



**Woodcroft, Station Road, Plumpton Green, Lewes, East Sussex, BN7 3BT**

Asking Price: £765,000



# Woodcroft, Station Road, Plumpton Green, Lewes, East Sussex, BN7 3BT

Attractive Four Bedroom Edwardian Home Set in Plumpton Green Offering a Superb Blend of Period Charm, Modern Comfort, and Countryside Living.

## The Property

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Full of character, the house retains many original features including decorative fireplaces, oak flooring, and classic bay windows. These period details are thoughtfully balanced by modern updates, including a re-fitted Shaker-style kitchen with integrated appliances and wooden worksurfaces, a practical utility room/pantry, and stylish re-fitted contemporary bathroom and shower rooms.

The ground floor layout offers generous and flexible living space, with high ceilings and natural light throughout. The modern kitchen opens into the conservatory, creating a sociable hub for everyday living and entertaining. Two reception rooms that have been opened up offer space for both relaxed family time and more formal occasions.

Upstairs, there are four well-proportioned bedrooms, ideal for growing families or guests. The rooms to the rear have countryside views. Both the bathroom and shower room have been updated in a clean, modern style, ensuring comfort and convenience.

Externally, the property benefits from ample off-road parking, a garage, and a secluded west-facing garden that backs directly onto open fields, offering uninterrupted countryside views and stunning sunsets. The garden is well maintained and private, with space for outdoor dining, children's play, and summer entertaining.

A standout feature is the detached studio/home office with power and lighting, providing a quiet and comfortable space for remote work, creative projects, or additional storage.

## The Location

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Plumpton Green is a highly regarded East Sussex village known for its welcoming community, access to countryside walks, and convenient rail links. Families are well served with a local primary school and secondary options nearby, while the surrounding South Downs countryside offers plenty of space to explore.

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family.

Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes.

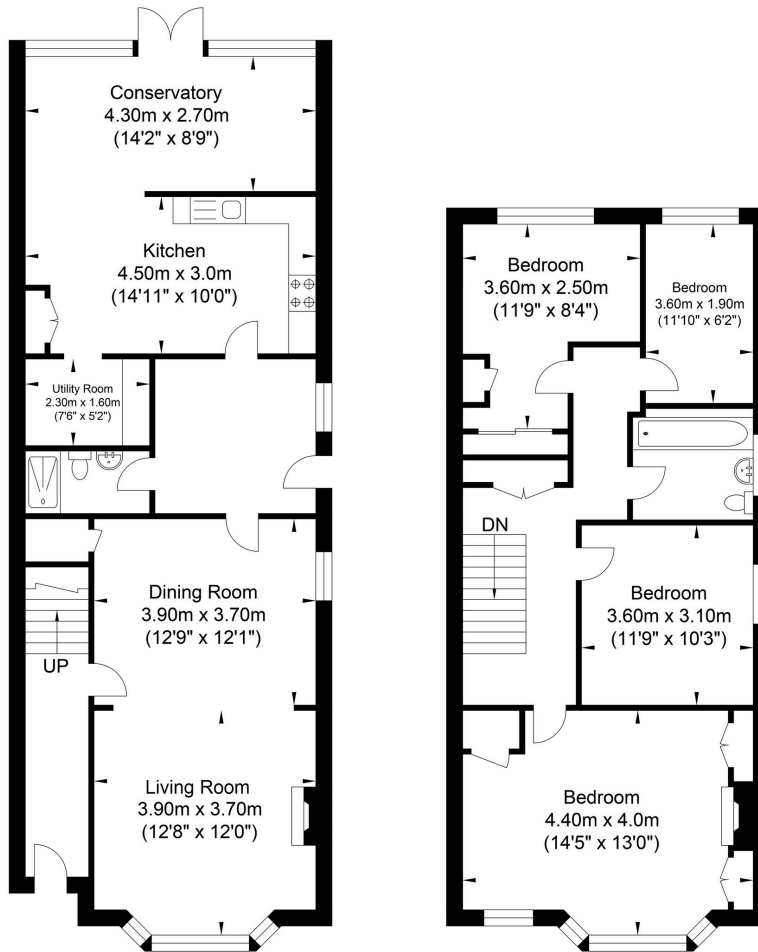
High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.







# Station Road, Plumpton



Ground Floor  
 Approximate Floor Area  
 914.93 sq ft  
 (85.0 sq m)

First Floor  
 Approximate Floor Area  
 743.78 sq ft  
 (69.10 sq m)

Approximate Gross Internal Area = 154.10 sq m / 1658.71 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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Agents Notes

Tenure - Freehold  
 EPC - TBC  
 Council Tax Band - E



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