



Vuggles Farm | Newick | East Sussex | BN8 4RU

 **Clifford Dann**

West Cottage, Vuggles Farm, Newick, East Sussex, BN8 4RU

An attractive four bedroom extended tile hung semi-detached cottage, located enjoying superb views within a rural location approximately two miles from the popular village of Barcombe.

- Cloakroom / Utility Room
- Living Room
- Family Room
- Kitchen
- Dining Room
- Four Bedrooms
- En suite to Master Bedroom
- Family Bathroom
- Double Garage with Studio above
- Driveway with further parking



Situation

The property is situated approximately two miles away from the popular Village of Barcombe, with its wealth of amenities including an Ofsted Outstanding Primary School, recently constructed Village Hall, Recreation Ground, Local Public House / Restaurant and busy village shop / Post Office. The popular village of Newick is only three miles in the opposite direction, with a good range of local amenities. The Railway Station at Cooksbridge is only four miles distance offering direct routes to London and the county town of Lewes with its excellent shopping and recreational facilities is only approximately six miles away.

The main town of Haywards Heath is approximately a fifteen minute drive and the coastal towns of Eastbourne and Brighton are easily accessible as is Gatwick Airport and the Tunbridge Wells. There is wonderful surrounding countryside and walking in the nearby Ashdown Forest.

Description

This attractive semi-detached cottage was originally thought to be built circa 1850 and significantly extended in the late 1990s and now offers bright and spacious versatile family accommodation.

The accommodation is arranged over three floors and there are four bedrooms and three separate reception areas, oil gas central heating and part replacement double glazed windows. There are stunning views from the majority of the double aspect rooms, overlooking the surrounding countryside.

There is ample parking with a double garage and space for several vehicles within the driveway, above the garage there is a five metre by five metre studio ideal for a hobbies room or office/study.



Accommodation in Brief

The property is entered by an L-shaped kitchen/breakfast room, a ground floor utility / cloakroom adjacent to the entrance. The kitchen / Breakfast Room runs conveniently into the dining area and to the rear of the property there are two reception rooms the main living room having an attractive wood burner and enjoying a twin aspect with views over the garden and surrounding countryside.

Also to the rear of the building overlooking the garden is the family room providing a useful second reception area. To the first floor there are two double bedrooms with the Master Bedroom having an En suite facility and there is also a generous third bedroom, the bathroom is also located on the first floor. Additionally there is a Second Floor with a good size fourth bedroom. There are excellent views of the surrounding area from most main rooms.

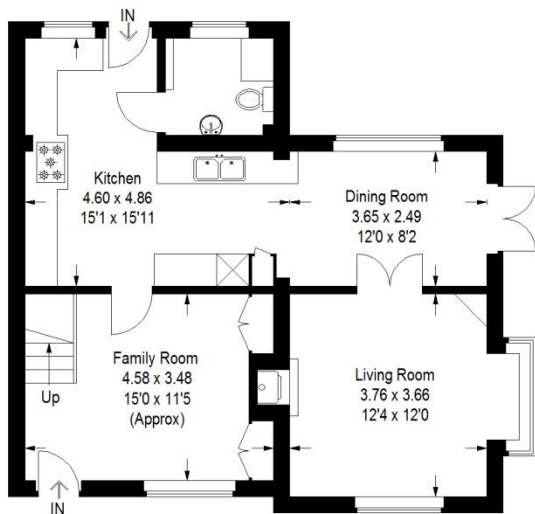


Externally the gardens run to the front rear and side of the property, due south west , laid primary to lawn, with flower, shrubs, plants, and vegetable plots. Brick built outside store. By way of parking there is a double garage with additional parking within the driveway and excellent bonus on the accommodation is the five meter by five metre studio / office set above the garage.

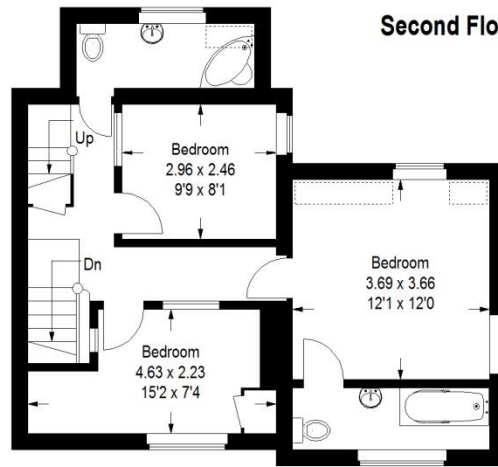
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Approximate Gross Internal Area
132.3 sq m / 1424 sq ft
Garage = 23.6 sq m / 254 sq ft
Office / Study = 26.8 sq m / 288 sq ft
Total = 182.7 sq m / 1966 sq ft

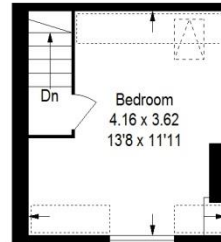
 = Reduced headroom below 1.5 m / 5'0"



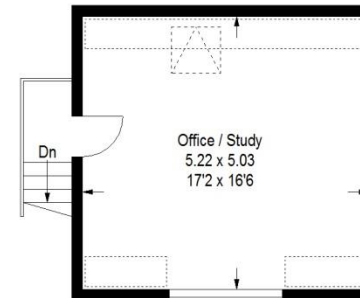
Ground Floor



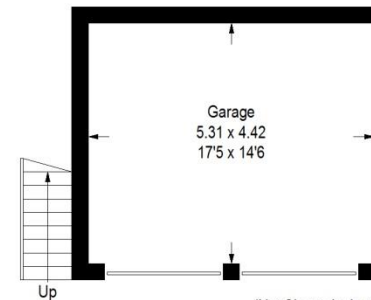
First Floor



Second Floor



Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual
Location/ Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2017

Floor Plans for illustrative purposes only (EPC Rating = F)

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Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has any authority to make representation or warranty in relation to this property.
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