



£1,450,000 freehold.

Deerplay, Town Littleworth, Cooksbridge, East Sussex, BN8 4TH

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A fantastic opportunity to purchase this wonderful mid century home situated in a rural, but not isolated position, yet within easy access to Lewes, Haywards Heath, larger villages and also Brighton.

Set in over 4 acres of grounds, the Detached, 3,900 sq ft residence is set away from any passing traffic and enjoys glorious views over the mature South and South Westerly facing garden.

The accommodation is both flexible and adaptable with 5 Double Bedrooms, 3 Bathrooms and an additional Study. There are 5 Reception Rooms to choose from, many of which interconnect making for a generous and free flowing space. The Reception Rooms and also Kitchen Breakfast Room all focus on natural light and views of the extensive grounds, and open directly onto extensive terraces, ideal for entertaining and alfresco dining.

Within the grounds the property boasts a Pool House with indoor heated swimming pool, Garaging for 4 vehicles and a Workshop.

VIEWINGS HIGHLY RECOMMENDED



The property...

Approached along a sweeping driveway through a five bar gate and a discrete entrance on the lane.

ENTRANCE PORCH- Front door opens to the entrance hall and there are two fitted cloaks cupboards.

RECEPTION HALL- A generously sized entrance with doors to principal rooms and stairs leading to the first floor. Fitted cupboards. Tiled floor.

CLOAKROOM- Suite comprising of wc and wash hand basin, window to the side.

KITCHEN BREAKFAST ROOM- A wonderfully light and bright kitchen with views over the garden. The kitchen is finished in a solid French oak Shaker design and is complimented by contrasting pale green worksurfaces and tiled splashbacks. The kitchen offers a traditional oven and the luxury of a recently reconditioned 4 oven electric AGA. The kitchen further benefits from a larder cupboard. Patio doors open to the terrace outside and a further door opens to the drive.

DINING ROOM- Measuring a generous 19'08 x 11'08 and enjoying views over the garden and grounds and able to comfortably seat 8 at a round table.

SITTING ROOM- Boasting dual aspect light to both the South and West, providing daylight throughout the day and views which extend beyond the garden to fields. The reception room benefits from a fireplace with wood burning stove and doors to principal rooms.

GARDEN ROOM- A wonderful addition to the home with panoramic views across the garden.

STUDY- A dual aspect study with views to the South and West over the garden and wood panelled walls.

LOUNGE- A generously sized reception room with brick-built fireplace with a Charnwood multi fuel stove and splendid views over and doors to the South facing garden and stone terrace.

INNER HALL- The Hall acts as a divide between the reception areas and bedrooms to this side of the property. This also offers genuine potential for annexe accommodation if desired. Doors to principal rooms, secondary staircase to a self-contained bedroom, currently presented as a wonderful Studio.



The property...

GROUND FLOOR BEDROOM- Formerly two bedrooms now combined to make a larger double bedroom with fitted wardrobe. Views over the impressive garden.

GROUND FLOOR SHOWER ROOM- Modern suite comprising of a corner shower enclosure, with sliding doors, wc and wash hand basin set into a vanity unit. Timeless white tiled walls with a teal-coloured border.

FIRST FLOOR BEDROOM- Currently presented as a studio with sink, the bedroom is separate to the other first floor bedrooms and accessible by its own staircase. The light and bright room features white painted floorboards and panelled ceiling. Roof windows to both sides and further window with far reaching views over the rear garden.

PRIMARY BEDROOM ACCOMODATION

FIRST FLOOR LANDING- Window to the side, airing cupboard, doors to principal rooms.

BEDROOM 1- The principal bedroom boasts some of the best views which stretch across the garden and into the neighbouring countryside. The bedroom has fitted wardrobes and also a Dressing Room. Double doors open to a generously sized balcony making the most of the views.

DRESSING ROOM- Fitted wardrobes and potential use as a children's nursery if preferred. Window to the side.

ENSUITE- Bathroom suite by 'Alessi for Laufen' which comprises a bath with shower over, designer wash hand basin and wc. Tiled walls, heated towel rail and window to side.

BEDROOM- A generous double bedroom with views to the front.

BEDROOM - Another double bedroom with fitted wardrobes and double doors which open to a juliet balcony making the most of the splendid views over the garden.

SHOWER ROOM- Modern suite comprising of a generously sized shower enclosure with rainfall shower head and mosaic tiled surround and fixed glass screen. Wc and wash hand basin set onto a vanity unit. Tiled surrounds. Window to the front.





Outside...

DRIVE- A sweeping drive which passes numerous flowering blossom trees and an area of lawn and leads to the property with ample turning space at the end.

INTEGRAL DOUBLE GARAGE- Offering potential for development into further accommodation to the property, perhaps as annexe accommodation or simply to create a Utility Area, stpp. Otherwise with two garage doors, and windows to the front and side.

GARAGE BLOCK / WORKSHOP- Timber built detached garage block with two garage doors, adjoining Workshop with window, power and light.

POOL HOUSE- The indoor swimming pool is heated and measures approximately 21ft x 9ft. The timber built pool house offers a changing room and cloakroom. Two pairs of double doors open to a patio and the garden.

GARDEN AND PADDOCK- We are advised the garden is approaching 5 acres in total and is mostly laid to lawn and has areas which have been landscaped for dining and entertaining. The kitchen terrace is of a generous size and is South/West facing with a pergola and a rose trellis. The garden terrace is laid to Indian sandstone, is also of a generous size, is South facing and features an ornamental pond. The garden benefits from a number of mature, specimen trees and includes a young copse of trees including cooking apple. The grounds benefit from vehicle access from the lane and a rather unique feature of the grounds is that some of garden incorporates the former Bluebell steam railway line.





Location...

Town Littleworth is in the parish of Barcombe and is near Chailey and the popular village of Newick. Scenic walks and bridle paths are plentiful from the doorstep and also over the South Downs and Chailey Common.

Nearby Barcombe offers an array of amenities including a community owned village shop, popular primary school, a modern village hall, a business hub which provides meeting rooms for hire and 2 public houses one of which offers the opportunity to hire rowing boats along the River Ouse.

Newick boasts 3 public houses, a restaurant, primary school, convenience shop and pharmacy,

Historic Lewes offers a busy High Street offering shops, restaurants, The Depot Cinema, leisure centre and also The Pells open air swimming pool

Mainline Railway Stations are within easy reach located at nearby Cooksbridge, Lewes and Haywards Heath.

There are private and state schools nearby - primary schools in neighbouring villages, and Cunmore House prep; secondary schools in Chailey, Lewes, and Brighton College, Burgess Hill School for Girls and Ardingly."





Utilities...

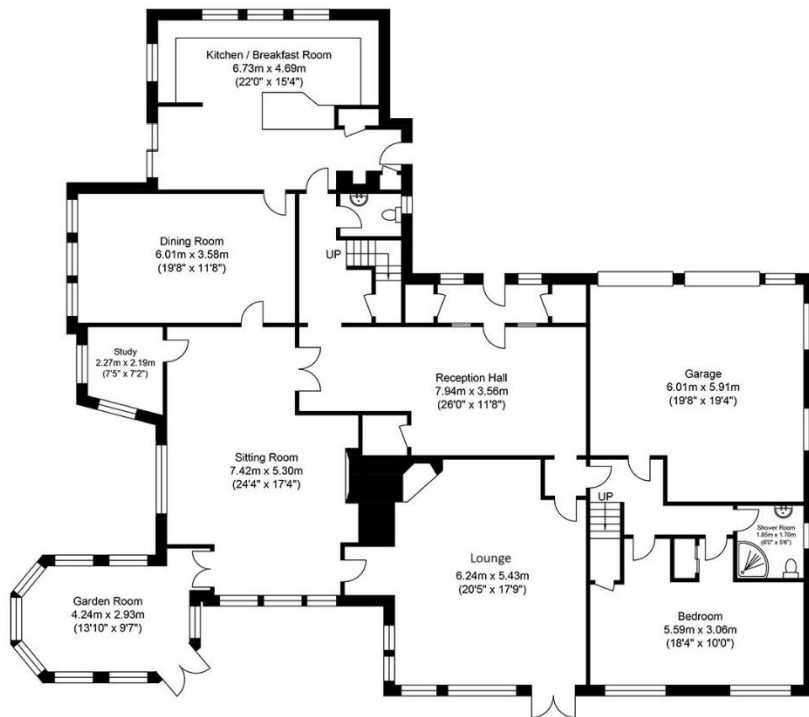
Title - Freehold

Oil Fired Central Heating with modern Grant Condensing Boiler - Newly installed sewage treatment plant - Superfast Broadband.

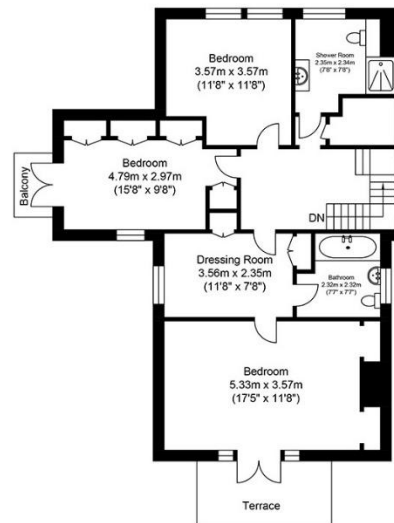
Private drive part of which Deerplay has shared responsibility for upkeep with 4 neighbours. We are advised that the drive has been resurfaced in recent years.

EPC Rating - D

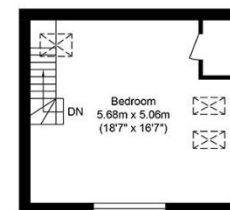
Council Tax Band - G



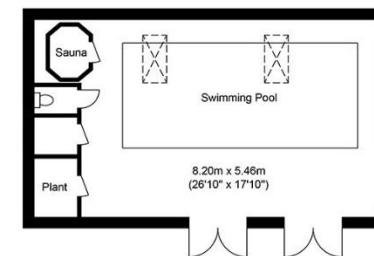
Ground Floor
Approximate Floor Area
2708.63 sq ft
(251.64 sq m)



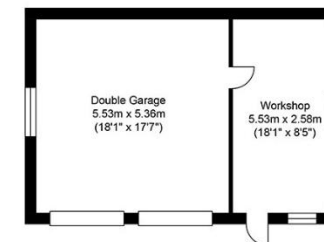
First Floor
Approximate Floor Area
882.10 sq ft
(81.95 sq m)



First Floor
Approximate Floor Area
309.35 sq ft
(28.74 sq m)



Outbuilding
Approximate Floor Area
558.32 sq ft
(51.87 sq m)



Outbuilding
Approximate Floor Area
462.09 sq ft
(42.93 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 362.33 sq m / 3900.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947