



Church Lane
BN45 7FE, Pyecombe

mishons



Set in the picturesque village of Pycombe, this impressive four bedroom detached home with a double garage and views over the hills of the south downs...

As you arrive at the property there is a large driveway with space for numerous cars. Once you go into the house the entrance hallway has lots of natural light and storage for coats and shoes etc. The kitchen diner is at the back of the house with built in appliances and tons of work top space for food preparation. The dining area is a lovely open plan area to entertain guests with bi fold doors leading out to the decked area. The living room at the front of the house is a great size and is a lovely spot to wind down in the evening. Off the downstairs hallway is a cloakroom and then a convenient utility room.

Upstairs there are four sizeable bedrooms and three bathrooms. The main bedroom is at the back of the home and has the most excellent views of the downs, there is a stylish and spacious en suite bathroom off this room too. The second bedroom is to the front of the property and overlooks the peaceful lane outside. This also has an en-suite shower room. The third bedroom is also a good sized room with another en-suite shower room. The fourth bedroom is a great sized double room with tons of storage space.

The double garage is a car enthusiasts dream or a fabulous place for storage. Leading from the kitchen is a lovely landscaped garden. The decked area is a great summer entertainment space with plenty of space for an outside dining table for your family barbeques. The lawned area is easy to maintain but big enough for a family to enjoy.

Conveniently located within walking distance to a local store, The Plough Pub, and the picturesque South Downs Way, residents can indulge in a range of lifestyle amenities and outdoor pursuits. Buyers might be interested in the potential of renting out some of the rooms to walkers doing the south downs way walk.

➤ **Guide Price** **£875,000**

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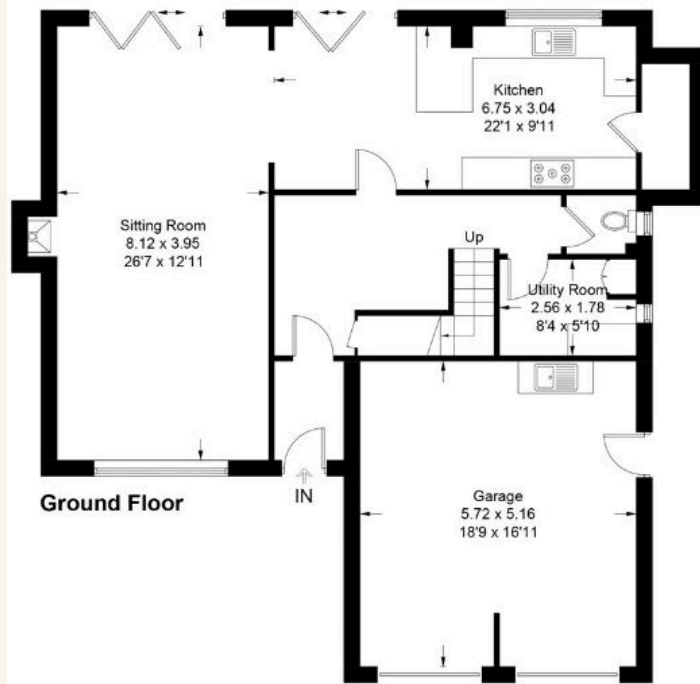
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TBC



TOTAL FLOOR AREA:
2215.32 sq. ft. (205.81 sq. m.) approx





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