



OAKFIELD



School Path, Barcombe, BN8 5DN

Price Guide £625,000



## School Path, Barcombe, BN8 5DN

GUIDE PRICE £625,000 - £650,000

Tucked away within a sought after village setting, this attractive three bedroom detached home offers a superb balance of countryside living, space and flexibility. Originally designed as a four bedroom property, the current owners have thoughtfully reconfigured the first floor to create a larger principal bedroom, enhancing the overall sense of space and comfort.

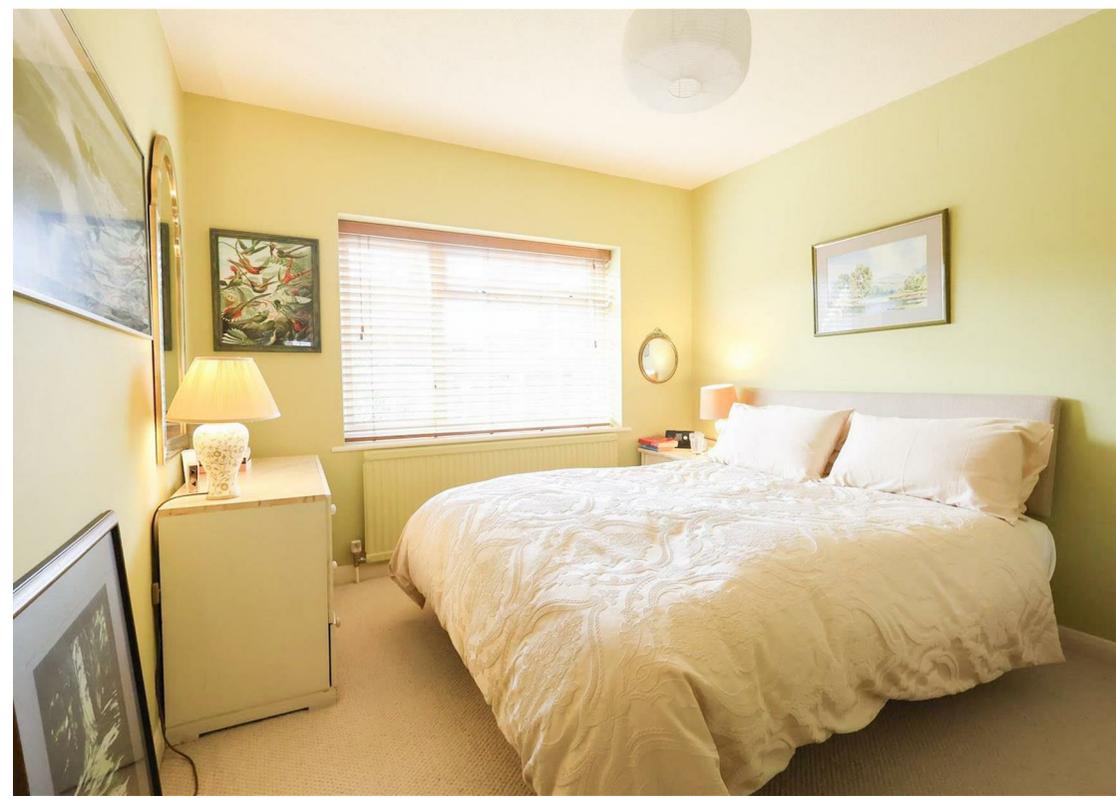
The property is approached via a driveway providing off road parking for one to two vehicles, with a mature landscaped front garden creating an inviting first impression. Internally, the home is well arranged, with a welcoming lounge featuring a woodburning stove, providing a cosy and charming focal point, ideal for relaxed evenings.

To the rear, the property opens into a generous L-shaped kitchen, dining and utility space, designed with both everyday living and entertaining in mind. This sociable area offers a natural flow and enjoys direct access to the beautifully maintained rear garden, creating a private and peaceful outdoor setting. The property is heated via an oil fired system, with the kitchen also benefiting from an LPG gas hob.

Upstairs, there are three well proportioned bedrooms and a family shower room, providing comfortable accommodation for a variety of buyers.

A particular feature is the converted garage, currently used as a work room, but equally ideal as a home office, studio or additional reception space.

Located in the picturesque village of Barcombe, the property enjoys a strong sense of community, beautiful surrounding countryside and a range of local amenities including a shop, post office, popular pubs and a well regarded primary school.





**Kitchen**

19'0 x 10'0 (5.79m x 3.05m)

**Sitting/Dining Room**

10'6 x 9'0 (3.20m x 2.74m)

**Utility Room**

16'7 x 8'1 (5.05m x 2.46m)

**Living Room**

20'0 x 11'0 (6.10m x 3.35m)

**Bedroom One**

16'0 x 10'0 (4.88m x 3.05m)

**Bedroom Two**

11'0 x 9'11 (3.35m x 3.02m )

**Bedroom Three**

11'0 x 9'10 (3.35m x 3.00m)

**Shower Room**

**Council Tax Band F - £3824.74 Per Annum**



## Floor Plan

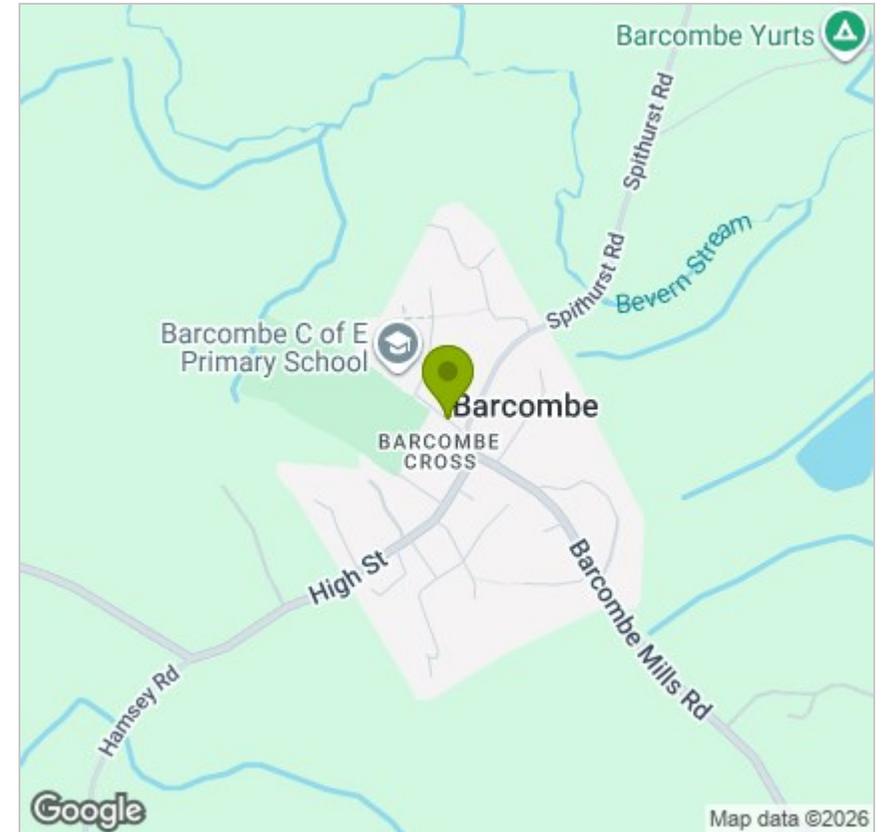


## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

