



£1,750,000 offers in excess of  
Great Cottery, The Drove, Hamsey, East Sussex, BN8 5TD

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# Overview...

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We are proud to offer for sale, this once in a generation opportunity to purchase Great Cottery.

This exceptional home was commissioned in 1958 and designed by John Schwerdt and Partners of Lewes and received a commendation at the time from the Civic Trust Awards.

Built in the grounds of Hamsey House, an enviable country house, the property offers mid century style in abundance and original features such as an impressive marble floor, gorgeous herringbone wood floors, and an elegantly sculptured fireplace, have all been loving restored by the current owners.

The 2,500 sq ft single storey residence features a superb 34ft Sitting Room with bespoke feature fireplace, a modern Kitchen Dining Room, Utility Room, Office, 5 Bedrooms, modern Bathroom and EnSuite. Nearly all of the rooms take full advantage of this stunning setting boasting truly uninterrupted and far reaching views across the local countryside and South Downs National Park.

Set in approximately 2 acres the impressive gardens are meticulously maintained and feature a number of specimen trees and a cleverly designed paved terrace provides an ideal place to admire the views.



# The property...

**ENTRANCE HALL-** An impressive entrance with original marble floor, floor to ceiling windows to either side of the original front door. Exposed painted beams to the ceiling, doors to principal rooms and double doors with internal windows either side open to;

**LIVING ROOM-** Measuring an enviable 34ft this magnificent reception boasts an original commissioned fireplace with wood burning stove. The oak wood herringbone floor leads you to the feature floor to ceiling window with discrete sliding doors to the side which not only fill the room with light but provide stunning uninterrupted views over the garden and adjoining South Downs National Park. The triple aspect room provides two further doors and windows which lead you onto the Terrace. Door opens to;

**KITCHEN DINING ROOM-** A modern kitchen which incorporates an curved island with breakfast bar which orientates you to the magnificent views of the South Downs. Floor to ceiling windows and corner positioned sliding doors open seamlessly to the Terrace outside. The kitchen is bespoke made by Schmidt and offers an array of cupboards and drawers and opens to the Dining Area which offers views to the front. There is a beautiful herringbone karndean floor and a door opens to;

**UTILITY/BOOT ROOM-** An excellent choice of kitchen cupboards with fitted worksurfaces window to the front and door leads to the garden. Door to integral Garage.

**CLOAKROOM-** modern suite comprising of wc and wash hand basin set into a vanity unit. Modern tiled walls.

**OFFICE-** Beautiful herringbone wood floors, exposed painted beams to the ceiling and boasting far reaching views over the local countryside and South Downs National Park.

**INTERNAL HALL-** The Hall cleverly separates the bedroom quarters from the reception areas of the home and features fitted cupboards and doors to principal rooms.



# The property...

**BEDROOM 1-** A generously sized principal bedroom boasting dual aspect light and glorious views over the garden and South Downs. A door leads you into the garden and the bedroom features a beautiful cherrywood floor laid in a herringbone pattern and further features an enviable Walk-in Wardrobe. Door to;

**EnSUITE-** A modern shower room with shower enclosure, wc and wash hand basin set into a vanity unit. Modern tiled walls frosted window to the front. Underfloor heating.

**BEDROOM 2-** A generously sized double bedroom with those gorgeous cherrywood herringbone floors and magnificent far reaching views. Fitted wardrobe.

**BEDROOM 3-** A comfortable double bedroom with gorgeous cherrywood herringbone floor and uninterrupted far reaching views. Double wardrobe.

**BEDROOM 4-** Another comfortable double bedroom with gorgeous cherrywood herringbone floor and uninterrupted far reaching views. Double wardrobe with sliding doors.

**BEDROOM 5-** A comfortable single bedroom with feature glass cube wall, fitted wardrobe and views to the front.

**BATHROOM-** A generously sized modern bathroom featuring a superb shower with glass screen door, bath, wc and wash hand basin set into a vanity unit. Modern tiled walls and window to the front. Underfloor heating.

**INTEGRAL GARAGE-** A double garage with electric roller door and window to the side. Power points and light. Door to Utility/Boot Room

**DRIVEWAY-** An extensive crescent drive laid to shingle and providing ample off street parking. Topiary hedges and path to front door.





## Outside...

**GARDEN-** A gorgeous almost parkland style of garden, measuring approximately 2 acres and backing directly onto the local countryside and South Downs National Park. Much like the property the garden boasts stunning, uninterrupted, panoramic views across this beautiful part of the Sussex countryside. The meticulously maintained garden provides an extensive area of lawn including a croquet green and boasts mature and established trees including Oak trees, Limes, Horse and Sweet Chestnut to name a few, which add height and interest to the garden. The garden also incorporates an extensive multi level, paved terrace which is cleverly planted to provide colour and interest with beautiful sculptures and water feature, and is an ideal spot to admire the views, alfresco dining and of course entertaining. The garden further features a well used vegetable garden with raised beds, a greenhouse, tool shed and even a tractor shed for a ride on mower. Agents Note: garden sculptures are likely to be excluded from the sale.

Title - Freehold

Oil Fired Central Heating with a modern tank - Double Glazed windows and doors - Solar PV generating an income - Mains Drainage - Electric underfloor heating to Bathrooms. Shared approach road with two other neighbours, with shared maintenance responsibilities.

EPC Rating - C

Council Tax Band - G



## Location...

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**Hamsey** is a pretty hamlet located just 1.5 miles from Lewes. The area offers beautiful scenic walks, through the Sussex countryside, the South Downs National Park and along the River Ouse which is just a 10-minute leisurely stroll away.

Less than a mile away is the village of **Cooksbridge** which features a popular primary school and benefits from a Mainline Railway Station which offers direct and regular services to Lewes, Gatwick and London. The village further benefits from The Rainbow Inn which offers dining.

**Lewes**, also with a Mainline Railway Station is within easy reach at just under 1.5 miles away. The historic High Street features an array of shops, restaurants, public houses, coffee shops and antique centres. The county town also boasts a modern Cinema, The Pells open air swimming pool, and leisure centre with indoor pool and gym. Lewes offers an excellent choice of well referred schools catering for all ages, including Lewes Old Grammar and is proud to host many sports and social clubs including rugby, football, cricket, golf, and tennis to name just a few.





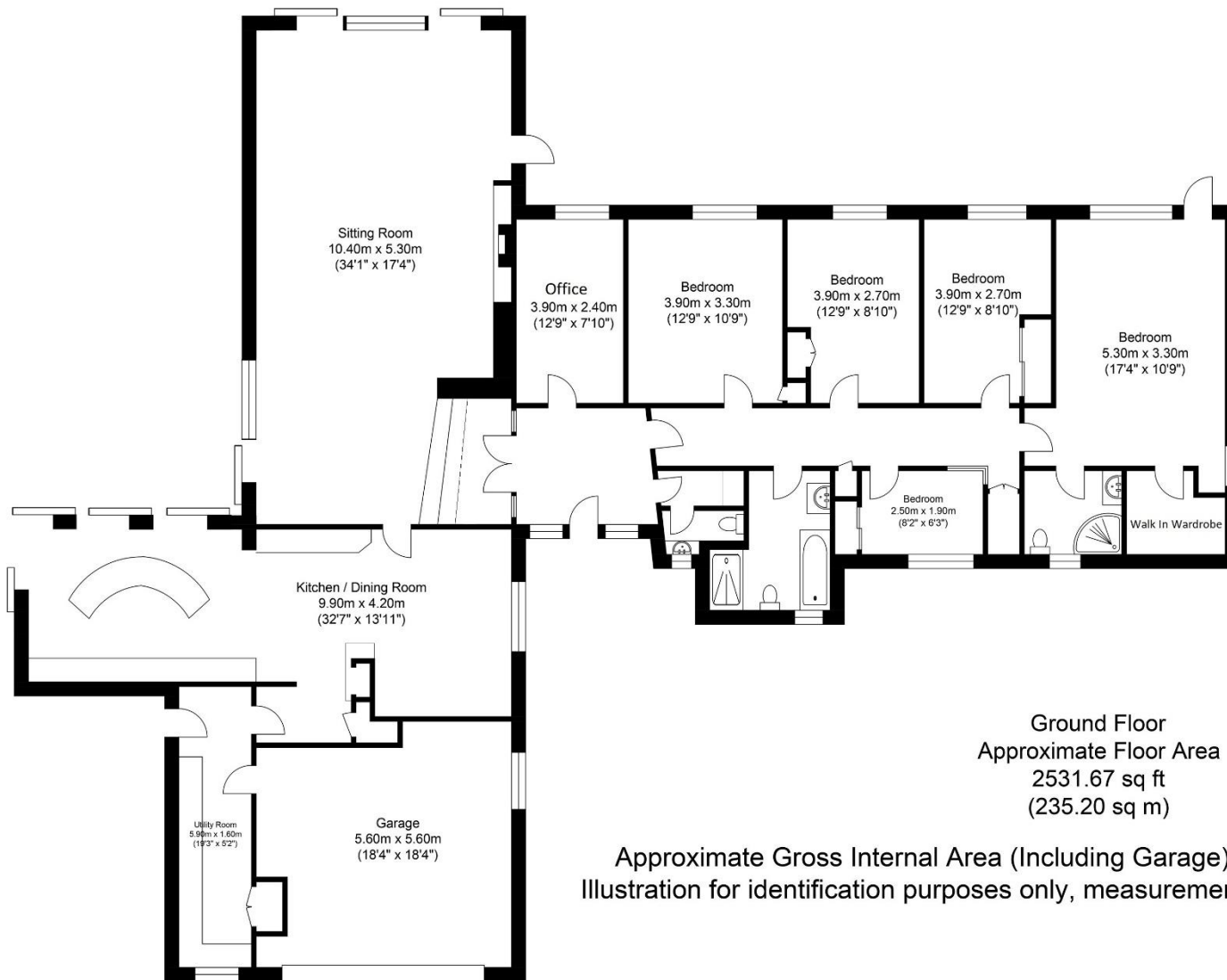
## *Enquiries...*

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**For further enquiries or to arrange an appointment to view, please contact our Lewes office on**

**01273 407929 or**

**[lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)**



Ground Floor  
 Approximate Floor Area  
 2531.67 sq ft  
 (235.20 sq m)

Approximate Gross Internal Area (Including Garage) = 235.20 sq m / 2531.67 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**

email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)

web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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