



1 Sandpit Cottages, Streat Lane, Streat, BN6 8RS

Offers in Region of £750,000



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1 Sandpit Cottages, Streat Lane

A unique opportunity to acquire an interior and exterior designed semi-detached cottage, nestled at the foot of the South Downs with spectacular un-interrupted outlooks over farmland to the National Park.

Beneath rolling hills, ancient woodland and vast uninterrupted skies, this unique home captures the essence of the modern country retreat. Originally a traditional workers' cottage, the property has been transformed into a stylish and soulful home.

Natural materials, vaulted ceilings, wood-burning stoves and expansive glazing create filled interiors that flow into the landscaped gardens and surrounding countryside.

At the heart of the home, the kitchen and dining space opens onto a charming garden room, while a striking vaulted garden studio with bifold doors enjoys panoramic views towards the South Downs National Park – ideal as a creative workspace, entertaining space or peaceful retreat.

The gardens feature secluded terraces, fruit trees, raised beds, a lily pond and mature trees, all designed to embrace the changing light and far-reaching rural views. A characterful cabin with en-suite bathroom provides private guest accommodation.

Despite its peaceful setting, the property is well connected, just eight miles from Brighton. Nearby Hassocks station is approximately one hour from London, and thirty minutes from Gatwick Airport.

Enhanced by ground source heating and solar panels, this is a rare opportunity to acquire a country sanctuary where design, sustainability and landscape exist in perfect harmony.

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- Three bedroom semi-detached cottage
- Beautifully landscaped gardens and grounds with an abundance of colorful flowering plants, shrubs and specimen trees.
- 5.75m x 4.5m garden studio with additional garden cabin with en-suite shower room
- Living room with log burner and bi-folds out to the garden
- Dual aspect kitchen/dining room with bay fronted window and window seat
- Master bedroom with dressing room and en-suite
- Dual aspect garden sitting room with two sets of bi-folds
- Ground source heat pump – 12 solar panels
- Private driveway parking
- Council Tax: D, Energy Performance Rating: C



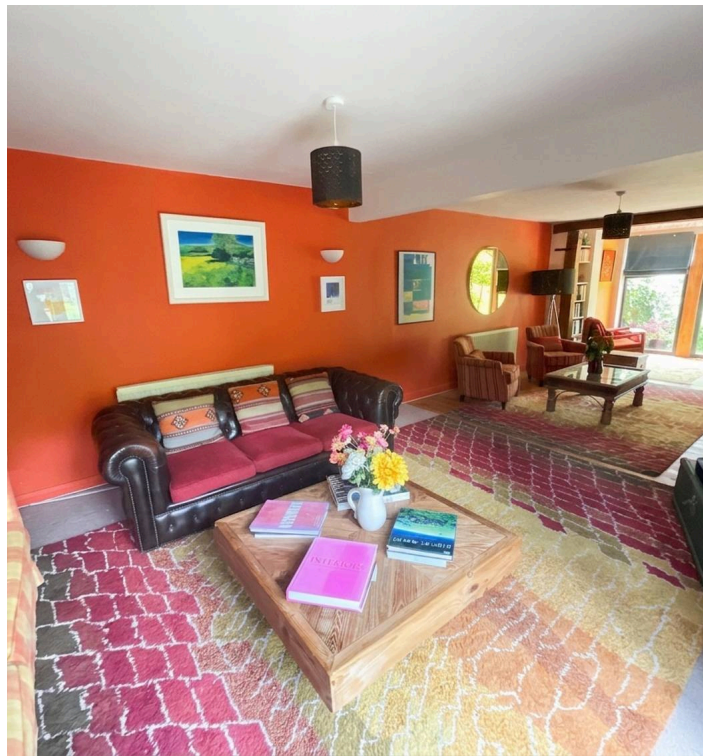
1 Sandpit Cottages, Streat Lane

Oak pillared entrance porch, porcelain tiled step.
Double glazed front door to:-

Spacious Hall: two south facing windows, stairs to first floor, exposed floorboards, book shelving, open plan to:-

Living Room: bi fold doors to rear garden. Wood burning stove, log storage, exposed floorboards, fitted carpet.

Double Aspect and Bay Fronted Kitchen/Dining Room: coloured high gloss units. chrome door furniture, solid wood worktops, twin bowl enamel sink unit with fitted water mixer tap, integrated stainless steel oven, induction hob, stainless steel filter hood, tiled splashbacks, real wood floor, uPVC double glazed window to rear, understairs cupboard, bay window to front with window seat, opening to:-



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Double Aspect Garden Sitting Room: two sets of bifold doors, underfloor heating, wood floor, door to:-

Utility/Cloakroom: 'Nibe' plant for ground based heat pump, low level WC, kitchen unit with space and plumbing for washing machine, opaque glazed window, ceramic tiled floor, underfloor heating.

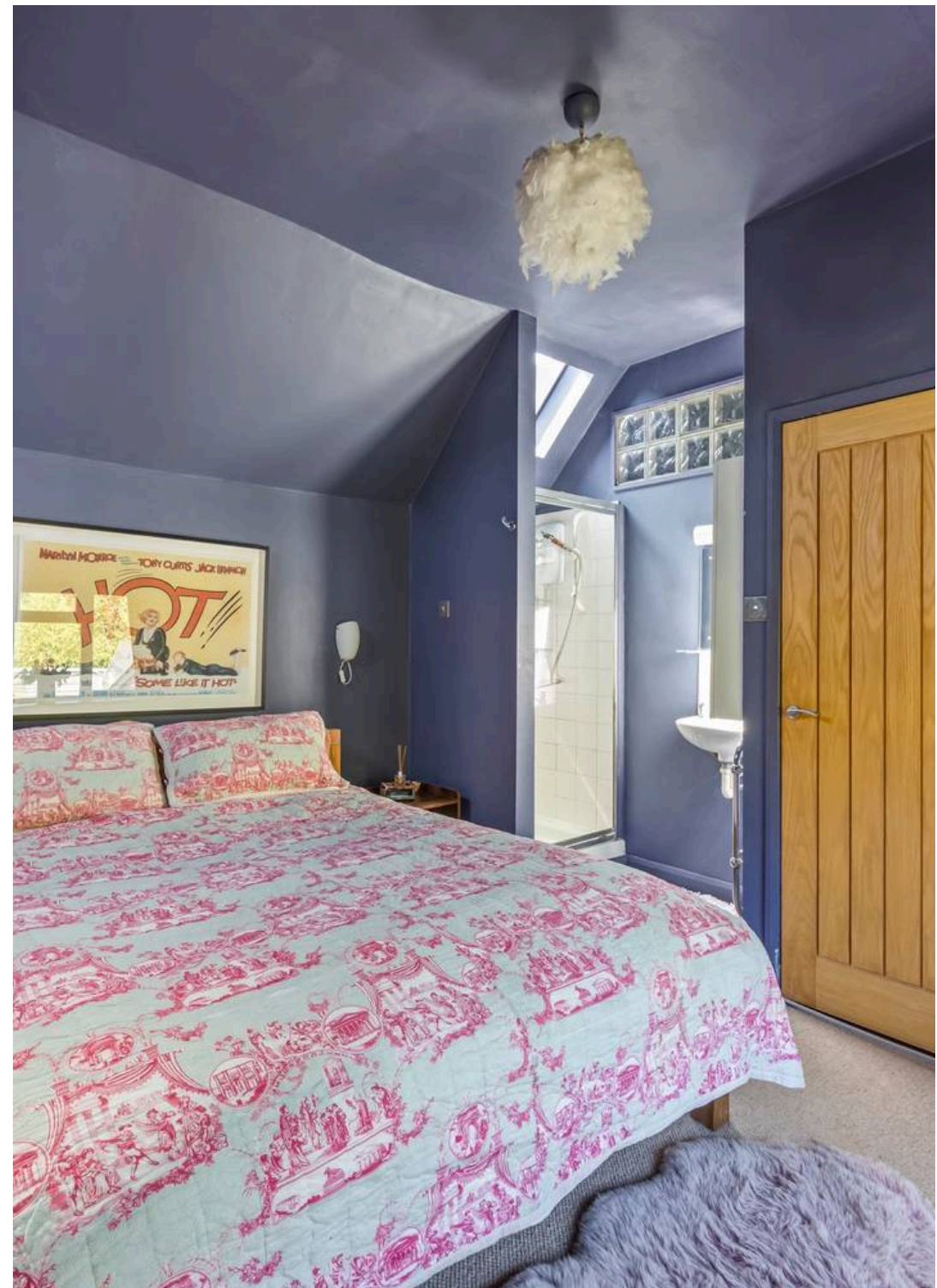
First Floor

Landing: hatch to loft, over stair built in linen cupboard, uPVC double glazed window to front. Fitted carpet.

Master Bedroom: high vaulted ceilings, double glazed window to rear, two 'Velux' windows. White shower cubicle with 'Mira' shower unit and wall mounted wash hand basin, tiled splashback

En- suite WC: white low level WC, wash hand basin with Moroccan tiled splashback, oak wood floor, 'Velux' window.

Dressing Room: glass block wall affords natural light. Fitted carpet.



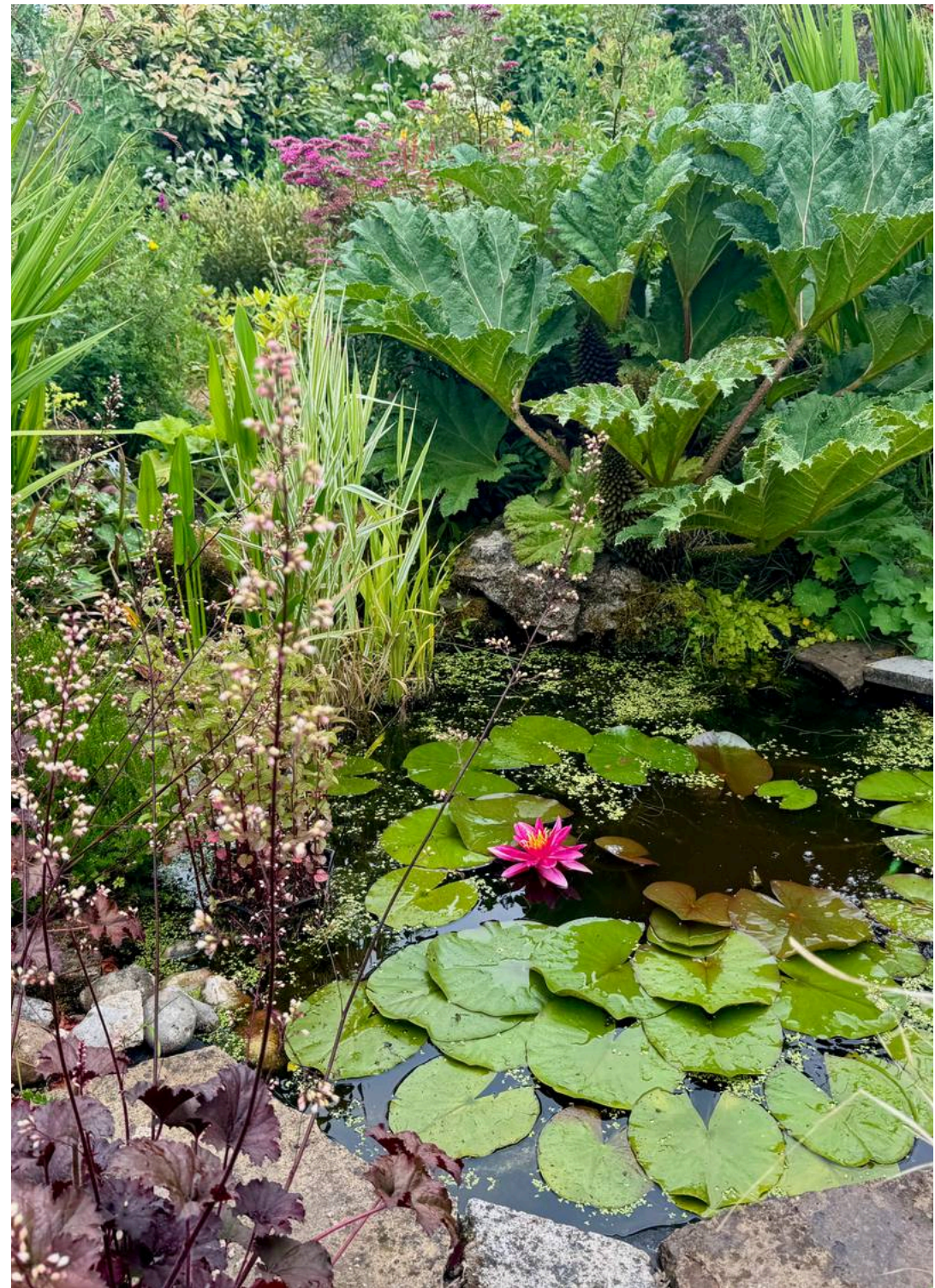
Bedroom Two: fitted carpet, double glazed window to rear.

Bedroom Three: fitted carpet, double glazed window to front with views.

Bathroom/WC: white suite, panel enclosed bath with 'Triton' shower over, white hand basin, low level WC, double glazed window, tiled splashback. Oak wood with Moroccan inset tiled floor.

Outside: Landscaped Gardens: lawn, slate stone and brick terraces, ornamental lily pond, incredible variety of plants and shrubs. Meandering brick edged pathways. Specimen trees and shrubs.

Substantial Garden Studio/Summer Sitting Room: two sets of bi folds, three sky lights plus further windows which pour light into this incredible versatile space. Beamed and vaulted, independently fused.





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Adjoining Shed/Store: fully insulated. Behind raised beds surrounding an outside barbecue seating area.

Terraced dining area: space for outside dining area, sofas and firepit in front of the garden studio.

Garden Cabin: Bedroom: bi fold doors, two double glazed windows, power and lighting, extractor fan, shelving, wood floor.

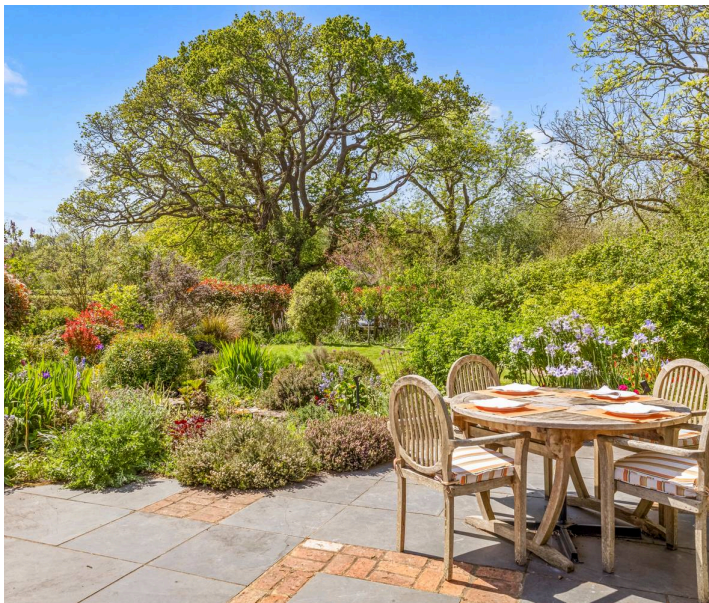
En-suite Shower: shower cubicle, low level WC, vanity unit and wash hand basin.

Parking: pebble stone driveway for two cars.

Notes: Ground source heat pump provides hot water, central and underfloor heating.

Solar panels for electricity

Shared private drainage (cess pit)



Street Lane



Approximate Gross Internal Area (Excluding Outbuilding) = 112.68 sq m / 1212.87 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.