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Peter Oliver



Cricketfield, Newick, BN8 4LL

- ▼ Spectacular Extended House
- ▼ 4/5 Bedrooms, 3 Bathrooms
- ▼ Generous, Modern Accommodation
- ▼ Impressive Landscaped Garden
- ▼ 1 Bedroom Detached Annexe
- ▼ Tremendous Income Potential



## EPC RATING

Current:

83 | B

Potential:

83 | B

**Guide Price:**

**£570,000 - £590,000**





## Cricketfield, Newick, BN8 4LL

Welcome to this exceptional and extended 4/5-bedroom semi-detached home, offering impressive space and character throughout. The property features a generous detached annexe, which presents fantastic potential for additional income and includes an open plan kitchen/lounge/diner, a double bedroom, and a shower room, all complemented by a private courtyard garden. Inside the main house, you'll find an inviting entrance hall with a convenient W/C to the side, leading into a cosy family room with a charming fireplace. Adjacent to this is a beautiful, characterful kitchen fitted with a wealth of both high and low level units. Both the family room and kitchen open to a spacious lounge/diner with bi-fold doors that seamlessly connect to the garden, perfect for entertaining family and friends. Upstairs, the first-floor hosts four bedrooms, one of which is currently used as a walk-in dressing room, along with a family bathroom and an en-suite to the principal bedroom. Outside, there's a driveway at the front with an optional EV charging point leading to a secure covered store, which also provides access to the detached annexe at the bottom of the garden. Additionally, a new outbuilding offers versatile space for a gym or a fantastic home office. The landscaped garden truly is a highlight, featuring multiple seating areas, a hot tub, flower beds and pathways, creating a beautiful and tranquil retreat. To enhance energy efficiency, solar panels have been installed, adding to the many wonderful features this home has to offer.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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 The Property  
Ombudsman

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LETTINGS







## Cricketfield, Newick, BN8 4LL

Approximate Gross Internal Area = 156.0 sq m / 1679 sq ft

Annexe = 41.9 sq m / 451 sq ft

Outbuildings = 29.1 sq m / 313 sq ft

Total = 227.0 sq m / 2443 sq ft

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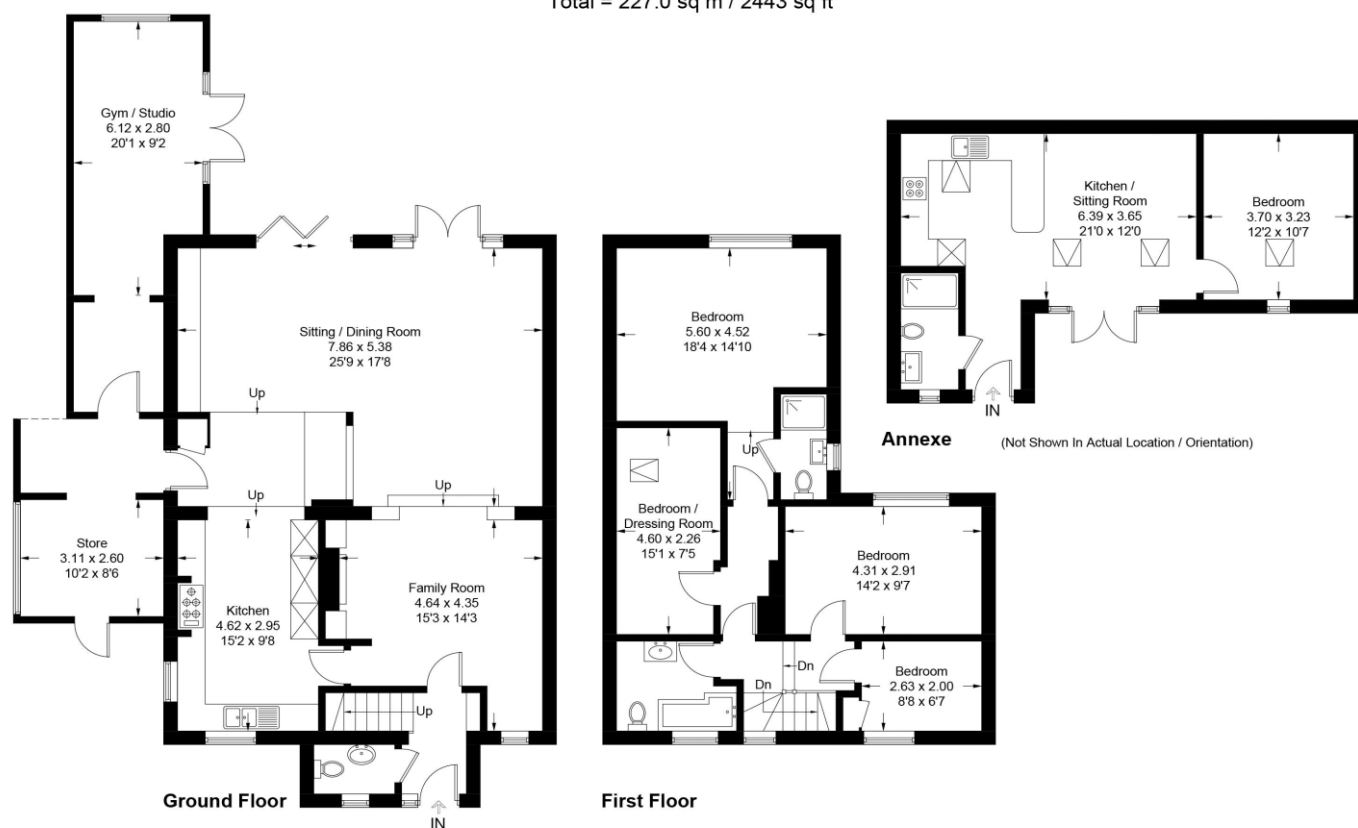


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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