

Wisteria Cottage





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If you're looking for a gorgeous character cottage in the heart of a thriving village, then look no further than the wonderful Wisteria Cottage in Newick, Sussex. This fabulous home is believed to date from 1850 and sits in the Newick Conservation Area.

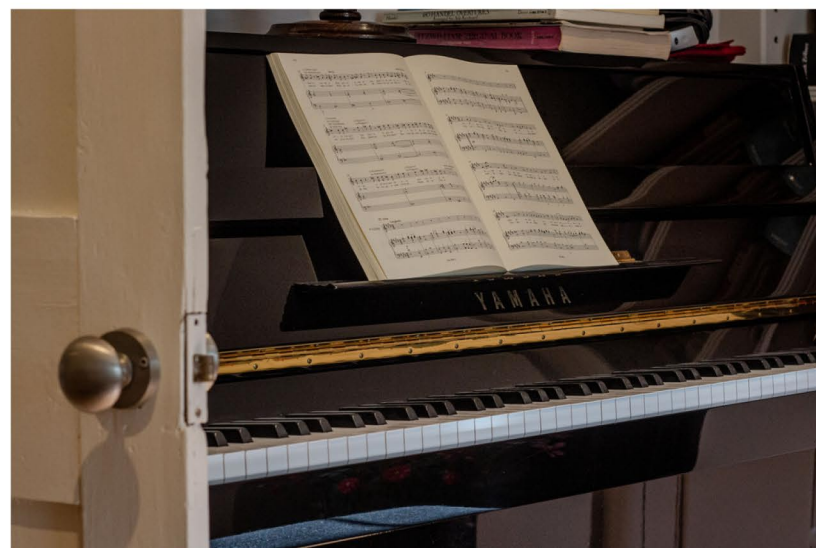
It is beautifully presented and offers the perfect mix of sympathetic period charm and modern high spec finishes with over 1,700 sq ft of generous accommodation.

A Warm Welcome

It is rare to find a cottage that offers a cosy feel but with spacious room dimensions but that is exactly the vibe Wisteria Cottage offers, having been sympathetically extended to the rear around 2006.

The tone is set as you come through the front door and into the reception hall/drawing room/dining room with the oak floors and wood-burning stove with bespoke joinery & shelving either side for books.

The house has gas fired central heating and is fully double glazed. There is 'ultrafast' broadband available in the area with up to 1000 mbps download, very handy for those who work from home.





Cosy Retreat

To the left of the hall is the inviting sitting room which at under 19ft is a generously sized room but this doesn't compromise on cosiness with an impressive open fireplace that is perfect for a chilly winter's evening.

The oak floors continue in this room, beautiful bespoke joinery for your books and a door that leads out to the garden.

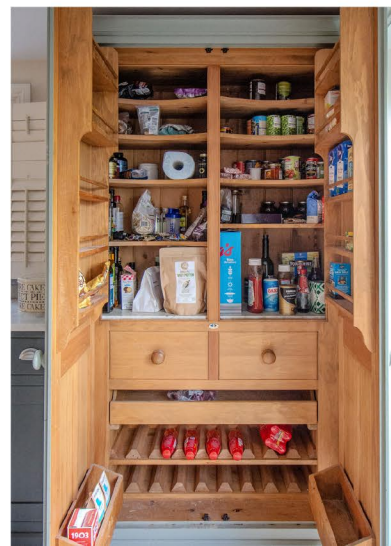
The dual aspect means there is plenty of natural light also – a delightful room.

Country Kitchen

To the rear of the house is the kitchen/diner. This room oozes quality with bespoke hand-built, shaker style units under opulent marble worksurfaces. The central island has wooden worktops and is a natural spot for the family to gather around. The Brittonia Range cooker is great for any keen cook with a 6 ring gas hob and griddle.

There is an impressive larder cupboard offering superb storage for cereals, spices, jars and bottles and space for a fridge/freezer. The tiled flooring is sympathetic to the character of the house and French doors open on the garden.

The cellar has been converted into a separate utility room with a range of units and space for the washing machine & tumble dryer. This is a really handy space and its great to hide away the noisier appliances. There is also a separate cloakroom/WC on the ground floor.





Bath & Bed

On the first floor you have four good size bedrooms and two bath/shower rooms. The main bedroom is positioned at the rear of the house resulting in a pleasing outlook over the garden. There is a modern ensuite shower room that is fully tiled with a heated towel rail and fitted wardrobes space.

The second and third bedrooms are equisized. The fourth bedroom is a good size single room (although currently used as a dressing room and fitted with extensive bespoke wardrobes) and each is served by the contemporary family bathroom with bathtub and separate walk-in shower.

Off the landing, stairs lead to a really handy attic room with window and skylight.





Outside Oasis

In total, the plot extends to 0.12 acres and the rear garden is a real outside oasis. A paved terrace lies off the kitchen with steps leading down to a further terrace that is a delightful spot for 'al-fresco' dining, sitting adjacent to an ornamental fish pond.

The remainder of the garden is laid mainly to lawn with a meandering brick pathway leading to a secluded spot with garden store, space for a trampoline or climbing frame.

The garden is well-stocked and enjoys a range of specimen trees including mature apple trees, maple and cherry blossom that is stunning when in bloom in the spring. On both sides you are bordered mature hedging and close-boarded fencing.

As the garden is such a good size, there is plenty of space to build a home office.

To the front the house is set back from the road behind a small front garden with mature hedging providing screening.

Out & About

Wisteria Cottage sits on Newick High Street - a quintessentially English village with a thriving community. Its central green is the heart of the village and amenities include village shop, newsagent, pharmacy, butcher, bakery, post office, hairdressers, three public houses (The Bull, The Royal Oak and The Crown), Newick Tandoori Indian restaurant (a real favourite with the locals) and a health centre.

Fletching, another beautiful village is 2 miles north-east and boasts another the superb 'Griffin Inn' gastropub. For commuters, the bustling town of Haywards Heath is six miles to the west and easily accessible via the A272. The mainline station provides swift, regular commuter services to London (Victoria/London Bridge in 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins).



The town also boasts extensive shopping facilities with Waitrose and Sainsbury's superstores and the Orchards Shopping Centre. The attractive market town of Uckfield is 5 miles east and offers plenty of amenities including a fantastic independent cinema and railway station.

The brand new Marks & Spencers Food Hall at nearby Uckfield is less than 10 mins away and is brimming with fresh food and has a dedicated wine shop.

Education wise, there is a wide range of highly regarded schools and colleges to choose from in the nearby villages and towns, both state and private sector, including Newick primary school, Chailey Secondary School, Cumnor House in Danehill, Great Walstead near Lindfield, Worth Abbey, Burgess Hill School for Girls and Lewes Grammar.





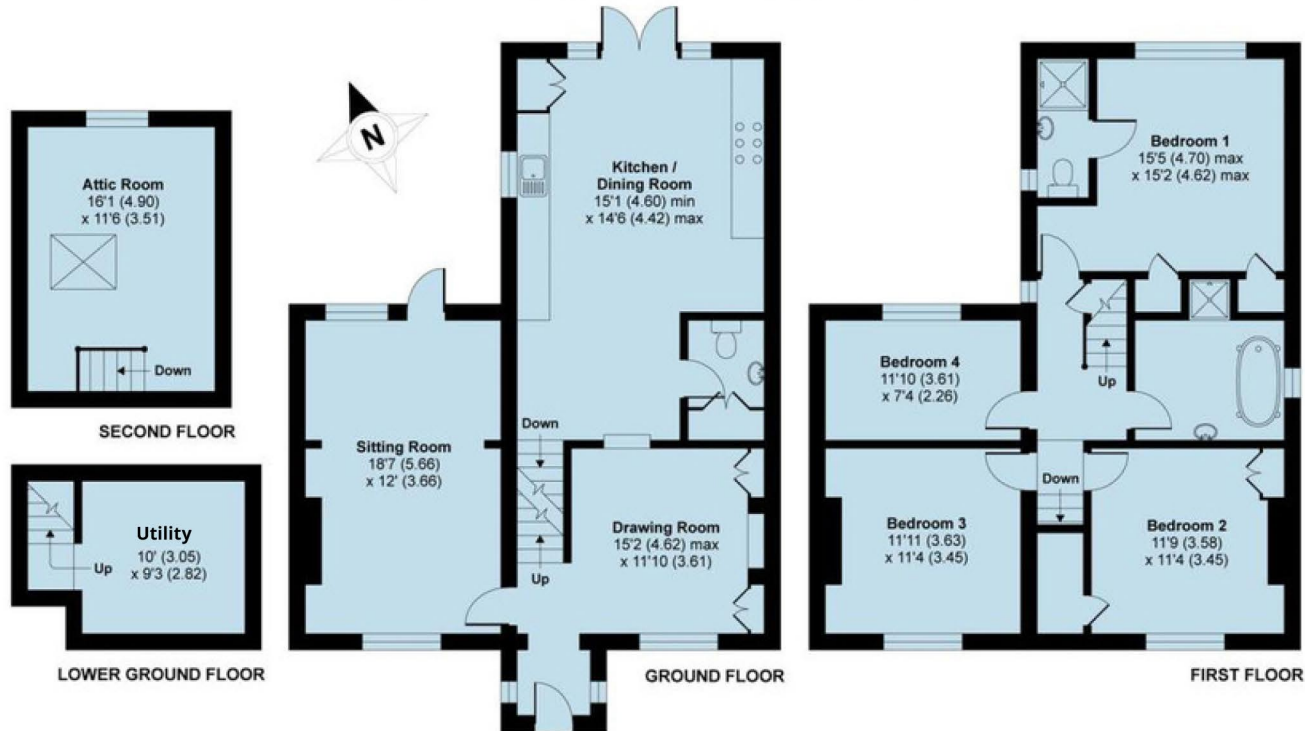
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APPROX. GROSS INTERNAL FLOOR AREA 1890 SQ FT 175.6 SQ METRES



The Finer Details

Tenure: Freehold

Title Number: ESX292306

Local Authority: Lewes District Council

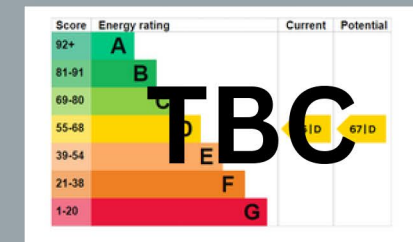
Council Tax Band: E

Plot Size: 0.12 acres

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast (up to 1,000 mbps download)

We believe the information in this brochure to be correct but we cannot guarantee its accuracy and recommend intending buyers check details personally before exchange of contracts. None of the information provided should be used to form part of any offer.



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