



4 Great Rough, Newick BN8 4HY

£825,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

# 4 Great Rough

An impressive **5 BEDROOM DETACHED HOUSE** (just under 2,000 sq ft) with the benefit of a 2 storey rear extension set on a lovely **0.4 ACRE PLOT** at the end of this popular no through road.

On the ground floor there is an entrance hall with stairs rising to first floor, a downstairs shower room/wc, a **RE-FITTED KITCHEN/DINING ROOM** with gas hob, double oven, dishwasher, fridge and a utility room. There is a **TRIPLE ASPECT SITTING ROOM** with open fire and patio doors to the front and there is a further triple aspect **FAMILY ROOM** with French doors to the garden. On the first floor is a large galleried landing, a master bedroom with en suite bathroom, 4 further bedrooms and a family bathroom.

The property is set in delightful grounds being approached by a long driveway with parking for several cars leading to a **DETACHED DOUBLE GARAGE**. There is a deep well tended front garden. To the rear is a superb garden with a terrace adjoining the rear of the house with the remainder laid mainly to lawn with a wealth of mature trees and shrubs offering a good degree of seclusion. To the rear of the garden is an attractive wooded area. Summer house.

- SPACIOUS (just under 2,000 sq ft) 5 BEDROOM 3 RECEPTION ROOM 3 BATHROOM DETACHED HOUSE
- HALL, GROUND FLOOR SHOWER ROOM/WC & UTILITY ROOM
- TRIPLE ASPECT SITTING ROOM & FAMILYROOM
- RE-FITTED KITCHEN/DINING ROOM
- MASTER BEDROOM WITH EN SUITE BATHROOM
- 4 FURTHER BEDROOMS & BATHROOM
- LONG DRIVEWAY & DETACHED DOUBLE GARAGE
- LOVELY 0.4 ACRE PLOT
- FREEHOLD EPC E COUNCIL TAX BAND G LEWES





## 4 Great Rough

Great Rough is a small sought after residential cul-de-sac off Lower Station Road on the western fringe of Newick. This popular Sussex village offers an excellent selection of traditional village shops including 2 convenience stores (one with post office facilities), bakery, pharmacy, 3 pubs and a restaurant. The village also has a church, a hall, an Ofsted rated outstanding primary school, a modern area health centre and a selection of social and leisure groups including a football, rugby, cricket, tennis, bowls and other clubs. The nearby towns of Uckfield, Haywards Heath and Lewes offer good shopping. Haywards Heath main line station provides a fast rail service to London (Victoria/London Bridge about 45 minutes). This lovely area of East Sussex is surrounded by some of the most beautiful open areas of the county, including the Ashdown Forest which is within a few minutes drive.



**DIRECTIONS:** From our office on the green at Newick proceed in a westerly direction along the A272 towards Haywards Heath going past the turnings for Newick Drive, Allington Road and Oxbottom Lane. Lower Station Road is the next turning on the left hand side, turn left here flowing around the bend and Great Rough can then be found on the left hand side. Turn into Great Rough and the property is located at the end of the close.



Ground Floor  
Approximate Floor Area  
996.84 sq ft  
(92.61 sq m)

First Floor  
Approximate Floor Area  
996.84 sq ft  
(92.61 sq m)

Garage  
Approximate Floor Area  
382.44 sq ft  
(35.53 sq m)

Approximate Gross Internal Area (Excluding Garage) = 185.22 sq m / 1993.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Newick

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