

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

MEADOW COTTAGE, BEACONSFIELD ROAD, CHELWOOD GATE, EAST SUSSEX, RH17 7LE

HALLWAY – SIDE LOGGIA – KITCHEN – DINING ROOM – CONSERVATORY

18' X 14' 11 SITTING ROOM WITH OPEN FIRE – TWO GOOD SIZED GROUND FLOOR BEDROOMS

BEDROOM 5/STUDY – GROUND FLOOR SHOWER ROOM – TWO FIRST FLOOR BEDROOMS

BATHROOM – UPVC DOUBLE GLAZING – OIL FIRED CENTRAL HEATING

GRAVELLED DRIVEWAY/PARKING – DOUBLE GARAGE – SUMMERHOUSE – SHED/WORKSHOP

SUPERB GARDENS AND GROUNDS IN ALL 0.6 ACRES – NO ONWARD CHAIN



GUIDE PRICE £500,000 FREEHOLD

DESCRIPTION

Meadow Cottage is an interesting 4/5 bedroom detached property built in the late 1950's having been in the same ownership for approaching forty years. Although the property could benefit from some updating, it offers great potential with particularly spacious and highly versatile accommodation all set in superb mature grounds of approx. 0.6 acres in this pleasant country area with excellent access to several major towns. Most of the principal rooms benefit from the lovely garden views and on the ground floor there is a hallway, a side loggia, a kitchen, a dining room, a conservatory, a 18' x 14' 11 sitting room with open fireplace, two good sized bedrooms, a study/bedroom 5 and a ground floor shower room. On the first floor are two further spacious bedrooms and a bathroom. Additional features include uPVC double glazing, oil fired central heating, long gravelled driveway with ample parking, double garage and superb lawned gardens interspersed by many fine specimen shrubs and trees flowing to the front, side and rear of the property. The property is available with no onward chain.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should not: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

01444 235665
20 Station Road
Burgess Hill
West Sussex RH15 9DJ

01444 456431
5 Muster Green
Haywards Heath
West Sussex RH16 4AP

01444 417600
The Nook, High Street
Cuckfield
West Sussex RH17 5JZ

01825 722288
The Green
Newick
East Sussex BN8 4LA

01825 760770
212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377
29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333
39 High Street
Crawley
West Sussex RH10 1BQ

MEADOW COTTAGE, BEACONSFIELD ROAD, CHELWOOD GATE, EAST SUSSEX, RH17 7LE

LOCATION

The property occupies a lovely mature plot well concealed from the road being set down a long driveway near to the centre of Chelwood Gate, an attractive Sussex village close to the Ashdown Forest with its extensive acres of heath and woodland. Nearby amenities include a local post office and inn whilst the adjoining village of Danehill has a general store and primary school. There are several excellent private schools within five miles and a comprehensive school at Chailey. The location allows for convenient road access to a number of towns including East Grinstead, Tunbridge Wells, Lewes and Haywards Heath the latter offering an excellent commuter main line rail service to London (Victoria/London Bridge 47 minutes). There are good recreational amenities in the area with riding by permit on Ashdown Forest, several golf courses and sailing at Weirwood Reservoir. Additionally, there is good road access to the coast at Brighton, the M23/M25 motorway, the international airport at Gatwick. **DIRECTIONS** From our Newick office on the green head west along the A272 until reaching the two mini roundabouts at North Chailey. Turn right at the first of these, heading north along the A275 for several miles going past the entrance to Sheffield Park Gardens and on through the village of Danehill. Continue out of the village along the A275 until seeing the turning for Sandy Lane on the right hand side. Turn right here and proceed along until reaching the 'T' junction with Beaconsfield Road. Here turn right again going past the turning for the Cats Protection League and the entrance to Meadow Cottage can be found a couple of hundred yards further along on the left hand side.

The accommodation with approximate room measurements comprises:

uPVC double glazed door leading to

SIDE LOGGIA 17'2 x 6'1 a very useful area with tiled floor, uPVC double glazed door giving rear access, door giving access to garage and door leading to

KITCHEN 11'10 x 11'4 fitted with a range of units at eye and base level with roll edged work surface areas, double drainer stainless steel sink unit, corner floor mounted oil fired boiler, space for cooker, space for fridge, space and plumbing for dishwasher, uPVC double glazed window to side, door to hallway and opening onto

DINING ROOM 13'10 x 9'9 double aspect room with uPVC double glazed windows to front and side, two radiators, door to hallway.

Good sized **HALLWAY** with doors to all ground floor principal rooms, straight open tread staircase rising to first floor.

CONSERVATORY 16' x 6' with windows overlooking the garden and door giving access to the grounds.

SITTING ROOM 18' x 14'11 plus bay window, a delightful room with feature brick fireplace with tiled hearth and open fire, two radiators and further delightful bay windowed area with two additional radiators and doors onto the garden from which the views of the plot can be enjoyed to the full.

BEDROOM 1 15' x 14' double aspect room with uPVC double glazed windows to side and rear enjoying the garden aspect, two radiators, large walk-in double wardrobe cupboard.

BEDROOM 2 12' x 11'2 into bay, uPVC double glazed window to rear, radiator, range of built-in wardrobe cupboards with sliding doors.

STUDY/BEDROOM 5 8'11 x 9'4 uPVC double glazed window to side, radiator, door giving access to side loggia.

GROUND FLOOR SHOWER ROOM with oversized shower, pedestal wash hand basin, low level w.c., 2 heated towel rails, storage cupboard, opaque window to side.

FIRST FLOOR

LANDING with uPVC double glazed window to rear with window seat, access to loft space, large airing cupboard.

BEDROOM 3 14'10 x 14'5 uPVC double glazed window overlooking the gardens, radiator, range of built-in wardrobe cupboards and eaves storage area.

BEDROOM 4 12'1 x 9'4 uPVC double glazed window to side, radiator, built-in wardrobe cupboard.

BATHROOM fitted with white suite comprising bath with hand grip, low level w.c., wash hand basin, uPVC double glazed window to side, heated towel rail.

OUTSIDE

The property is well concealed from the road and is approached by a long gravelled **DRIVEWAY** opening onto a parking area for several cars and thence on to a **DOUBLE GARAGE** 17' x 17' with two up and over doors, one of which is electronically operated. In the rear corner of the garage is a sliding door to **SEPARATE W.C.** with wash hand basin. Oil storage tank to rear.

THE GARDENS A delightful feature of 'Meadow Cottage' are the superb mature grounds of approx. **0.6 ACRES** with sweeping lawns which are well tended and interspersed by many mature trees and shrubs the whole forming a charming enhancement to the property.

To the **FRONT** there is good screening by an abundance of mature shrubs and trees with lawns and well kept flower borders flanking the driveway.

The lovely gardens to the **SIDES** and **REAR** form the majority of the plot, in the main laid to lawns set off by several fine trees surrounded by areas of mature shrubberies and floral borders.

MEADOW COTTAGE, BEACONSFIELD ROAD, CHELWOOD GATE, EAST SUSSEX, RH17 7LE

There is a timber **SUMMERHOUSE** and large timber **SHED/WORKSHOP** with power and light connected.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

NEWICK OFFICE OPENING HOURS MONDAY TO SATURDAY 9.00 AM TO 5.00PM

HAYWARDS HEATH OFFICE SUNDAY 10.00 AM TO 1.00 PM

www.mansellmctaggart.co.uk www.rightmove.co.uk www.primelocation.com

NW001078 (MD 571)

