



Honeysuckle Cottage Newpound, Wisborough Green - RH14 0EJ

Guide Price £895,000

 **Henry Adams**
estate agents

Honeysuckle Cottage, Newpound, Wisborough Green

- A beautifully presented 17th Century cottage in generous plot with ample parking, garage and car port
- Sitting room with lovely feature fireplace, wood burner and French doors to garden
- Study
- Bespoke hand made kitchen / dining room with range cooker, good size utility room with space for appliances
- Underfloor heating for ground and first floor
- Ground floor cloakroom
- Double aspect vaulted main bedroom with en-suite shower room
- Two further double bedrooms and family bathroom
- Lovely garden with large patio area, green house, rose garden and a variety of other plants and shrubs

Honeysuckle Cottage is just as lovely as its name suggests, a remarkable 3-bedroom detached cottage which offers a blend of character and modern comforts. Boasting a 17th-century cottage charm, the property sits on a generous plot and features ample parking, a garage, and carport.

The interior seamlessly combines timeless elegance with contemporary amenities, as evidenced by the cosy sitting room showcasing a lovely feature inglenook fireplace with inset wood burner, and inviting French doors that lead out to the garden. A study provides a quiet retreat for work or relaxation, while the bespoke hand-made kitchen and dining room are highlighted by a range cooker and ample space for entertaining. A practical touch is the good-sized utility room offering space for essential appliances. Underfloor heating on both the ground and first floors ensures comfort throughout the year, while a convenient ground floor cloakroom adds to the functionality of the space.

On the upper level, the double aspect vaulted main bedroom beckons with its charm and offers an en-suite shower room for added privacy and convenience. Two additional double bedrooms provide comfort and style, and a well-appointed family bathroom.



Another feature of the property are the meticulously landscaped gardens, a large patio area is ideal for al fresco dining and entertaining, while a green house, rose garden, and a variety of plants and shrubs add character to the surroundings. A beautifully presented charming character property with all the modern amenities you would wish for.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

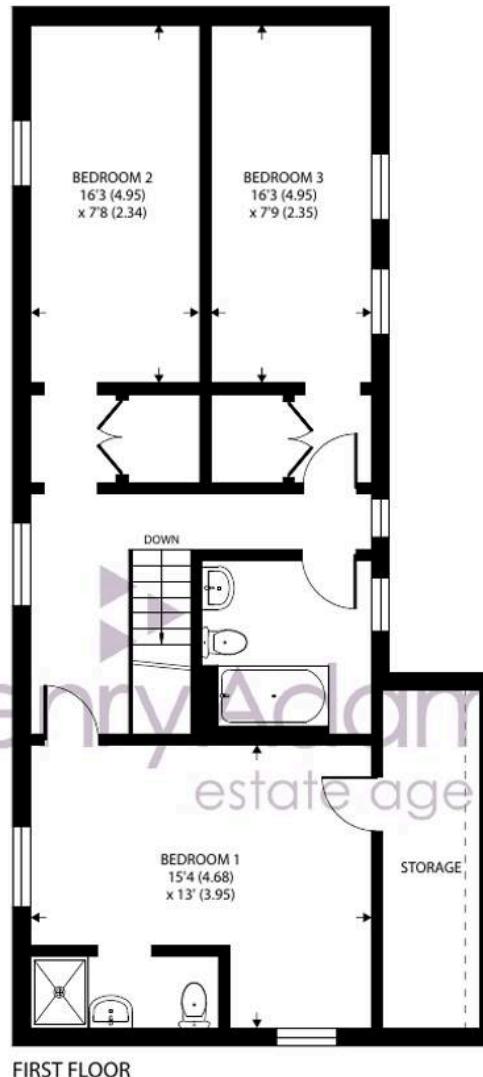
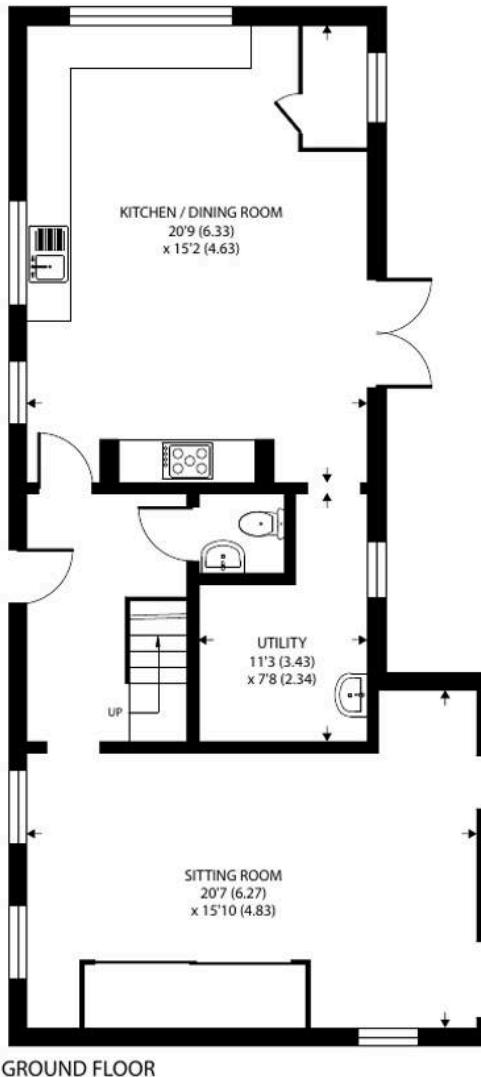
EPC Environmental Impact Rating: F



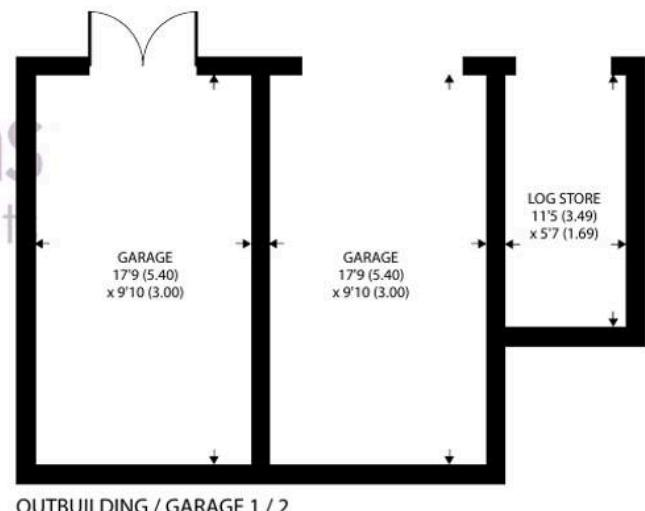








Denotes restricted head height



Approximate Area = 1555 sq ft / 144.4 sq m
 Limited Use Area(s) = 76 sq ft / 7 sq m
 Garage = 348 sq ft / 32.3 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 2042 sq ft / 189.5 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any