



MANSELL

Little Beaulieu Brookhill Road

£1,000,000



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## Little Beaulieu Brookhill Road

An opportunity to purchase an attractive Sussex tile hung property with a plethora of beams and period features. It was originally two farm cottages believed to date from 1650 with later additions to create a 4-bedroom 2 bathroom family home. There is a double garage with off-road parking for 4-5 cars. The property is approached via a private lane and has a delightfully secluded garden with the property situated on a large plot. Potential to extend into the loft (STPP).

There is a traditional solid oak front door with a pathway leading to the substantial wrap around conservatory. A path to the left leads to the side entrance which opens into the boot room/utility. This has stone flooring with underfloor heating which flows through the downstairs. There is excellent storage with full height cupboards to the left and to the right with space and plumbing for a washing machine and tumble drier in the middle-left cupboard and adjacent to this the megaflow system. To the right there is space for coats and shoes with a useful bench seat alongside.

Ahead is a half-glazed door opening into a lobby area with the kitchen/breakfast room to the left, cloakroom ahead and to the right leads to the lounge, dining room, study and conservatory. The cloakroom has a white WC with white metro tiling behind, wash hand basin with patterned splashback together and a frosted window to the side.





The spacious kitchen/breakfast room has a good range of wall and base units including a full height larder cupboard, Silestone work surfaces and a breakfast bar with a solid oak work surface. Integrated items include a bottled gas range cooker with 5 burners and double oven with extractor above and space for fridge/freezer. The breakfast bar incorporates bench seating with useful storage below and there is plenty of space for a large table and chairs. Across the full width of the kitchen there are sliding doors opening into a large courtyard garden with a terrace and the lawn stretching away and to the side.

Returning to the lobby area, ahead is the lounge with attractive slate flooring and underfloor heating, numerous beams and a large inglenook fireplace with a wood burning stove. It is dual aspect with the stairs opposite and the solid oak front door to the right.

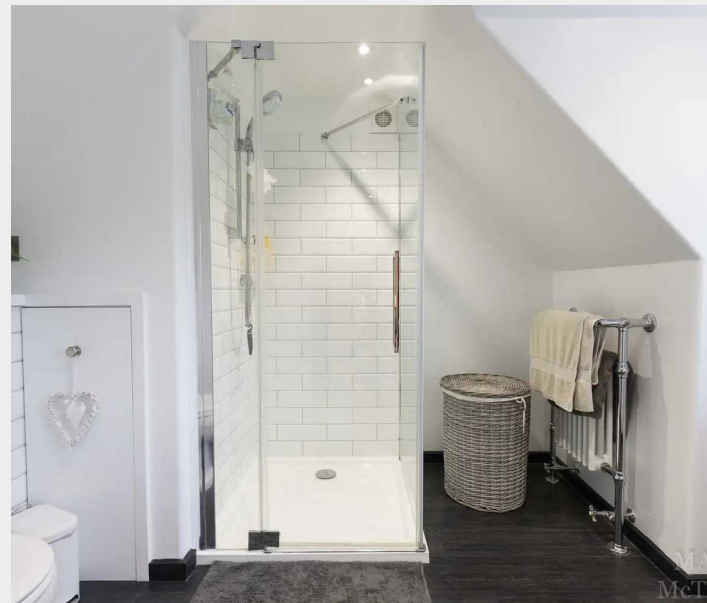
Adjacent to the living room is the study which is dual aspect ensuring plenty of light. It is a good size room making it ideal as an office for those working from home with an outlook over the garden. The part-panelled dining room is alongside the lounge and these two rooms together with the corresponding area upstairs would have been the two farm cottages originally and believed to date from 1650. The dining room has two sets of double doors opening into the conservatory and, in turn, there are doors opening into the garden. The wrap around conservatory is particularly spacious with a log burner and brick chimney together with a wall of exposed brickwork making a superb feature. It has a grp roof which gives the appearance of lead externally and its insulation properties ensure that it is cool in the summer and warm in the winter. Presently there are 3 sofas and a table and chairs to seat 12 people making it the ideal spot for both relaxing and socialising.





Moving upstairs there is a large landing and the loft can be accessed from here and it has a ladder and a light with the potential to extend into the loft space (STPP). A corridor leads to the master bedroom at the far end which is a spacious dual aspect room. There is a dressing area with a window to the side and three double built-in wardrobes providing plenty of storage. The en-suite shower room has a white suite comprising a WC and a rectangular wash hand basin with vanity unit below and a shower cubicle with full height white metro tiling.

Bedroom 2 is immediately to the right at the top of the stairs with bedroom 4 next door and bedroom 3 and the bathroom both to the left. Bedroom 2 is large bedroom which is dual aspect with triple built-in wardrobes. Bedroom 3 is a similar size and is also dual aspect with a period fireplace and brick surround and large built-in wardrobe. Bedroom 4 is a slightly smaller double and is also dual aspect. The family bathroom has stone flooring with full height tiling, a large, frosted window and a chrome ladder style heated towel rail. It has superb feature oval bath with taps mounted midway, a white WC and a wash hand basin with vanity unit below and a separate curved shower cubicle.



## Outside:

Approaching the property there is a private lane leading to four properties and Little Beaulieu has attractive paving providing off-road parking for 4-5 cars together with a double garage which has loft storage above and an electric charging point. Along the boundary there is post and rail fencing planted with laurels and with high hedging to the side ensuring privacy. To the left of the garage is a quaint lychgate with a curved pathway leading to the house and the secluded and tranquil garden.

There are separate areas from which to enjoy the garden as the house sits within a large plot with sliding doors from the kitchen/breakfast room opening onto a large terrace which is also accessed from the large wrap around conservatory together with a smaller gravel area with low box hedging. To the rear of the house accessed from both sides and with a gate, there is a log store, the oil-fired boiler and tank, bottled gas storage and air source heat pump.

Following a curved pathway across the lawn leads to a summer house which has power and light. It is yet another vantage point from which to view the garden and a delightful spot to enjoy in the evening as the sun is setting.

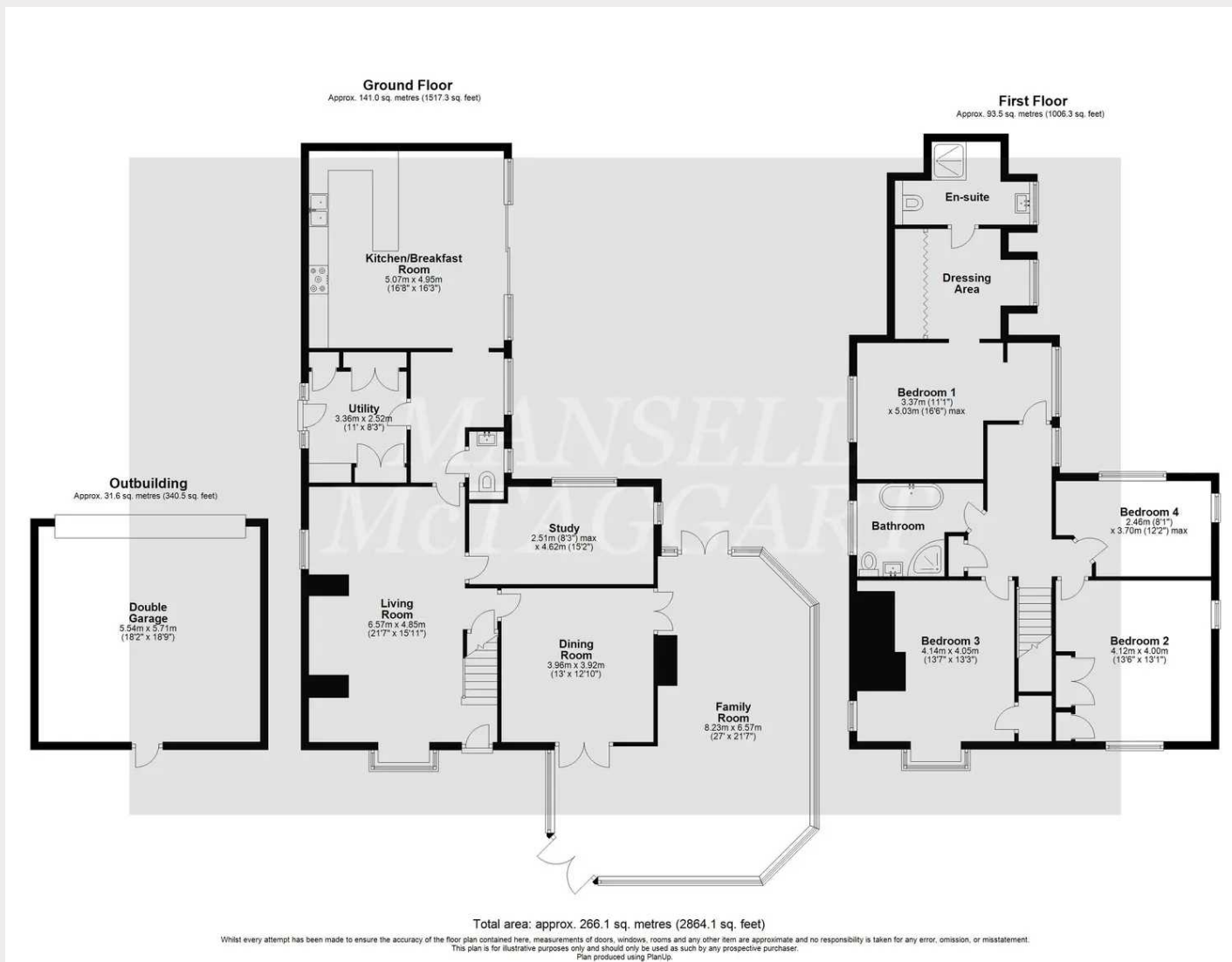
Council Tax band: F

Tenure: Freehold





INSSELL  
HAGGAR



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