



Pilgrims Cottage, 3 Bullsfield, The Green, Newick BN8 4LA

£725,000



**MANSELL  
McTAGGART**  
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# Pilgrims Cottage

A spacious (2,142 sq ft) & versatile 4 BEDROOM DETACHED HOUSE set in a popular, tucked away close of just 3 properties close to the village green.

The front door leads into the hall which has a study area and stairs rising to the first floor. The kitchen/breakfast room has a double oven, hob, fridge freezer & dishwasher. A door leads to the utility room off which is the downstairs cloakroom/wc and a door into the garage and another to the garden.

The generous dual aspect SITTING ROOM has patio doors to the garden and a fireplace with gas woodburner. There is also a separate DINING ROOM to the front.

Upstairs there are 4 bedrooms one with an EN SUITE BATH/SHOWER ROOM and a further shower room/wc. Further benefits include gas fired central heating & double glazing.

Outside there is a DOUBLE GARAGE & DRIVEWAY, a side gate and the mature gardens wrap around the property with lawned areas, patio, flower beds, shrubs & pond.

- HALL, DOWNSTAIRS CLOAKROOM & STUDY
- SITTING ROOM & SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- 4 BEDROOMS, EN SUITE BATH/SHOWER ROOM & SHOWER ROOM/WC
- DOUBLE GARAGE & DRIVEWAY
- WRAP AROUND GARDENS
- NO ONWARD CHAIN
- FREEHOLD EPC C COUNCIL TAX BAND G LEWES





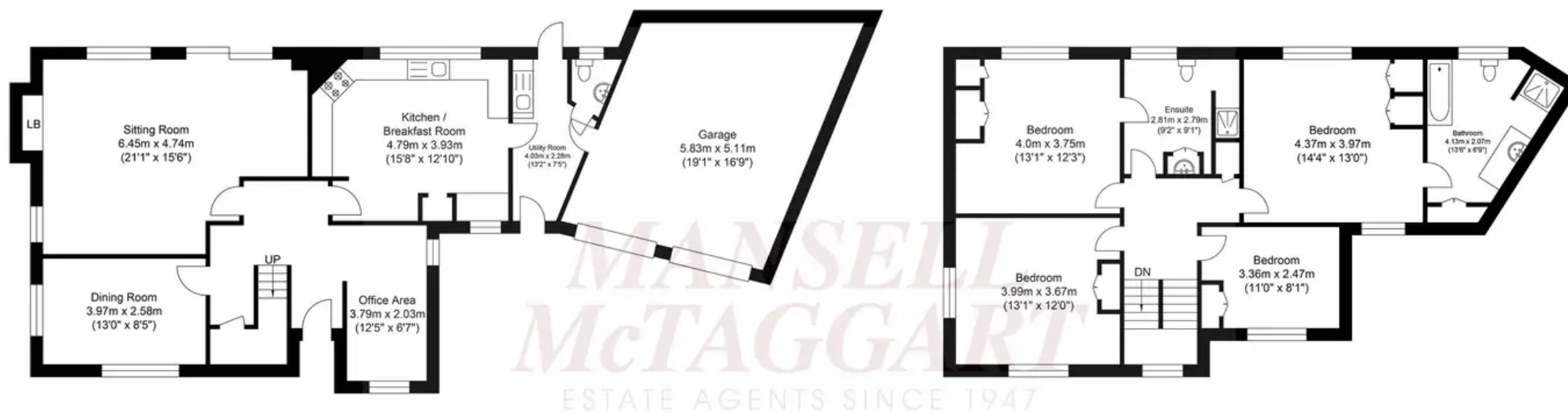


## Pilgrims Cottage

Tucked away behind the village green, this modern home is within an easy walk of many local amenities including a village store, pharmacy, bakery, a restaurant and 3 pubs. Additionally, there is an 'outstanding' primary school, café and modern area health centre, together with an interesting old parish church. Bus services are available to the surrounding districts, including Lewes and Haywards Heath (about 7 miles) with its comprehensive shopping centre and main line station with fast and frequent commuter train service to both London (Victoria/London Bridge approx 45 minutes) and Brighton. The area is surrounded by some lovely Sussex countryside, including the Ashdown Forest which is a short driving distance together with the nearby Chailey Common Nature Reserve. By road, access to the major surrounding areas can be gained via the A272 linking with the A22 to the east and the A23 to the west.

**DIRECTIONS** Come out of our office and turn right and go past the village store. Then flow right down the track to the side of the shop and the entrance to Bullsfield will be straight ahead.





Ground Floor  
Approximate Floor Area  
1236.23 sq ft  
(114.85 sq m)

First Floor  
Approximate Floor Area  
906.42 sq ft  
(84.21 sq m)

Approximate Gross Internal Area (Including Garage) = 199.06 sq m / 2142.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Newick

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