



CENTURY COTTAGE

SCAYNES HILL



THE CHARMING CENTURY COTTAGE

Welcome to Century Cottage – a superb Victorian detached country home dating from the 1850s offering the perfect mix of retained period character, gorgeous interior design and high specifications finishes – all sitting on an enviable 1/3 acre plot in the heart of East Sussex countryside.

With over 2,400 sq ft of flexible, family friendly accommodation unfolding over two floors, this home really does offer so much and will surely appeal to anyone looking for a period home, a semi-rural position and all the benefits associated with that enviable lifestyle.

Externally, the combination of white render and traditional Sussex style tiled hung elevations under the clay tile roof lure you in, whilst internally the colour palette is a delight.



ULTIMATE FLEXIBILITY

Upon entry, the pitched roof porch is readymade for boots & coats.

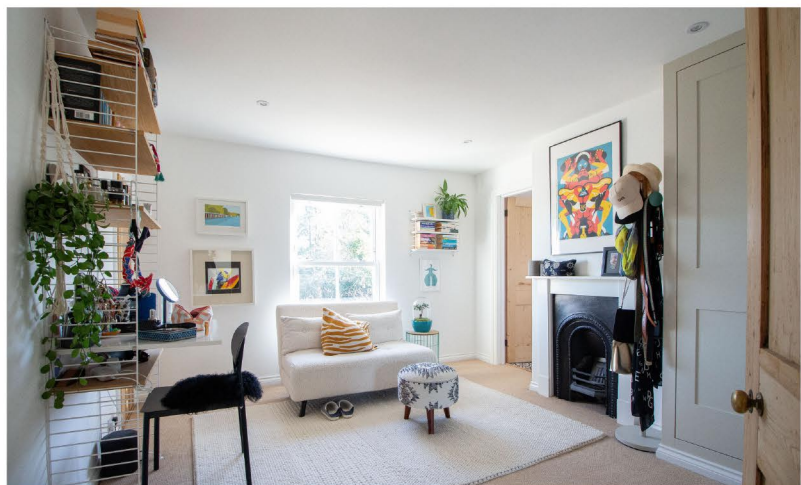
Either side of the hall you have living space. To the left is the probably the most flexible room in the house. Currently used as a study, this room is plenty large enough to work as a snug, play room or ground floor bedroom. The cast iron fireplace provides a natural focal point and a nod of character.

Down the hall you'll be wowed by the glorious sitting room.

Decorated in a delightful 'dusky pink' and bathed in sunshine throughout the day, this really is the perfect spot to unwind and on those chilly winter evenings you can have the log burner roaring away.

The fourth reception room is the snug which, again, offers plenty of options. Stairs lead up to the fifth bedroom exclusively, making these two connecting rooms the perfect retreat for a teenager, au-pair or live in relative.





COUNTRY KITCHEN

Over the hallway you step into the exceptional open plan kitchen/diner. At 28ft x 17ft, with a triple aspect the overlooks the garden, this truly is the hub of the home and ready made both entertaining and everyday family life. A working log burner sits neatly in the dining area and the breakfast bar is perfect for the morning's before school!

The shaker-style kitchen is timeless with plenty of storage and prep space along with a wine rack, Rangemaster with double oven, integral dishwasher, fridge / freezer and twin butler sink unit. French doors open on the garden – perfect for inside-outside living on those balmy summer days.

Practicality wise, the utility room is great size with space for washer and dryer. There is plenty of storage space, a stable door opens to the rear making this extremely handy after a muddy dog walk – even more so as there is a stylish shower room also.





BATH & BED

Heading upstairs, you'll find four well-balanced double bedrooms and two stylish bath/shower rooms.

The main bedroom, which is currently used as a dressing room, is a good size double with a period style fireplace, fitted wardrobes and a stylish ensuite shower room with heated rail to keep those towels warm & fluffy. There are also delightful, leafy views.

Heading upstairs, you'll find four well-balanced double bedrooms and two stylish bath/shower rooms. The main bedroom, which is currently used as a dressing room, is a good size double with a period style fireplace, fitted wardrobes and a stylish ensuite shower room with heated rail to keep those towels warm & fluffy. There are also delightful, leafy views.





PERIOD CHARM, WITH MODERNITY

Being a character home, period features pervade throughout but there are also many modern conveniences on offer too. The home is heated via gas fired boiler (LPG) and there are replacement double glazed sash windows throughout. In the internet age, broadband speed has never been more important and the home has Ultrafast connection possibilities meaning up to 1000 mbps download speed.

There is a private EnviroVent drainage system and a biodigester septic tank.



GARDENS & GROUNDS

Century Cottage sits within a 1/3 acre plot. The home is approached via a gated entrance a sweeping gravel driveway that provides parking for several vehicles. There is plenty of space to build detached garage/car port, if desired (stpp).

The gardens are accessible both sides of the house and the large expanse of level lawn is perfect for children to play. The paved terrace sits adjacent to the kitchen, great for a barbecue and you are well screened by hedged & fenced borders.

The detached brick outbuilding is great for storage but offers so much more potential as a Home Office (13'2 x 9') – subject to any necessary consents. There is power, lighting and even an internal water supply connected. The overhang roof makes this the ideal log store.



OUT & ABOUT

Century Cottage sits on Lewes Road in the Sussex village of Scaynes Hill, surrounded by glorious open countryside with neighbouring footpaths and bridleways .

There are highly regarded primary schools at Chailey Green, Plumpton and neighbouring Newick. For secondary, Chailey Secondary School is nearby whilst Chailey Heritage School has a fantastic reputation. In the private sector, you are spoilt for choice with Cumnor House, Ardingly College, Handcross Park, Great Walstead, Hurstpierpoint College and Brighton College.

Newick itself offers more extensive amenities including a selection of stores (butchers, bakers, village store, café & Newick Tandoori), three pubs, Doctor's Surgery and a Pharmacy.

Nearby Fletching is home to The Griffin - one of the area's finest gastro pub/hotels.



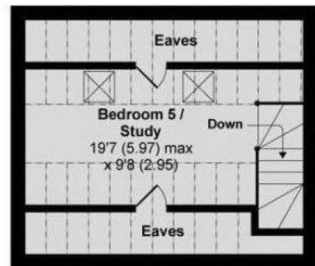
For commuters, Haywards Heath's mainline station lies five miles west and provides fast and regular services to London, Gatwick Airport and Brighton. The surrounding areas can be easily accessed via the A272 providing road access through Sussex to both the East & West.

Chailey Common | In this location you have over 180 hectares of open countryside, heathland and common land right on your door step with plenty of walks and bridleways, fully open to the public and perfect for dog walking & horse riding. The site itself is one of the largest areas of open lowland heath left in East Sussex and was designated as a Site of Special Scientific Interest in 1954 and Local Natural Reserve in 1964.

Cosmopolitan Brighton & Hove with its world class shopping and famous beach is just 15 miles.

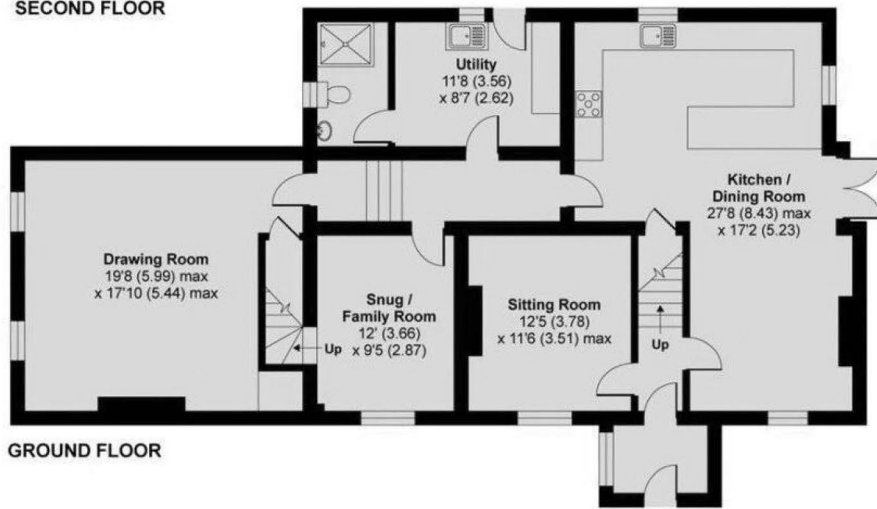


APPROX. GROSS INTERNAL FLOOR AREA 2266 SQ FT 210.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

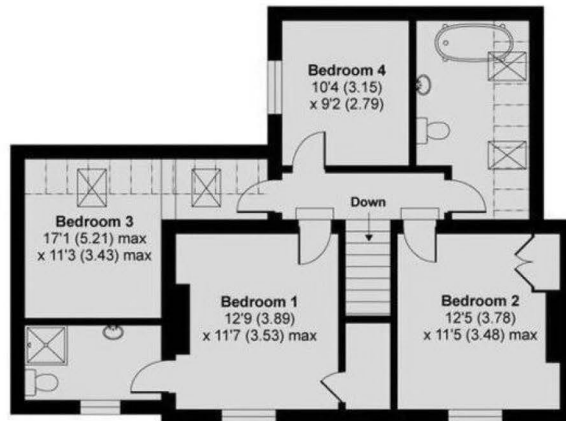


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

THE FINER DETAILS

Tenure: Freehold

Title Number: ESX202476

Local Authority: Lewes District Council

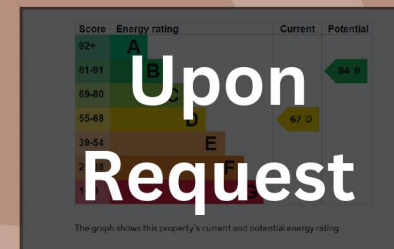
Council Tax Band: F

Plot Size: 0.27 acres

Services: Gas fired central heating (LPG), EnviroVent drainage system and a biodigester septic tank, mains water & electricity

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

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.





CENTURY COTTAGE
LEWES ROAD
SCAYNES HILL
EAST SUSSEX
RH17 7NG



[///deck.donor.weeks](http://deck.donor.weeks)

For a private viewing contact
selling agent:



01444 416999 | hh@psphomes.co.uk |  [@psphomes](https://www.instagram.com/psphomes)