



Rooster Barn, Down Street, Piltdown TN22 3XX

£1,100,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



# Rooster Barn, Down Street

A stunning 4 BEDROOM DETACHED BARN CONVERSION offering spacious (nearly 2,500 sq ft), versatile accommodation with 4 RECEPTION ROOMS set in an idyllic rural location on a QUARTER OF AN ACRE PLOT.

A porch leads into a generous hall with cloakroom/wc & stairs to the first floor. There is dual aspect lounge with fireplace & wood burner, a dining room with tall windows to front, a well equipped kitchen and utility room with vaulted ceiling. Also on the ground floor is a STUDY/RECEPTION ROOM & a garden room with skylight & doors to the garden.

On the first floor there are 4 bedrooms, one with walk in wardrobe and RE-FITTED EN SUITE SHOWER ROOM, and a RE-FITTED FAMILY BATHROOM.

Outside, a generous driveway leads to a DETACHED DOUBLE GARAGE with electric charging point and storage over and further CAR PORT. To the rear are the delightful gardens with lawn, patio area, brick paved pathways & well stocked flower beds & borders. There is also a large outbuilding with potential for a HOME OFFICE and a further shed.

- A STUNNING 4 BEDROOM DETACHED BARN CONVERSION WITH 4 RECEPTION ROOMS SET IN A LOVELY RURAL LOCATION ON A SUPERB QUARTER OF AN ACRE PLOT
- SPACIOUS HALLWAY, GROUND FLOOR CLOAKROOM & UTILITY ROOM
- SITTING ROOM, DINING ROOM, RECEPTION ROOM/STUDY, KITCHEN & GARDEN ROOM
- 4 BEDROOMS, RE-FITTED BATHROOM & EN SUITE SHOWER ROOM
- AIR SOURCED HEAT PUMP, UNDER FLOOR HEATING, SOLAR PANELS & BATTERIES, ENGINEERED WOOD FLOORING, TIMBERED LATCHED DOORS
- GENEROUS DRIVEWAY, DOUBLE GARAGE & CAR PORT
- LOVELY GARDENS ON A QUARTER OF AN ACRE PLOT
- FREEHOLD EPC C COUNCIL TAX BAND G WEALDEN







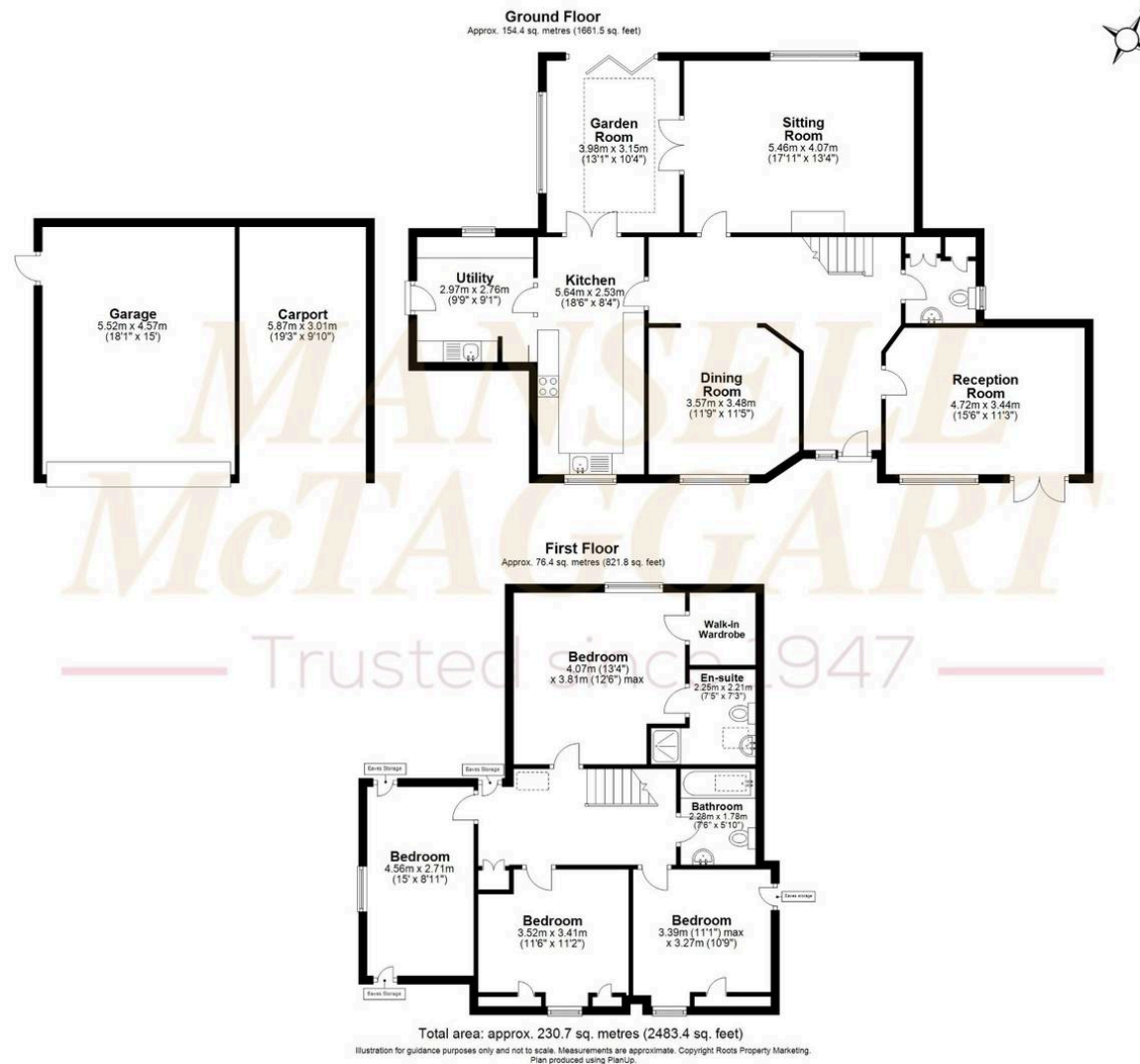
## Rooster Barn, Down Street

Down Street is a lovely rural lane forming part of the popular hamlet of Piltdown which has 2 good pubs, a farm shop/café, a petrol station with convenience store and a well respected golf course.

The beautiful open areas of the Ashdown Forest are a few minutes by car and the town centre of Uckfield with its excellent recreational, schooling and shopping facilities is about 3 miles. Nearby Newick offers a number of excellent local shops, school, health centre, inns and sports facilities whilst Haywards Heath provides extensive shopping and other amenities together with a main line commuter rail service to London (Victoria/London Bridge approximately 45 minutes).

**DIRECTIONS:** From our Newick office head in an easterly direction along the A272 towards Uckfield going past the Piltdown Man pub on the right and on past the turning to Fletching on the left. After approximately a further half mile turn left into Down Street. Go along this road for approximately one mile going past the only proper turning on your left and Rooster Barn will be on your left approached between two brick pillars.





## 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.