



£675,000-£700,000 guide price

8 Chandlers Mead, Cooksbridge, East Sussex, BN8 4SZ

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Overview...

An exceptional 5 Bedroom home each with Modern EnSuite. The 2,400 sq ft home offers generous accommodation over 3 floors and boasts a glorious, Westerly Facing, Landscaped Garden.

The semi-detached home features a Sitting Room with almost full width bi-fold doors and roof windows, a Modern Kitchen Breakfast Room, and a Further Reception Room with views to the front. The ground floor further benefits from a useful Utility Room and an Integral Garage.

Upstairs over the first and second floors are 5 Double Bedrooms each with Modern EnSuite's and most boasting glimpses of the local countryside.

Outside there is a beautiful garden which is of a desirable Westerly Aspect and has been cleverly designed to feature an extensive paved terrace under a pergola which leads to a cod water plunge pool and a modern luxury sauna. At the end of the garden is a Modern Garden Studio / Home Office which measures an impressive 22ft

VIEWINGS HIGHLY RECOMMENDED



The property...

ENTRANCE PORCH- Dual aspect with views to the front and side.

ENTRANCE HALL- Black painted panelled doors to principal rooms. Stairs with painted hand rail and glass balustrade leads to first floor. Cloaks cupboard.

RECEPTION ROOM- Presented as an evening reception with views to the front. Double pocket sliding doors to Kitchen Breakfast Room.

KITCHEN BREAKFAST ROOM- Modern fitted kitchen finished in a soft blue and complimented by granite look worksurfaces. The kitchen offers a superb selection of cupboards, drawers and larder storage, the kitchen further supports an island with breakfast bar incorporated into the design. Large opening to;

SITTING ROOM- Measuring a generous 21ft and featuring a vaulted ceiling with two roof windows. The reception room boasts bi-folding doors with almost spread across the full width of the room and open seamlessly into the garden. door to;

INTERNAL HALL- Roof window, door to garden, door to Utility Room and door to Integral Garage.

GROUND FLOOR CLOAKROOM / UTILITY ROOM- A useful addition to any property, the utility room provides space for appliances and benefits from further cupboards with worksurface and sink over. The Utility Room also provides a Ground Floor WC.

FIRST FLOOR LANDING- Black painted hand rail and glass balustrade. Black painted panelled doors to principal rooms. Window to the front and stairs continue to second floor.

BEDROOM 1- A generous double bedroom with glimpses of the countryside to the front. Door to;

ENSUITE BATHROOM- A palatial ensuite bathroom with suite comprising of a deep fill bath, separate shower enclosure with rainfall shower head and fixed glass screen. Wc and wash hand basin set into a vanity unit. Fully tiled walls and floor.



The property...

BEDROOM 3- A generous double bedroom with elevated views over the delightful rear garden. black panelled door to;

ENSUITE SHOWER ROOM- A modern shower room with suite comprising of wc and wash a hand basin set into a vanity unit and generously sized shower enclosure with fixed glass screen. The shower room is finished in a two tone grey with modern tiles.

BEDROOM 5- A further double bedroom with views to the front over roof tops and onto the countryside beyond. Black painted panelled door to;

ENSUITE SHOWER ROOM- Modern shower room with suite comprising of a wc and wash hand basin set into a vanity unit and shower enclosure with glass screen door. Modern grey tiled walls with patterned boarder.

SECOND FLOOR LANDING- Black painted panelled doors to principal rooms. Roof window.

BEDROOM 2- A generously sized double bedroom with roof window to the front enjoying views of the countryside and a further window to the rear with elevated views over the rear garden. Eaves storage cupboards and door to;

ENSUITE SHOWER ROOM- Modern suite comprising of a generously sized shower enclosure with fixed glass screen. Wc and wash hand basin set into a vanity unit. Window to the rear.

BEDROOM 4- A good sized double room with roof window to the front enjoying views of the countryside and a further window to the rear with elevated views over the rear garden. Eaves storage cupboards and door to;

ENSUITE SHOWER ROOM- Modern suite comprising of a generously sized shower enclosure with fixed glass screen. Wc and wash hand basin set into a vanity unit. Window the rear.





Outside...

INTEGRAL GARAGE- Measuring a generous 21' x 11' with electric roller door to the front and pedestrian door to the internal hall. Fitted cupboard. Power points and light.

DRIVEWAY- Providing ample off street parking for a number of vehicles.

REAR GARDEN- A beautiful, landscaped garden of a desirable Westerly Aspect and of a more than generous size. The garden has been landscaped to create 'rooms' with a substantial paved terrace under a pergola which is adjacent to the property and providing an ideal alfresco dining and entertaining space. The terrace leads seamlessly onto a raised plunge pool with pretty rockery surround. There is a purpose built luxury Sauna and a garden path meanders through the garden to the final section which is beautifully presented with an area of lawn surrounded by established plants and shrubs which add colour and privacy there is a further terrace which leads to the Garden Studio.

GARDEN STUDIO- A modern detached garden room measuring an impressive 22' x 12. The room is fully insulated and decorated with power points and lights and is currently used as a therapy room but could easily work as a Home Office. Double doors and windows enjoy views over the pretty garden.





Location...

Cooksbridge is just 2 miles North of the historic market town of Lewes. Cooksbridge benefits from a mainline railway station with direct services to London Victoria, Gatwick and Lewes. The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, childrens recreation ground, modern farm shop with café and The Rainbow public house.

With the historic country town of Lewes just approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.

Secondary Schools can be found at Lewes and Chailey.

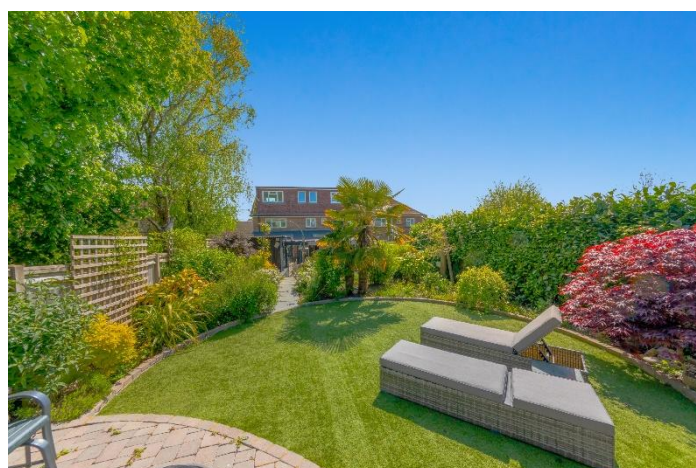
Title- Freehold

Double Glazing - Oil Fired Central Heating

EPC Rating - TBC

Council Tax Band - C



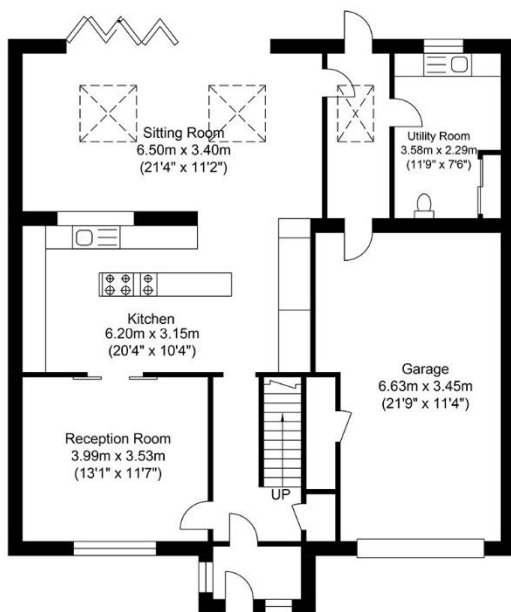


Enquiries...

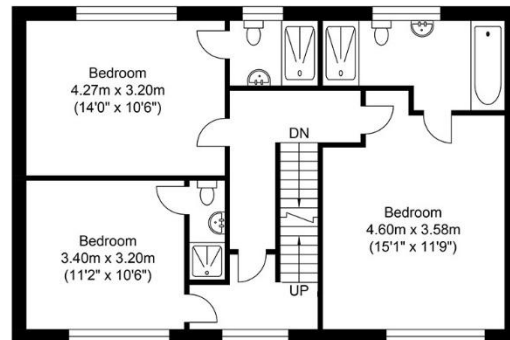
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

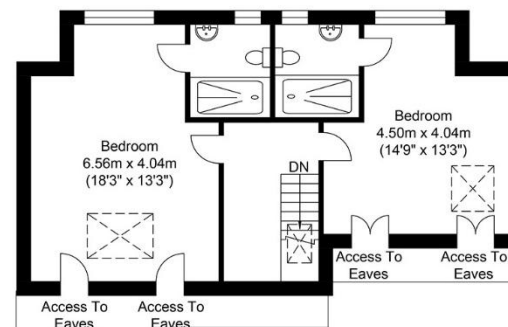
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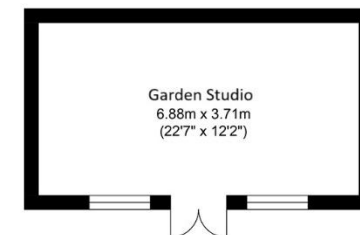
Ground Floor
Approximate Floor Area
1184.56 sq ft
(110.05 sq m)



First Floor
Approximate Floor Area
733.34 sq ft
(68.13 sq m)



Second Floor
Approximate Floor Area
498.58 sq ft
(46.32 sq m)



Outbuilding
Approximate Floor Area
275.55 sq ft
(25.60 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 224.50 sq m / 2416.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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