



3 Sawyard Cottages, Sheffield Park TN22 3QP

£635,000



**MANSELL  
McTAGGART**  
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A charming 3 BEDROOM END OF TERRACED PERIOD COTTAGE set on a lovely FIFTH OF AN ACRE PLOT close to Sheffield Park Gardens.

The front door leads into the entrance lobby which has stairs up to the first floor. To the front is the LIVING ROOM with open brick fireplace, feature arched recess to side and window to front. Off the living room is a double glazed GARDEN ROOM with doors to the garden.

At the rear is the kitchen/breakfast room with electric range cooker, integrated fridge/freezer & dishwasher and stable door to the garden. Off the kitchen is the utility room/walk in larder & a DOWNSTAIRS CLOAKROOM/WC.

On the first floor there are 3 good sized bedrooms, 2 with built in wardrobes & fireplaces, and a shower room/wc. Further features include timber latch doors, electric heating & double glazing.

The delightful GARDENS wrap around 3 sides of the property with lawns, paved terrace, pergola, flower beds & borders. There is also a CARPORT with 2 adjoining timber sheds. Private drainage.

- A CHARMING 3 BEDROOM END OF TERRACE COTTAGE SET ON A LOVELY FIFTH OF AN ACRE PLOT CLOSE TO SHEFFIELD PARK GARDENS
- DOWNSTAIRS CLOAKROOM/WC & LARDER/UTILITY AREA
- LIVING ROOM WITH FIREPLACE & GARDEN ROOM
- KITCHEN/BREAKFAST ROOM WITH RANGE COOKER
- THREE GOOD SIZED BEDROOMS & SHOWER ROOM/WC
- CARPORT & ADJOINING SHED
- LATCHED DOORS, DOUBLE GLAZING, ELECTRIC HEATING & PRIVATE DRAINAGE
- DELIGHTFUL GARDENS TO THREE SIDES
- FREEHOLD COUNCIL TAX BAND E WEALDEN EPC F







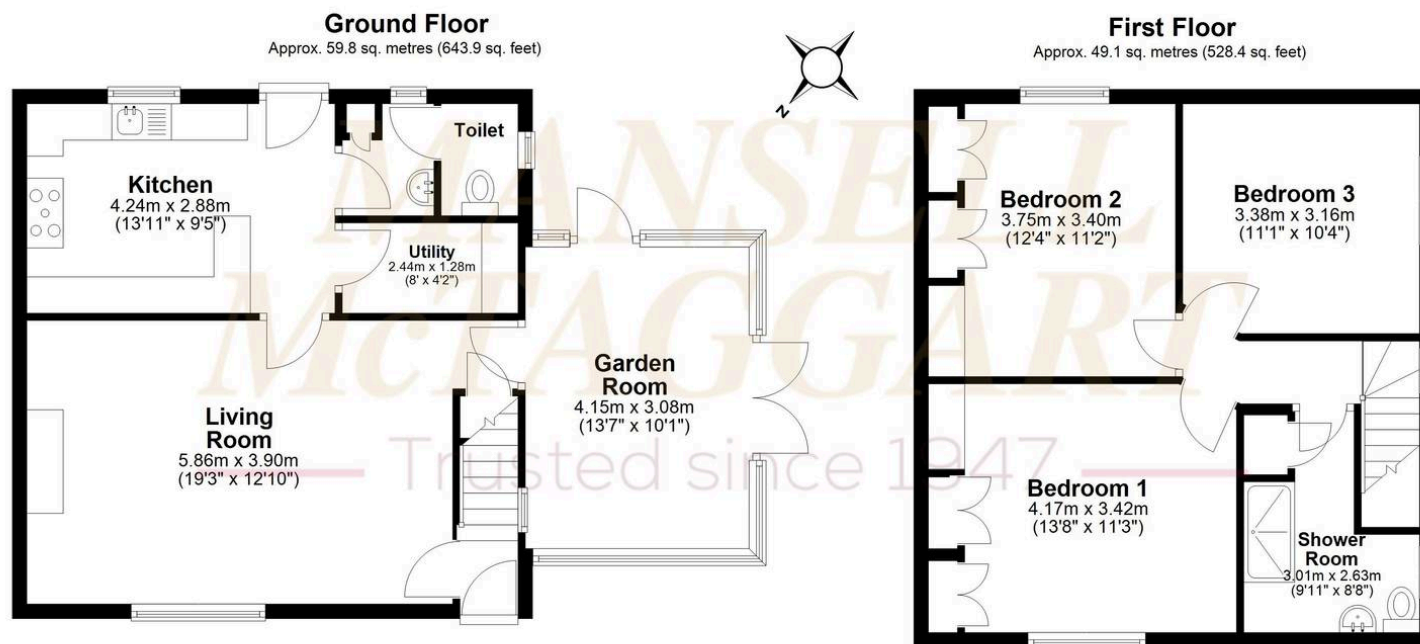
One of five cottages set close to the Bluebell Railway & the lovely Sheffield Park Gardens, being the beauty spot of the area owned by the National Trust, enjoying all the benefits of the surrounding countryside yet without isolation and being a couple of miles from the village of Fletching. Other nearby villages include Danehill, North Chailey and Newick.

This popular and sought after area of Sussex enjoys some of the county's finest countryside including the Ashdown Forest and further benefits from an easy drive to the nearby towns of East Grinstead, Forest Row, Uckfield, Lewes and Haywards Heath the latter offering a fast and frequent train service to London (Victoria/London Bridge approx. 45 minutes) and the coast.

**DIRECTIONS** From our Newick Office head west along the A272 in the directions of Haywards Heath until you come to North Chailey. Turn right at the first mini roundabout heading north on the A275. Continue along this road until you go past the entrance to Sheffield Park Gardens on your right. After a few hundred yards is a turning on the right which will take you to the back of the cottages.







## Mansell McTaggart Newick

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