace.

## Location

The property resides in a sought-after position close to the village of Barcombe, with its shop, Post Office, tennis club, popular public house, church and access to a plethora of countryside walks and rides along the River Ouse. Nearby, Lewes offers a more comprehensive range of shops, supermarkets and restaurants. Haywards Heath and Brighton are also within easy reach. The area offers a wide range of independent schools including Annan, Bede's, Lewes Old Grammar and Northease Manor as well as Roedean, Charterhouse and Bedales.





Floorplans  
 Main House internal area 2,310 sq ft (215 sq m)  
 Garage internal area 345 sq ft (32 sq m)  
 Garden Store internal area 91 sq ft (8 sq m)  
 Total internal area 2,746 sq ft (255 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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**Directions**  
 What3Words: ///language.brilliant.puts

**General**  
**Local Authority:** Lewes District Council  
**Services:** Mains water and electricity. No gas, septic tank. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,000,000

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