



## Dyke Farmhouse Cottage

THE STREET | POYNINGS | WEST SUSSEX | BN45 7AQ

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# Situation

An extended period family house centrally located within the hamlet benefiting from a contemporary clad studio with a multitude of uses

The property is situated in a delightful rural setting in the hamlet of Poynings with The Royal Oak Public house being the heart of the village which sits beneath the South Downs and is approximately 3.2 miles from the villages of Hurstpierpoint and 3.7 miles from Henfield. Both villages boast bustling High Streets and offer an eclectic range of local shops and amenities. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Centrally located within the village 'Dyke Farmhouse Cottage' is a wonderful example of a period house built to a traditional style of brick and flint, showcasing a wealth of character and charm throughout. Modern recent additions, cater for the demands of the more modern lifestyle. The 2 original light reception rooms, lie either side of the entrance divided by the glorious inglenook fireplace. The kitchen/dining room resides at the rear of the property and has the benefit of underfloor heating, contemporary kitchen and bi-fold doors out onto the landscaped garden, creating the perfect entertaining space. Stairs from the kitchen lead to the first floor landing where 3 bedrooms and a family bathroom are accessed. It should be noted that the vaulted principal bedroom is serviced by a fully tiled en-suite bathroom. The entertaining space continues into the garden where a paved patio adjoins the rear of the property. Steps rise above modern rendered walls to an area of lawn housing a cladded studio with bi-fold doors and benefiting from light and power, having a multitude of uses.



# Overview

## Kitchen

- » Modern hi-gloss wall and base units
- » Silestone worksurfaces
- » Inset sink
- » Inset electric oven
- » Space for fridge freezer
- » Space for washing machine
- » Space for dishwasher



## Bathrooms

A family bathroom and en-suite bathroom benefiting from fully fitted white suites comprising a freestanding roll top bath, panelled bath with wall mounted shower, low level w.c. suites, wash hand basins and heated ladder style towel radiator. There is electric underfloor heating in the en-suite bathroom.



## Specification

- » Electric heating system
- » Kitchen/dining room with underfloor heating
- » Modern clad studio located in the rear garden with bi-fold doors and benefiting from light and power

## External

The property is approached via a timber garden gate over a paved path to the front door flanked on either side by lawn. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property surrounded by modern rendered retaining walls. Steps lead up to an area of lawn bordered by well stocked shrub and plant beds. Within the lawned area is a contemporary studio benefiting from bi-fold doors, light and power.







## Transport Links

Hassocks Train Station	approx. 5.2 miles
Haywards Heath Train Station	approx. 13.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.6 miles
Brighton	approx. 7 miles
Gatwick Airport	approx. 22.5 miles

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## The Street, Poyning, BN45 7AQ

Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft  
 Garden Studio = 6.3 sq m / 68 sq ft  
 Total = 125.4 sq m / 1350 sq ft



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