

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

FOUNTHILL COTTAGE, FONT HILL, NEWICK, EAST SUSSEX, BN8 4RT.

ENTRANCE HALL – 23' max. x 19' max. 'L' SHAPED SITTING ROOM – INNER LOBBY – DOWNSTAIRS
CLOAKROOM – UTILITY ROOM – RECENTLY RE-FITTED KITCHEN – SUPERB SECOND RECEPTION
ROOM WITH VAULTED CEILING – STUDY – GROUND FLOOR MASTER BEDROOM WITH EN SUITE BATH/SHOWER
ROOM – FIRST FLOOR PROVIDING SECOND BEDROOM WITH EN SUITE CLOAKROOM – THREE FURTHER
BEDROOMS – FAMILY BATHROOM – OIL FIRED CENTRAL HEATING – FRONT GARDENS – GRAVELLED DRIVEWAY
DETACHED DOUBLE GARAGE WITH ATTIC ROOM (ANNEXE POTENTIAL)
SUPERB WEST FACING 100' x 100' REAR GARDEN – PLOT APPROX. HALF AN ACRE – RURAL LOCATION



PRICE .. £649,950 .. FREEHOLD

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 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.

BRIGHTON	BURGESS HILL	CRAWLEY	CUCKFIELD	FOREST ROW	HASSOCKS	HAYWARDS HEATH	LINDFIELD	NEWICK	UCKFIELD
01273 508955	01444 235665	01293 533333	01444 417600	01342 826682	01273 843377	01444 456431	01444 484084	01825 722288	01825 760770

FOUNTILL COTTAGE, FONT HILL, NEWICK, EAST SUSSEX, BN8 4RT.

DESCRIPTION

Founthill Cottage is a charming five bedroom character cottage set in delightful mature grounds of approx. half an acre, enjoying a lovely rural setting without isolation being located off a country lane on the fringe of the village. The property offers beautifully presented and highly versatile accommodation with a number of interesting period features enhanced by pretty gardens. On the ground floor there is an entrance hall, a 23' max. x 19' max. 'L' shaped sitting room with stone fireplace, a downstairs cloakroom, a utility room, a recently re-fitted kitchen with range cooker and dishwasher, a delightful 19' x 16' second reception room with superb vaulted ceiling, a study and a ground floor master bedroom with en suite bath/shower room. On the first floor there is a second bedroom with an en suite cloakroom, three further bedrooms and a family bathroom. The property is set in lovely grounds with front gardens, gravelled driveway providing parking for several cars, a detached double garage with useful attic room over offering annexe potential and a 100' x 100' mature west facing rear garden. The property boasts a wealth of character and further benefits from oil fired central heating.

LOCATION

The property is situated in Font Hill which is a continuation of Church Road on the southern fringe of the village. Within this pretty rural hamlet there are a handful of neighbouring character properties which are all surrounded by open countryside which is interspersed with several footpaths and bridleways linking with the village and Chailey Common. The village green is situated within approx. two-thirds of a mile where there is a traditional range of shops including the village stores, a post office, a butchers, a bakers, lovely old parish church, primary school, inns and restaurants.. Newick has numerous sports and leisure groups and a busy social calendar. The nearby towns of Uckfield (five and a half miles), Lewes (six miles) and Haywards Heath (eight miles) all offer an extensive range of shops and recreational facilities. Haywards Heath railway station offers fast and regular services to London (Victoria and London Bridge both approximately 47 minutes) and the south coast. By road, access to the major surrounding areas can be gained via the A272 linking with the A22 to the east and the A275 and A/M23 to the west. **DIRECTIONS:** From our Newick office head up the road opposite which is Church Road going across the green and past the Royal Oak inn on the left. Continue out of the village until reaching the small hamlet of Font Hill. Founthill Cottage can be found on the right almost opposite the turning for the narrow lane.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL with part glazed front door and window to side, cloaks cupboard, radiator, stairs rising to first floor, quarry tiled flooring, doorway to kitchen and timbered door leading to

'L' SHAPED SITTING ROOM 22'10 max. x 19'3 max. a delightful room with exposed ceiling timbers, being double aspect with two windows to front and French doors opening onto the rear garden, feature stone fireplace with wood burner, 3 radiators, door to

INNER LOBBY with doorway to kitchen and to

DOWNSTAIRS CLOAKROOM with close coupled w.c., wash hand basin and tiled splashback, concealed oil fired boiler.

UTILITY ROOM with double eye level cupboard, space and plumbing for washing machine and further appliances, radiator, quarry tiled flooring, stable door leading to rear garden.

KITCHEN 15'6 max. x 11'5 max. recently re-fitted to a high standard with Howden units at both eye and base level with soft closing doors, solid oak work surfaces with inset one and a half bowl sink unit with mixer tap and waste disposal, integral dishwasher, Rangemaster electric range cooker, window overlooking rear garden, quarry tiled floor and oak steps to

SECOND RECEPTION ROOM 19' x 16'7 a superb double aspect room with vaulted ceiling and a wealth of exposed timbers, windows to front and rear, door opening onto rear garden, feature brick fireplace with inset wood burner and brick hearth, further timber panelling, 3 radiators. Feature arched glazed doors leading to

STUDY 10'2 x 9'4 window to front, radiator.

MASTER BEDROOM 1 16'7 max. x 10'6 max. of irregular shape accessed via an inner lobby from the second reception room. This delightful bedroom provides opaque window to rear, timbered door giving access to rear garden, built-in wardrobe cupboard, radiator, inset downlighters, ceiling timbers.

EN SUITE BATH/SHOWER ROOM having roll top bath with ball and claw feet, wash hand basin with tiled splashback and shower cubicle with sprinkler head shower, low level w.c., heated chrome towel rail, inset downlighters.

FIRST FLOOR LANDING with access to loft space, radiator, inset downlighters.

BEDROOM 2 13'3 x 11'3 with window overlooking rear garden, range of built-in wardrobe cupboards, inset downlighters, radiator.

EN SUITE CLOAKROOM with wash hand basin set in own vanitory unit with tiled surrounds, close coupled w.c., radiator, window to rear.

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BEDROOM 3 11'5 x 7'9 window to front, radiator, inset downlighters, built-in wardrobe cupboard, shelving.

BEDROOM 4 14'2 x 6' window to front, radiator, inset downlighters, built-in wardrobe and storage cupboards.

BEDROOM 5 8'10 x 8'7 window to front, radiator, inset shelving, built-in wardrobe cupboard, inset downlighters.

BATHROOM delightfully fitted with a white suite comprising wood panelled bath, wash hand basin with tiled splash back, close coupled w.c., two windows to rear, radiator, airing cupboard with lagged hot water cylinder and shelving.

OUTSIDE

FRONT GARDEN approached via gate with gravelled pathway and lawned areas to either side and well stocked flower beds and borders, hedged boundaries. Further gate to side.

Five bar gate and gravelled **DRIVEWAY** with parking for several cars leads to the **DETACHED DOUBLE GARAGE** 24' x 16'10 with electronically operated up and over door, power and light connected, door and window to side, wooden stairs leading to useful **ATTIC ROOM** over with potential for annexe.

REAR GARDEN A superb west facing mature rear garden measuring approximately 100' x 100' in the main laid to lawns set off by several inset flower beds and borders, enhanced by various specimen trees including Ginko, Mulberry and Copper Beech. Patio area abutting the rear of the property. Vegetable area. Lovely recently laid timber decking area. Timber shed, brick built privy, oil tank to side.

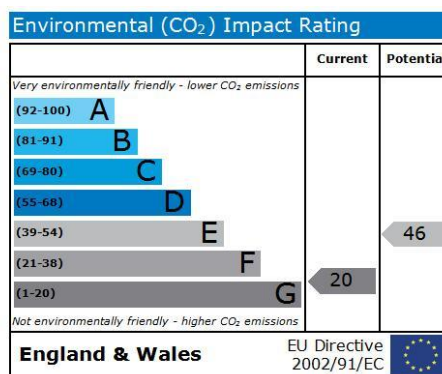
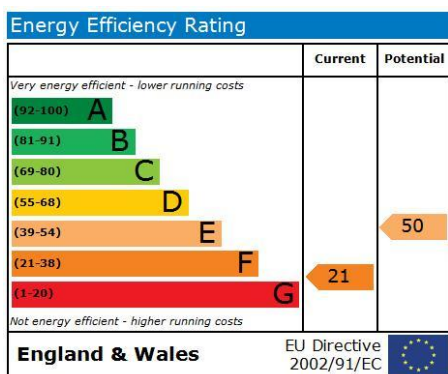
PLOT – IN ALL APPROX. HALF AN ACRE.

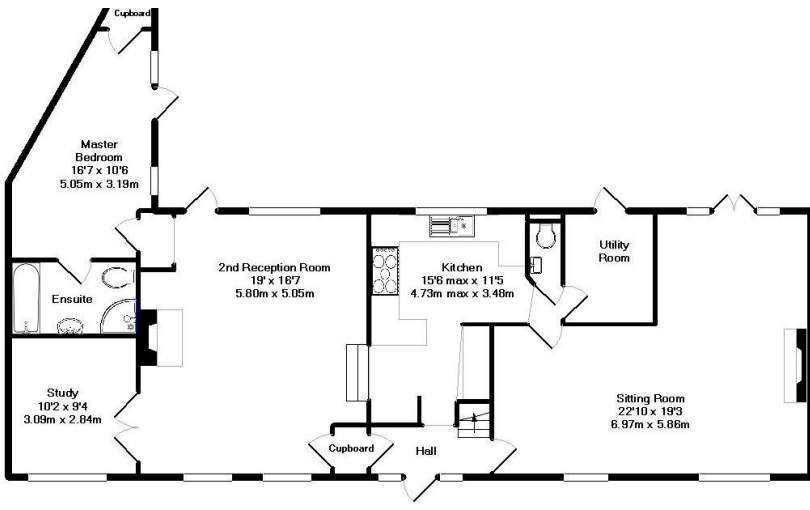
Private drainage.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

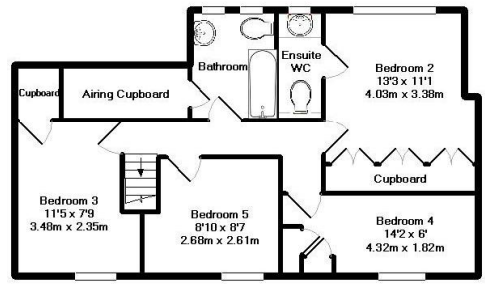
NEWICK OFFICE OPENING HOURS MONDAY TO SATURDAY 9.00 AM TO 5.00PM
 HAYWARDS HEATH OFFICE SUNDAY 10.00 AM TO 1.00 PM

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Ground Floor
Approx. Floor
Area 1223 Sq.Ft.
(113.7 Sq.M)



1st Floor
Approx. Floor
Area 586 Sq.Ft.
(54.4 Sq.M)

Total Approx. Floor Area 1809 Sq.Ft. (168.1 Sq.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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