





Located on the highly regarded London Road in Pycombe, this property enjoys a semi-rural village setting at the foot of the South Downs. Pycombe benefits from a selection of local shops and amenities for everyday needs, while offering excellent access to the A23, making it ideal for commuters travelling to Brighton, Gatwick Airport, and London. The surrounding countryside provides beautiful walks and open green spaces, with nearby villages and towns offering a wider range of amenities. Brighton is just a short drive away, perfectly combining a vibrant city lifestyle with the peace and charm of this sought-after Downland location.

Hunters are pleased to bring to the market this impressive five-bedroom detached home, set behind gated front access. The gated entrance provides privacy and security while significantly enhancing the property's kerb appeal.

Beyond the gates, the property sits within approximately 0.6 acres of land, which wraps around the house. A pebbled driveway leads to the front entrance, offering ample parking.

Upon entering, you are welcomed by a beautiful stained-glass front door with a large transom window above, allowing an abundance of natural light to flow into the hallway. The hallway features unique flooring and provides generous space for storing coats and shoes.

To the right is the main living room, offering dual-aspect views and French doors opening onto the front garden. This room features a working log-burning fireplace and an original serving hatch, adding character and charm. To the left is a further reception room with a large front-facing bay window that floods the space with natural light, making it ideal as a study, snug, or additional sitting room.

The impressive kitchen/diner offers ample wall and base units and is finished with shaker-style cabinetry. Integrated appliances include a microwave, fridge/freezer, and a farmhouse sink, with space for a large double Aga. Bi-fold doors open directly onto the garden, creating a fantastic indoor-outdoor living space. The dining area features a bay window and original built-in cabinetry. From the kitchen, there is access to a utility room with plumbing for a washing machine and a door leading to the garden. There is also a downstairs shower room fitted with a walk-in shower, WC, and wash basin.

On the first floor, there are four generous double bedrooms. The principal bedroom overlooks the front garden and enjoys views across the Downs, along with a modern en-suite shower room comprising a walk-in shower, WC, and wash basin. The remaining three bedrooms all offer ample space for freestanding furniture. The landing also benefits from a large airing cupboard.

The second floor features an impressive room with the potential to become a stunning principal suite. This space benefits from four side windows that flood the room with natural light, an en-suite shower room with walk-in shower, WC, and wash basin, as well as extensive eaves storage.

Stepping outside, the property opens into an impressive wraparound garden that has been thoughtfully landscaped and beautifully maintained. To the front, there is a south-facing, level lawn that enjoys sunlight throughout the day and offers a variety of seating areas, along with a summer house and a dedicated BBQ station, perfect for entertaining and relaxing. Wrapping around to the rear, the garden continues to impress with a designated hot tub area and further seating options, creating a private and versatile outdoor space. Throughout the garden, there are mature shrubs and established bushes, providing both greenery and privacy. Benefiting from its wraparound layout, the garden is a true sun-catching space, ideal for enjoying the outdoors from morning through to evening.

The property further benefits from a double garage, fitted with an electric up-and-over door and power supply, providing secure parking, excellent storage, or potential for use as a workshop.

FEATURES

- Sought-after Pycombe village location
- Five-bedroom detached home
- Gated entrance and driveway
- Approximately 0.6 acres
- Wraparound landscaped gardens
- South-facing outdoor space
- Stunning Downland views
- Multiple reception rooms
- Kitchen/diner with bi-folds
- Principal suites with en-suites
- Double garage with power
- Council Tax band F

