



OAKFIELD



OAKFIELD  
FOR SALE  
01223 4701  
www.oakfield.co.uk

THE  
OLD HALL

School  
P  
Mon - Fri  
9am - 5pm  
4 hours  
No return  
within 2 hours

High Street, Barcombe, Lewes, BN8 5BA  
Offers In The Region Of £1,000,000



## High Street, Barcombe, Lewes, BN8 5BA

A truly unique and beautifully reimagined former Victorian village hall, set in the heart of Barcombe. Originally opened as a parish hall in 1921 by Sir William Grantham, the building has a rich history and retains a wonderful sense of character.

Architecturally redesigned and renovated in 2014 by the current owners, the property has been transformed into a striking and highly individual home. A key focus has been on light and space, something the owners have particularly loved, along with the versatility of the layout and the privacy of the internal courtyard. They have also enjoyed being part of Barcombe's strong and welcoming community.

The accommodation extends to approximately 2,466 sq ft and offers an excellent balance of open plan and more traditional living space. The kitchen, living and dining room measures over 39 ft, creating an impressive central hub for both everyday living and entertaining, with double glazed bi fold doors opening directly onto the courtyard garden.

The main sitting room is a standout space, featuring a log burner, exposed timber flooring and a ceiling height of approximately 4 metres, giving a real sense of volume. The kitchen includes integrated appliances and an induction hob, supported by a separate utility room.

The ground floor benefits from underfloor heating, with oil central heating throughout, a 1,400 litre tank and three heating zones. The courtyard provides a private and low maintenance outside space.

Bedrooms are arranged over the upper floors, including a principal bedroom with en suite. An attached annexe offers a gym or studio with shower room and a bedroom above, ideal for guests, home working or multi generational living.

Barcombe offers a village shop, two pubs, local clubs and countryside walks, with a well regarded primary school within walking distance.





### Sitting Room

21'9" x 17'10" (6.63m x 5.44m)

### Kitchen/Living/Dining Room

39'6" x 23'5" (approx) (12.04m x 7.14m (approx))

### Office/Gym

12'9" x 12'2" (3.89m x 3.71m)

### Bedroom

14'2" x 11'1" (4.32m x 3.38m)

### Bedroom

10'11" x 9'4" (3.33m x 2.84m)

### Bedroom

11'0" x 9'0" (3.35m x 2.74m)

### Bedroom

23'1" x 12'0" (7.04m x 3.66m)



### Bathroom

### Shower Room

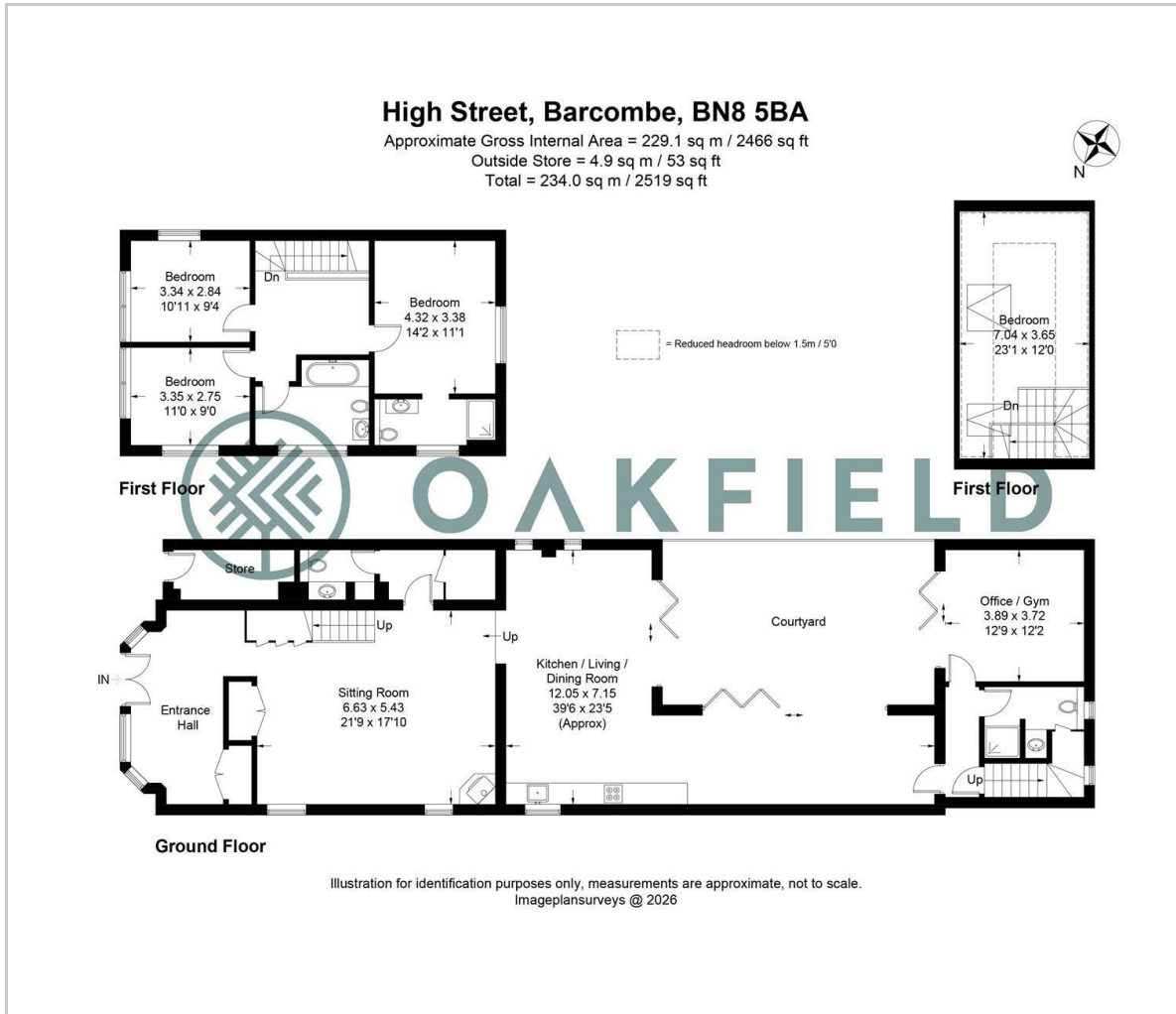
### Ensuite

### WC

Council Tax Band F - £4,171.60 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

