



Garden Cottage Roeheath

Cinder Hill, North Chailey, Lewes, East Sussex, BN8 4HR

Batcheller
Monkhouse

Our Corner of England

GARDEN COTTAGE ROEHEATH

A charming single storey character property nestled within a Victorian estate in Chailey. This detached home features a delightful lounge/dining room with a fireplace housing wood burner, and stunning views of fields and hills from the beautifully landscaped south west facing gardens.

Ground Floor

- Lounge/Diner
- Conservatory
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Separate WC
- Utility Room

Outside

- Garage Workshop
- Allocated Parking
- Gardens



DESCRIPTION

Situated in a tranquil location, this charming character property boasts breathtaking rural views over open countryside and fields. Tucked away along a country lane, the property forms part of a large Victorian estate and is set within a small hamlet of similar residential properties. The main features of the property include:

- **Gabled Entrance Porch** leading to **Entrance Hall**
- **Lounge/Dining Room** With fabulous views over the well maintained rear gardens, and boasting a brick built hearth with inset log burning stove and wooden mantle. There is also plenty of space to entertain with a sizeable dining table position adjacent to the window to enjoy views over the rear garden.
- **Modern Kitchen** Fitted with an array of Shaker style cream wall and base units with laminate worktops over. Fitted appliances include an electric oven and hob, integrated dishwasher, sink and drainer. Space for more informal dining. The kitchen flows seamlessly through to:
- **Spacious Conservatory** Providing the perfect space to relax and take in the views double doors lead out to the patio and internal steps reach back to the lounge.
- **Utility Room** Adjacent to the kitchen and offering yet more storage and space for white goods.
- **Main Bedroom** Boasting a plethora of built-in wardrobes and storage.
- **2 Further Double Bedrooms**
- **Family Bathroom** Comprising a fitted white suite with separate shower cubicle, bath, WC and wash hand basin. Tiled floor and part tiled walls.
- **Separate WC** Adjacent to the bathroom.



OUTSIDE

The south west facing garden is a particular feature of this property having recently been lovingly landscaped and now provides a haven of seating areas, lush lawns, raised vegetable beds and two brick built pathways. A large patio offers space for entertaining and connects the property perfectly to the outside space. There is a wonderful recently constructed timber workshop attached to the rear of a detached garage, and there is also plenty of parking.

AMENITIES

Local: Five Bells Public House, village store and Post Office. North Chailey has a local garage with village store. Newick (1.8 miles) has a range of local shops, medical practice, 3 pubs, a restaurant and café.



Towns: Haywards Heath (7 miles), Uckfield (8.3 miles), Lewes (6.8 miles), Brighton (14 miles), Tunbridge Wells (19.8 miles).

Transport: Haywards Heath Station (7.4 miles), services to London in approximately 45 minutes. Plumpton Station (4.6 miles) services to London is approximately 1 hour. Gatwick Airport (21.9 miles).

Schools: Chailey Primary School www.chaileystpeters.org.uk Chailey School www.chaileyschool.org Lewes Old Grammar School www.logs.uk.com Great Walstead School www.greatwalstead.co.uk Cumnor House www.cumnor.co.uk Bedes www.bedes.org Burgess Hill Girls www.burgesshillgirls.com

Leisure: Piltown Golf Club www.piltowngolfclub.co.uk, Chailey Common www.chaileycommons.org South Downs National Park www.southdowns.gov.uk Ashdown Forest www.ashdownforest.org

DIRECTIONS

From Newick Village, take the A272 in a westerly direction towards Haywards Heath. Heading out of the village and on approaching the long straight at North Chailey, take the turning left into Oxbottom Lane. Proceed along this lane for a while where it becomes Cinder Hill. Head down the hill and the entrance to Roeheath can be found on your right by a white sign post.

What3Words: ///messaging.dinosaur.toned

Additional Information

Local Authority: Lewes District Council, Southover Grange, Southover Road, Lewes, East Sussex, BN7 1AB. Telephone: 01273 471600. Website: www.lewes-eastbourne.gov.uk

Services (not checked or tested): Mains electricity and water. No mains gas. Oil central heating. Cesspit drainage. No mains drains.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SX47742

EPC: EPC rating E

Council Tax: Band E

GUIDE PRICE £600,000 - £650,000

Viewings

For an appointment to view please contact our Haywards Heath Office
Telephone: 01444 453181 Email: hh@batchellermonkhouse.com

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01424 775577
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8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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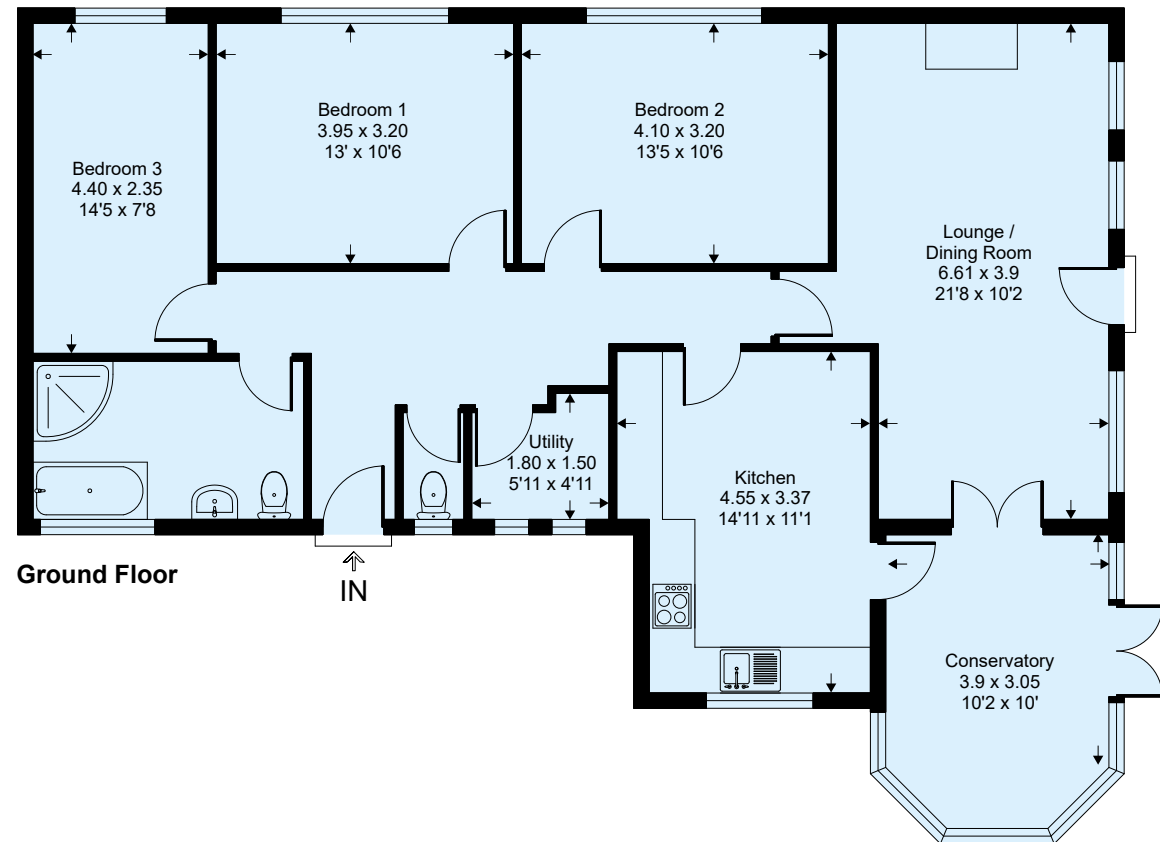
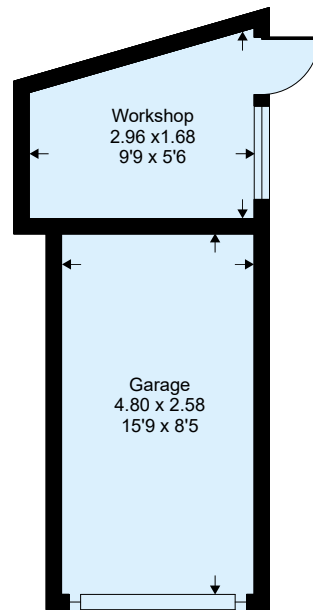
Garden Cottage, BN8

Approximate Gross Internal Area = 110 sq m / 1177 sq ft

Approximate Garage Internal Area = 12 sq m / 132 sq ft

Approximate Outbuilding Internal Area = 6 sq m / 68 sq ft

Approximate Total Internal Area = 128 sq m / 1377 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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