



3 Tricklands Cottages, Sheffield Park TN22 3QN

£750,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

An impeccably presented 3 BEDROOM SEM-DETACHED COTTAGE having been extensively refurbished & SIGNIFICANTLY EXTENDED by the current owners with an ACRE FIELD to the rear

The front door leads into the hall off which there is a STUDY & the sitting room which has a WOODBURNER. Sliding retractable 'pocket' doors lead into the fabulous KITCHEN/DINING ROOM with larder, AEG electric oven & hob, fridge freezer & dishwasher. Off the dining area is the light, bright ORANGERY with ceiling lanterns & folding doors to the garden. To the rear is a boot room, utility room & cloakroom/wc. On the first floor there is a landing, an impressive master bedroom boasts a luxurious en suite shower room with walk in shower & built in wardrobes, two further bedrooms and a modern family bathroom. Further benefits include oil fired central heating, double glazing & VIEWS over open countryside.

The delightful gardens wrap around the property with summerhouse, brick shed, patio, outdoor kitchen with pizza oven & BBQ and lawns with flower beds & borders. There is a generous DRIVE with parking for several cars and a timber GARAGE. Please note there is a right of way across the rear of the garden for numbers 1 & 2 but the owner tells us that this is not currently used and there is a recently renewed communal septic tank that serves all 6 cottages.

- AN IMPECCABLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE HAVING BEEN SIGNIFICANTLY EXTENDED AND EXTENSIVELY REFURBISHED WITH A ONE ACRE FIELD TO REAR
- HALL, CLOAKROOM/WC, UTILITY ROOM & BOOT ROOM
- SITTING ROOM WITH WOODBURNER & STUDY
- FABULOUS KITCHEN/DINING ROOM & ORANGERY
- MASTER BEDROOM, EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS & FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- GENEROUS DRIVEWAY, TIMBER GARAGE & DELIGHTFUL WRAP AROUND GARDENS





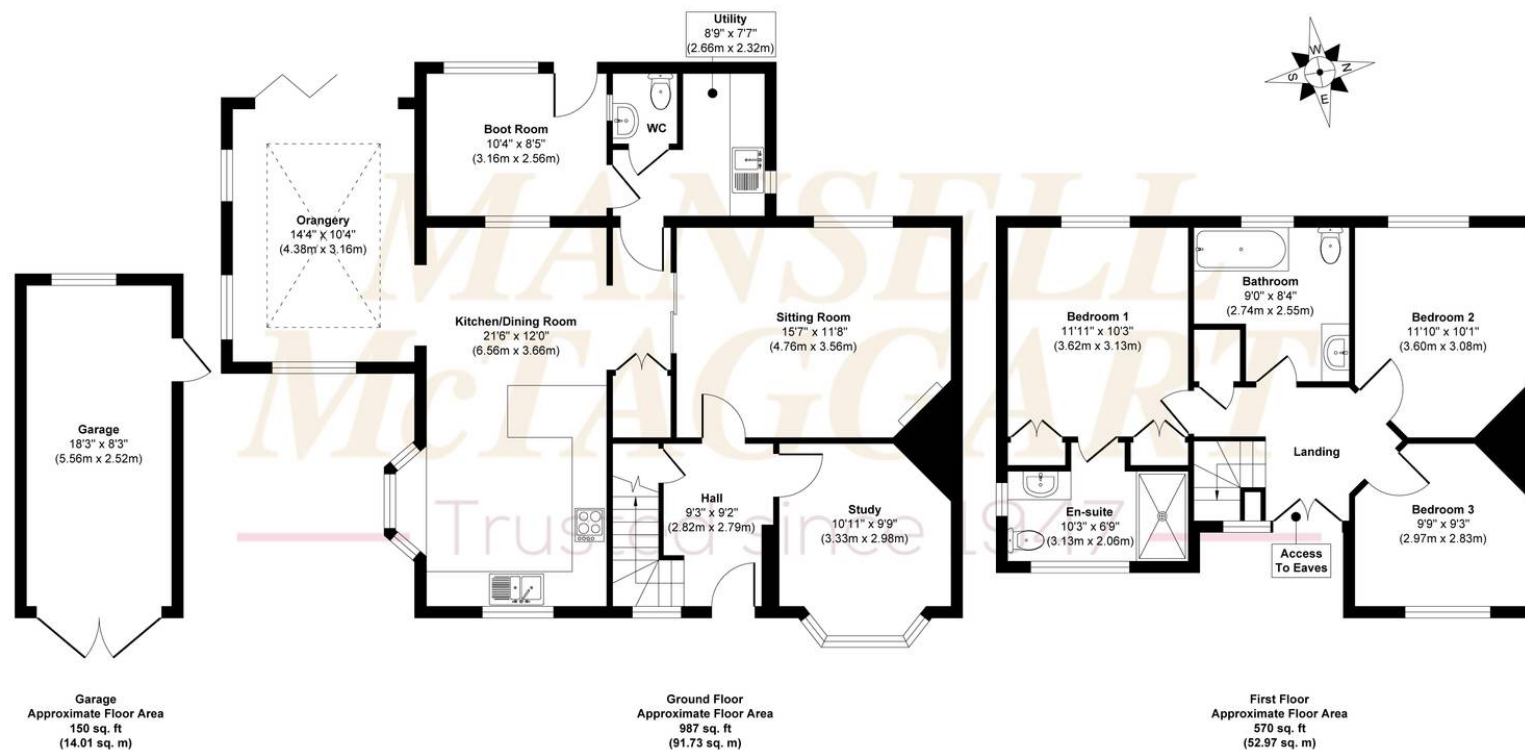
One of six cottages set close to the lovely Sheffield Park Gardens, being the beauty spot of the area owned by the National Trust, enjoying all the benefits of the surrounding countryside yet without isolation and being a couple of miles from the village of Fletching. Other nearby villages include Danehill, North Chailey and Newick.

This popular and sought after area of East 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, 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. There are also a number of recreational and sporting facilities within easy reach including golf courses and leisure centres and excellent schooling including Cumnor House at Danehill.



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 for a while until you go past the entrance to Sheffield Park Gardens on your right and the entrance to the property can be found on the left after a few hundred yards.

FREEHOLD EPC D & COUNCIL TAX BAND D WEALDEN



Approx. Gross Internal Floor Area 1707 sq. ft / 158.71 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floor plan provided by Roots Property Marketing.

Produced by Elements Property

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