2 Sawyard Cottages, Sheffield Park TN22 3QP

£535,000

MANSELL McTAGGART
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This charming THREE BEDROOM TERRACED FARM WORKER'S COTTAGE is set in a desirable location close to the fabulous Sheffield Gardens, offering a wonderful blend of character features and modern comforts.

The property opens with an attractive porch that leads into the hallway, with stairs rising to the first floor. The well-proportioned SITTING ROOM with shelving, cupboards (one with plumbing for washing machine) and a wood burner, creates a cosy atmosphere ideal for relaxing evenings, while the spacious KITCHEN/DINING ROOM also features a wood burner, a Rangemaster range style cooker and an integral fridge/freezer, all providing a warm and inviting setting for family meals or entertaining guests.

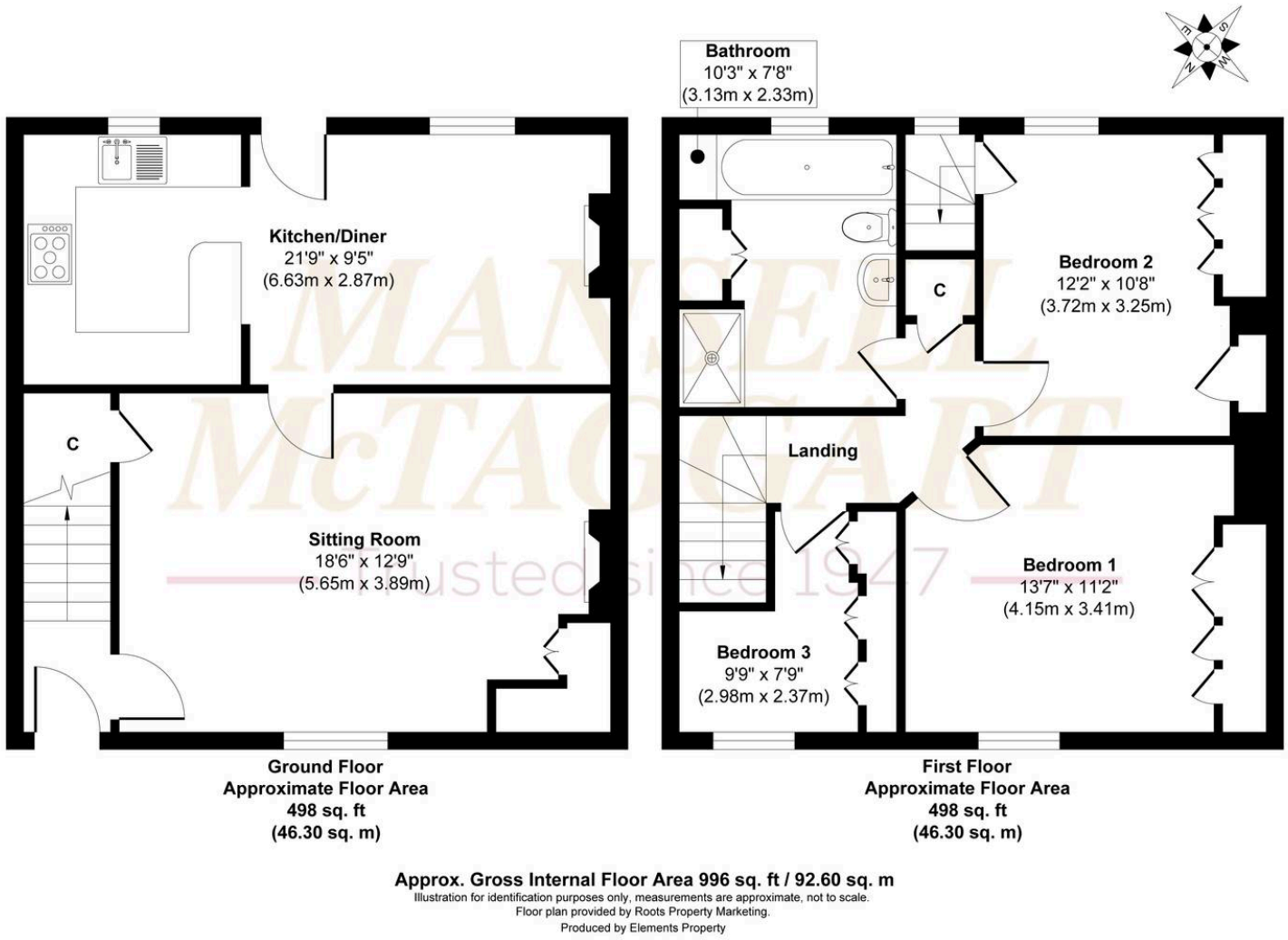
Upstairs, there are three bedrooms, one of which has concealed stairs to a USEFUL ATTIC AREA, all with built-in wardrobe cupboards and a superb bath/shower room that is finished to a high standard, offering both a double-ended bath-tub and a separate shower cubicle.

The cottage's traditional exterior belies a comfortable and stylish interior, making it an ideal choice for those seeking a characterful home with practical features in a sought-after rural setting. The front garden has a vegetable area, decking & flower beds/borders. The rear garden is laid to lawn with paved terrace, brick path and a DETACHED DOUBLE GARAGE.

One of five cottages set close to the Bluebell Railway & the lovely Sheffield Park Gardens, being the beauty spot of the area owned by the National Trust, enjoying all the benefits of the surrounding countryside yet without isolation and being a couple of miles from the village of Fletching. Other nearby villages include Danehill, North Chailey and Newick. This popular and sought after area of Sussex enjoys some of the county's finest countryside including the Ashdown Forest and further benefits from an easy drive to the nearby towns of East Grinstead, Forest Row, Uckfield, Lewes and Haywards Heath the latter offering a fast and frequent train service to London (Victoria/London Bridge approx. 45 minutes) and the coast.

DIRECTIONS From our Newick Office head west along the A272 in the directions of Haywards Heath until you come to North Chailey. Turn right at the first mini roundabout heading north on the A275. Continue along this road until you go past the entrance to Sheffield Park Gardens on your right. After a few hundred yards is a turning on the right which will take you to the back of the cottages.

- A CHARMING 3 BEDROOM MID TERRACED FORMER FARM WORKERS COTTAGE SET CLOSE TO THE FABULOUS SHEFFIELD GARDENS
- PORCH TO HALL & STAIRS RISING TO FIRST FLOOR
- SITTING ROOM & KITCHEN/DINING ROOM BOTH WITH WOOD BURNERS
- THREE BEDROOMS ALL WITH BUILT IN WARDROBE CUPBOARDS
- SUPERB BATH/SHOWER ROOM
- DOUBLE GLAZING, ELECTRIC CENTRAL HEATING & SEPTIC TANK
- PRETTY GARDENS TO FRONT & REAR - DOUBLE GARAGE
- FREEHOLD EPC F COUNCIL TAX BAND E WEALDEN



Mansell McTaggart Newick

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