



£900,000 offers in excess of  
Old School House, Coldharbour Road, Upper Dicker, East Sussex, BN27 3QA

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## Overview...

We're extremely pleased to market for sale this beautifully presented and renovated five-bedroom family home, enjoying views of open fields yet still within easy reach of the sought after village of Upper Dicker.

This outstanding 2,438sq ft detached property has been finished to the highest of standards boasting contemporary open plan living, naturally bright accommodation and ASHP with underfloor heating to the majority of the building.

Upon entry, you are greeted with a spacious dining area that seamlessly flows to a dual aspect, open plan kitchen dining room featuring bi-fold doors which allow both indoor and outdoor living to blend naturally. There is a dual aspect cinema room also with direct access to the garden. The ground floor offers two further double bedrooms with built in wardrobes and en suites; a third bedroom features an en suite and kitchenette, ideal for multi-generational living.

On the first floor, is a double bedroom with en suite, and the principal bedroom suite with a walk-in wardrobe and feature en-suite bath/shower room.

Outside, there is ample off-street parking, double garage, EV charging and access to a range of outbuildings.





## The property...

**ENTRANCE-** A naturally bright and spacious entrance hall with ample storage cupboards, timber doors to principal rooms and stairs to first floor

**DINING AREA-** A wonderful area with sleek polished floor tiles and space for family dining table, including built in flushed fitted units. This effortlessly opens to-

**KITCHEN/DINING ROOM-** The true centrepiece of the home, measuring an impressive 25'4ft x 14'9ft, featuring double height, vaulted ceilings and high-level double-glazed windows enhancing the space and filling it with natural light and the bi-fold doors allow direct access to the terrace and garden. An integrated feature wood burner creates a sense of cosiness for the family and centres the living space. A modern kitchen comprises of fitted flushed base units with contrasting granite effect work surfaces, storage and workspace is further by the matching central island featuring gas and ceramic hobs, and timber overhang as raised seating area. Sink with adjacent swan neck mixer tap and exposed brick wall above adding character, integrated eye-level triple oven with further integrated appliances and space for fridge freezer. A stunning space for the family, ideal for everyday living and entertaining.

**CINEMA ROOM-** A super space, cleverly designed with vaulted ceilings and skylights, double glazed doors overlook the garden and allow direct access. A wonderful separate space with potential as a snug, additional reception room or office.

**BEDROOM-** Currently used as a home office, this small double room comprises of fitted storage cupboards and shelves, an ideal space as study or occasional fifth bedroom. Door to-

**EN SUITE-** Walk in shower with tiled surround, wc with concealed system, wash hand basin and rear window

**BEDROOM-** A good size double bedroom with Southerly facing rear window allowing natural light, built in wardrobes and door to-

**EN SUITE-** Spacious walk-in shower with tiled walls, glass screen, wash hand basin with floating set in vanity unit below and wc





## *The Property Continued...*

**BEDROOM-** A beautifully proportioned space, ideal for multi-generational living or guest accommodation. This dual aspect space is naturally bright with vaulted ceilings, alternate private access, fitted storage cupboards, together with an inner lobby boasting a fitted kitchenette. This comprises Shaker style units, integrated microwave and stainless-steel sink. Access to- **EN SUITE-** Walk in shower with glass screen, tiled walls, hand wash basin with floating vanity unit set in below, wc with concealed system and side window

**FIRST FLOOR LANDING-** Bespoke staircase with glass balustrade and dark stone treads lead to a landing with engineered oak floor and skylight. Timber doors to principal rooms

**PRINCIPAL BEDROOM SUITE-** A stunning bedroom effortlessly combining contemporary styling with character. Enjoying vaulted ceilings with front and side aspect double glazed windows, filling the space with natural light and wooden floorboards. A feature headboard wall with integrated lights creates a statement focal point as well as a walk-in dressing room and spa-style suite.







## Location...

**EN SUITE-** A luxurious free standing bath centres below a skylight, complemented by a generous walk in wet room with mosaic tiling and twin waterfall shower heads. Hand wash basin sits on set in vanity unit and chrome heated towel rail. A spacious walk-through dressing room leads to a white wc and hand wash basin

**BEDROOM-** Double bedroom with dual aspect double glaze windows, engineered oak flooring and door to-  
**EN SUITE-** Shower enclosure with glass doors and tiled surround, wash hand basin with set in vanity unit below, wc with concealed system and skylight.

**FRONT GARDEN-** Electric gates open to a driveway with generous off-street parking and car port home to a high spec EV charger and currently housing logs. Double garage with electric up and over door and side pedestrian access, a wonderful storage space or opportunities as home gym.

**REAR GARDEN-** A deceptively generous garden excellently landscaped with a decked terrace, ideal for alfresco dining and socialising, this leads to a sunken seating area with contemporary concrete surround and firepit. A covered outdoor bar and lounge space with pretty timber detailing and built in counters provide further excellent spaces for sheltered entertaining. The lower area is laid with astroturf, offering a generous space for children, furthered with opportunities for play equipment and games. Block built chicken coop, raised flowerbeds for keen gardeners. Fence enclosed, creating a wonderful space, ensuring privacy and security, views over open fields and elements for all the family.

Tenure - Freehold

Double Glazing.

Air Source Heat Pump

EV Charging point

Solar Thermal panels (disconnected)

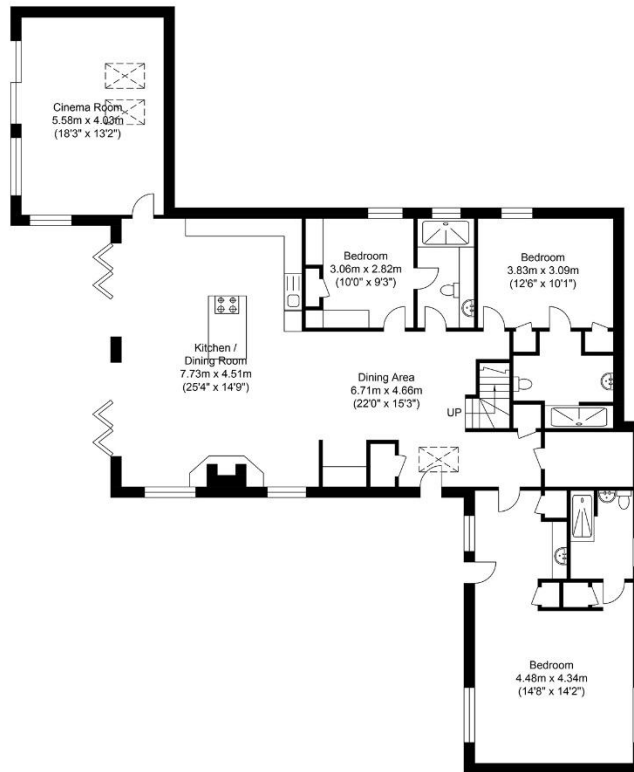
Underfloor heating

EPC Rating - E

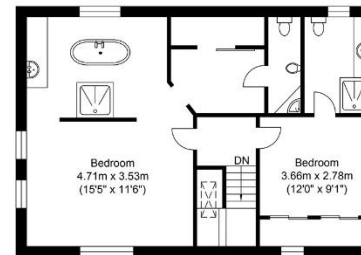
Council Tax Band - D

**Viewings highly recommended**

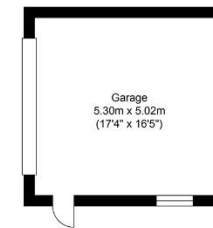




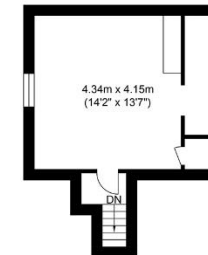
Ground Floor  
Approximate Floor Area  
1763.88 sq ft  
(163.87 sq m)



First Floor  
Approximate Floor Area  
674.35 sq ft  
(62.65 sq m)



Garage  
Approximate Floor Area  
286.42 sq ft  
(26.61 sq m)



Outbuilding  
Approximate Floor Area  
254.67 sq ft  
(23.66 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 226.52 sq m / 2438.24 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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