



Connells

Church Road
Newick Lewes

Church Road Newick Lewes BN8 4JZ

for sale
£1,700,000



Property Description

Believed to have origins from the 19th century and enjoying an enviable position on this attractive tree lined road Church House is a substantial home of circa 3280 sq foot. The property features a wealth of period details throughout, including leaded windows, an ornate fireplace and high ceilings, all thoughtfully combined with modern aesthetics and conveniences. The expansive accommodation is arranged over two floors with well proportioned principal rooms providing comfortable living, working and entertaining spaces on the ground floor.

Ground Floor

The double aspect living room is a particular feature of the home, with grand dimensions, feature fireplace with brick hearth and single door which lead into the garden room, currently used as an art studio. The spacious open plan kitchen/diner is a welcoming entertaining space, with easy access via the courtyard and complemented by a useful utility room and further along the hall, a sizeable office or second reception room/snug.

First Floor

Generous proportions continue on the first floor, reached via a turned staircase from the elegant entrance hall. Five bedrooms are

arranged over this floor and a split level landing leads to the guest bedroom. The principal suite enjoys beautiful views out to the historic parish church of St.Marys to the east and the village cricket pitch to the west and benefits from a private ensuite bathroom. A family bathroom with separate bath and walk in shower serve the remainder of the bedrooms, all of which are generous sizes and bedrooms four and five feature an interconnecting door, with scope for adaptation.

External

Externally the property enjoys an excellent degree of privacy, sheltered by mature trees to the front with gated access leading into the gravelled courtyard, which provides ample parking for multiple vehicles and a garage which also leads through to the rear garden beyond. The walled garden to the rear of the property is particularly noteworthy. A large stone patio runs the full width of the garden room, providing plenty of opportunities for al fresco dining and entertaining, with steps leading down to an expanse of lawn, with mature borders and hedgerows.

Location

Church House is situated in a Conservation Area, in a highly regarded location in the southeast of the village of Newick, approximately nine miles north of Lewes.

Newick is a wonderful location to enjoy family life. It offers a great combination of peaceful

surroundings and traditional village life, whilst still being well connected to London principally via Haywards Heath train station which is approximately a 12 minute drive away and also served by hourly buses providing connection to other areas of Sussex. The village is surrounded by beautifully preserved woodland areas, allowing you to connect with nature and enjoy family walks and the outdoors on foot. The world renowned Ashdown Forest, home to Winnie The Pooh, is a short 15 minute drive to the north.

At the heart of the village is the green, located close to three historic pubs, The Bull, The Royal Oak and The Crown. These offer a variety of delicious food and drinks in cosy, traditional settings, and the perfect Sunday Lunch for all the family. The village has two convenience stores, a Post Office, Chemist, bakery, the Newick Tandoori and a delicatessen.

Living Room

27' 9" x 26' 9" (8.46m x 8.15m)

W.C.

Kitchen/Dining Room

33' 5" x 14' 4" (10.19m x 4.37m)

Utility Room

10' 6" x 9' 1" (3.20m x 2.77m)

Office/Snug/Reception Room 2

16' x 10' 6" (4.88m x 3.20m)

Garden Room

20' 3" x 8' 6" (6.17m x 2.59m)

Main Bedroom

18' x 17' 6" (5.49m x 5.33m)

En-Suite

Bedroom 2

14' 3" x 10' (4.34m x 3.05m)

Bedroom 3

14' 6" x 9' 9" (4.42m x 2.97m)

Bedroom 4

14' x 9' 6" (4.27m x 2.90m)

Bedroom 5

14' x 9' (4.27m x 2.74m)

Bathroom

Garage

27' 9" x 9' (8.46m x 2.74m)

Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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