



£625,000 guide price

4 Malthouse Way, Cooksbridge, Lewes, East Sussex, BN7 3PT

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## Overview...

A spacious four-bedroom, two reception room detached family home situated in this sought after development on the outskirts of Cooksbridge. This well-presented property boasts a double garage with block paved driveway to the front and is situated on a larger than average plot.

Accommodation in brief comprises an entrance vestibule, entrance hall, front aspect living room with double doors to the dining room. Continuing on the ground floor is a generous fitted kitchen/ breakfast room with rear access and a cloakroom/w.c. The second floor comprises a master bedroom with ensuite shower, three further bedrooms and a white fitted family bathroom.

The property is offered in good order throughout having been well maintained and benefits for prospectus buyers being a chain-free property.

**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



## *The property...*

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**ENTRANCE VESTIBULE-** Front aspect double glazed window, hall cupboard.

**ENTRANCE HALL-** Stairs to first floor, doors to living room and kitchen.

**CLOAKROOM/W.C.-** White suite comprising low level w.c., wash hand basin, side aspect double glazed window.

**SITTING ROOM-** Front aspect square bay with double glazed windows, fireplace housing log burner, double doors to-

**DINING ROOM-** Rear aspect double glazed sliding patio doors with views and direct access to the rear garden.

**KITCHEN-** Fitted with a comprehensive range of white cathedral fronted wall and base units with contrasting roll edged working surfaces over, tiled splash areas, sink unit with mixer tap, electric hob with oven below, spaces for tall fridge freezer and washing machine, rear aspect double glazed window overlooking the rear garden and part glazed door giving access to the side.

**FIRST FLOOR LANDING-** Side aspect double glazed window.

**MASTER BEDROOM-** Front aspect double glazed window, double built-in wardrobe, door to-

**ENSUITE-** Fitted with a white suite comprising enclosed corner shower with tiled walls, pedestal wash hand basin, low level w.c., part tiled walls, obscured double glazed window.





## *Property and Outside...*

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**BEDROOM-** Rear aspect double glazed window with views over the rear garden, double built-in wardrobe.

**BEDROOM-** Front aspect double glazed window, double built-in wardrobe.

**BEDROOM-** Rear aspect double glazed window, Built-in wardrobe.

**BATHROOM-** Fitted with a white suite comprising panel enclosed bath with mixer tap and shower attachment, tiled splash areas, pedestal wash hand basin, low level w.c., part tiled walls, obscure double glazed window.

**FRONT GARDEN-** Enclosed by hedging and low level fencing with pathway to front door and block paved driveway to garage with parking for cars.





## Location...

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**REAR GARDEN-** A particular feature of the property which is much larger than expected due to the owners having purchased a strip of land to the rear. This is separated from the paved patio area by a low level fence with gated access. This has been set up as an orchard with various specimen trees and enclosed by fencing. There is gated access to the side of the property and door access to the rear of the garden.

**Malthouse Way** is a no through road located in the village of Cooksbridge with easy access to local primary school and mainline Railway Station.

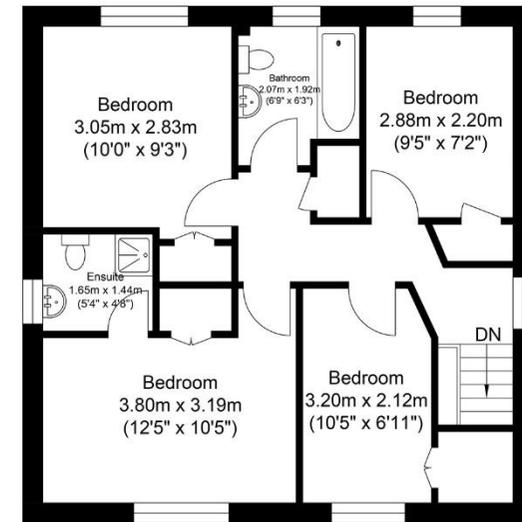
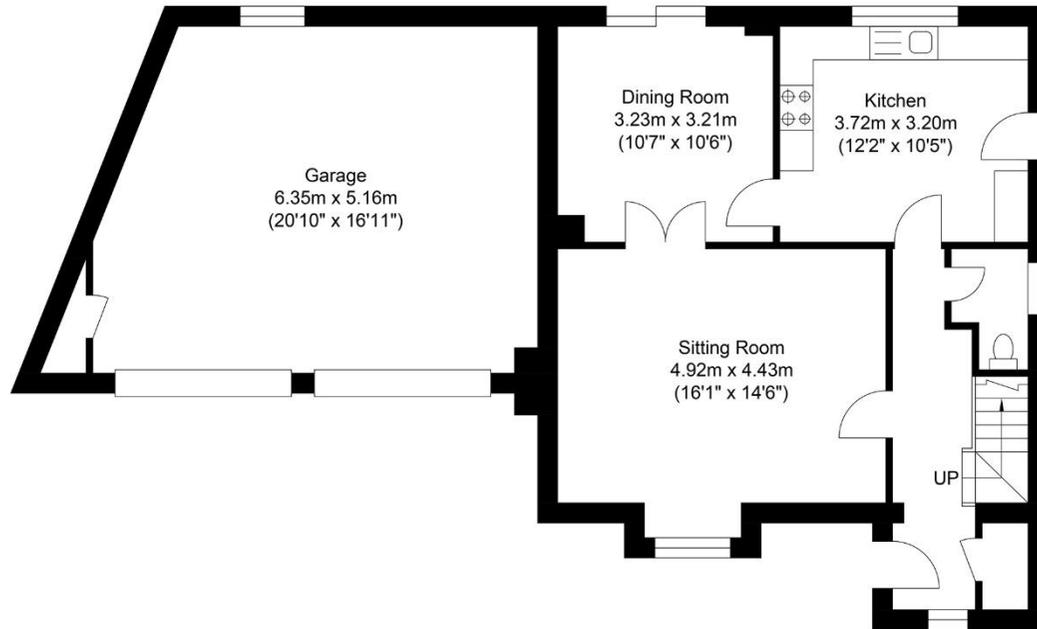
A short walk away is a modern village hall and rural park which has a recreation ground, tennis courts and play park- this can all be hired for events.

Cooksbridge is a great village that provides direct access to London, Gatwick and Lewes; it also is in the midst of the South Downs National Park with easy access to scenic walks around the local countryside. The village also hosts a petrol station with a convenience shop, modern farm shop with café and The Rainbow public house. Secondary education can be found at nearby Lewes and Chailey.

With the historical country town of Lewes is approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema which offers local food and drink 7 days a week.



Tenure - Freehold  
Oil Central Heating  
EPC rating - TBC  
Council tax band - F  
Chain free



Ground Floor  
Approximate Floor Area  
954.22 sq ft  
(88.65 sq m)

First Floor  
Approximate Floor Area  
537.98 sq ft  
(49.98 sq m)

Approximate Gross Internal Area = 138.63 sq m / 1492.20 sq ft

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

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