



2 Turnpike Cottages South Street, South Chailey BN8 4BG

£460,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



## 2 Turnpike Cottages

A spacious & versatile **4 BEDROOM DETACHED HOUSE** built in 2015 in a modern contemporary style with **1,610 sq ft** of accommodation set over 3 floors with the addition of a useful **DETACHED TIMBER STUDIO** in the garden.

On the ground floor there is hall with downstairs cloakroom/wc and stairs rising to the first floor. Off the hall is the **LUXURIOUS KITCHEN** with granite worktops, built in 4 ring gas hob, electric double oven, fridge freezer & dishwasher and a matching utility room with washing machine & tumble dryer. The kitchen leads onto the sitting/dining area which has bifold doors to the garden and creates a lovely **OPEN PLAN FEEL** to the ground floor.

On the first floor is a **MASTER BEDROOM** with en-suite shower room, two further bedrooms and a luxurious family bath/shower room. On the second floor is an additional fourth bedroom again with en-suite shower room. Further benefits include upvc double glazing, oak flooring and gas fired central heating.

To the front is a brick paved driveway/parking area and to the rear is a pretty 50ft by 30ft ornamental style garden with a 305 sq ft timber **STUDIO** with office and separate bedroom area (double doors to the garden, double glazing & heating/air conditioning unit) as well as a covered hot tub.





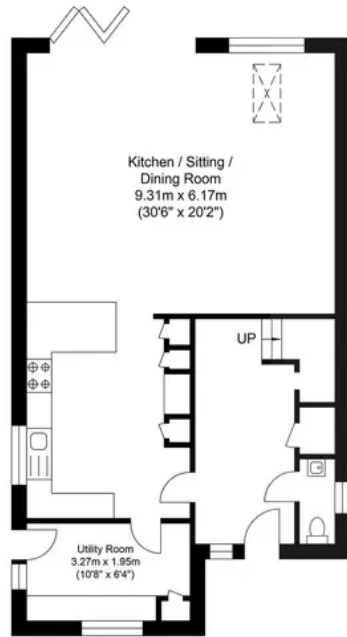


## 2 Turnpike Cottages

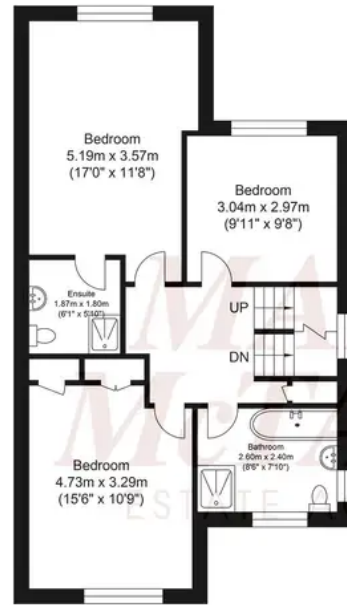
Situated in this popular location close to the village store with post office facilities and where further amenities include a popular secondary school and a modern doctor's surgery. There is also a primary school, pub and church in Chailey Green about a mile to the north. The village is surrounded by open countryside which is interspersed with footpaths and bridleways linking the neighbouring districts, Chailey Common Nature Reserve and the River Ouse at Barcombe. The towns of Lewes, Burgess Hill and Haywards Heath are all within easy reach and offer extensive shopping, recreational facilities and mainline railway stations, (Haywards Heath to Victoria/London Bridge approximately 45 minutes).

- HALL & CLOAKROOM/WC
- SUPERB OPEN PLAN LIVING/DINING AREA
- LUXURIOUS KITCHEN AND SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER FIRST FLOOR BEDROOMS & BATH/SHOWER ROOM
- FURTHER SECOND FLOOR BEDROOM WITH EN SUITE SHOWER ROOM
- GAS FIRED CENTRAL HEATING, OAK FLOORING & UPVC DOUBLE GLAZING
- BRICK PAVED DRIVEWAY/PARKING AREA & 50ft x 30ft REAR GARDEN
- DETACHED TIMBER STUDIO WITH OFFICE & SEPARATE SLEEPING AREA
- FREEHOLD EPC B COUNCIL TAX BAND E LEWES

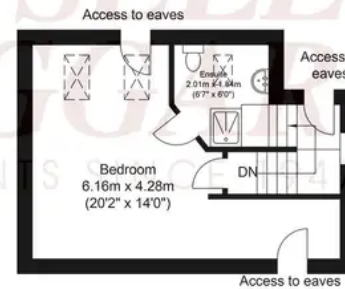




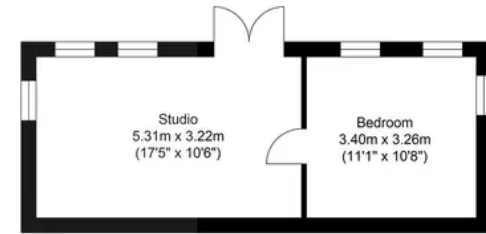
Ground Floor  
Approximate Floor Area  
706.54 sq ft  
(65.64 sq m)



First Floor  
Approximate Floor Area  
637.86 sq ft  
(59.26 sq m)



Second Floor  
Approximate Floor Area  
265.43 sq ft  
(24.66 sq m)



Outbuilding  
Approximate Floor Area  
305.37 sq ft  
(28.37 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 149.56 sq m / 1609.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

[new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/newick](http://www.mansellmctaggart.co.uk/branch/newick)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.