

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Mantell Close, Newick, BN8 4FA

- ▼ Superb Detached Residence
- ▼ 4/5 Bedrooms, 3/4 Reception Rooms
- ▼ Feature Kitchen/Breakfast Room
- ▼ 4 Bathroom/Shower Rooms
- ▼ Private Landscaped Garden
- ▼ Flexible Accommodation/Annexe



EPC RATING

Current:
84 | B

Potential:
91 | B

Guide Price:
£900,000 - £950,000



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Originally the show home for this exclusive recently built development in Newick, this exceptional four/five-bedroom detached family home offers beautifully presented, versatile accommodation with a number of standout features designed to suit modern family living. Immaculately maintained throughout, the property has been thoughtfully reconfigured to include a spacious self-contained annexe complete with a shower room and family room. This flexible space can function independently or seamlessly integrate with the main house, making it ideal for multi-generational living, guests, or those working from home. An inviting entrance hall provides a welcoming first impression, with a generous ground floor cloakroom conveniently positioned to one side. From here, doors open into a superb dual-aspect sitting room, flooded with natural light and featuring an attractive limestone fireplace with a wood-burning stove. A separate formal dining room offers an elegant entertaining space and benefits from extensive built-in storage along one wall. To the rear of the property, the impressive kitchen/breakfast room forms the heart of the home, offering an excellent range of fitted units and includes a coffee station, granite work surfaces, 2 x Kaiser electric ovens and induction hob, Belfast sink, dishwasher, and a bespoke oak island unit on wheels also with granite worktop. From here delightful views are enjoyed across the landscaped garden towards the surrounding countryside. Bi-fold doors open directly onto a balustraded terrace, creating a seamless connection between the indoor and outdoor living spaces. The property enjoys far-reaching views across woodland and open fields towards Sheffield Park, adding to its peaceful setting. Further ground floor accommodation extends from the breakfast room into a bright garden room, leading through to a substantial utility room and on to the versatile annexe/family room with its adjoining contemporary shower room. Upstairs, the accommodation is equally impressive. Two spacious principal bedroom suites each benefit from their own en-suite shower room and walk-in wardrobe, providing luxurious private retreats. Two additional well-proportioned bedrooms are served by a generous family bathroom, making the layout ideal for growing families. Externally, the property enjoys a private driveway providing off-road parking, while a covered side passage leads to the beautifully landscaped rear garden. Thoughtfully designed for both relaxation and entertaining, the garden features an American style barn/workshop with power, 2 garden sheds, 2 gazebos, manicured lawns and gravel garden, established planting, a water feature, and a variety of seating areas, all enjoying an excellent degree of privacy and seclusion. Ideally positioned within easy walking distance of Newick's thriving village centre, residents can enjoy a range of local amenities including 2 village shops and Post Office, 3 popular pubs, doctors' surgery, church, primary and nursery schools, attractive village green, pantry café, Indian restaurant, sports and socials clubs, bakery, pharmacy, and convenient public transport links to the surrounding towns. This really is a substantial and exceptionally well-presented home offering flexible accommodation, outstanding countryside views, and an enviable village location. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

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The Property
Ombudsman

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LETTINGS



ANNEXE SITTING ROOM
4.85m x 2.95m
15'11" x 9'8"

SITTING ROOM
5.38m x 3.67m
17'8" x 12'0"

DINING ROOM
4.17m x 3.51m
13'8" x 11'6"

KITCHEN/ BREAKFAST ROOM
7.44m x 3.51m
24'5" x 11'6"

HALL

WC

LAUNDRY ROOM
3.05m x 2.82m
10'0" x 9'3"

GARDEN ROOM
2.82m x 2.82m
9'3" x 9'3"

ENSUITE

UP

The floor plan shows a rectangular layout with several rooms. At the top left is a **WORKSHOP**. To its right is a **BATHROOM**. Further right is **BED 4, USED AS DRESSING ROOM** with dimensions 3.42m x 3.35m (11'3" x 11'0"). Below the workshop is **BEDROOM 1** (7.09m x 4.34m / 23'3" x 14'3") with an adjacent **WARDROBE**. To the right of Bedroom 1 is an **ENSUITE**. At the bottom left is another **WARDROBE**. In the center is a **LANDING** with a **DOWN** arrow pointing to a staircase. To the right of the landing is **BEDROOM 3** (4.45m x 3.18m / 14'7" x 10'5"). At the bottom right is **BEDROOM 2** (3.57m x 3.03m / 11'9" x 9'11") with a **WARDROBE** and an **ENSUITE** adjacent to it.



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.