



Marlborough Cottage, Batts Bridge Road, Piltdown TN22 3XR

£585,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

A fabulous, extended THREE BEDROOM SEMI-DETACHED CHARACTER HOME presented in first class order with LOVELY GARDENS located opposite Piltdown Golf Course

The front door leads into the hall which has 2 storage cupboards and a downstairs cloakroom/wc. Off the hall is the impressive bright L SHAPED KITCHEN/DINING ROOM, the kitchen area has a butler sink, Neff electric double oven & a Neff Calor gas 5 ring hob, the dining area has two sets of windows, back door and French doors opening onto the garden and a patio area. The 19'7 × 13'7 SITTING ROOM has a large bay window, feature fireplace with woodburner and turning staircase to the first floor. On the first floor is the spacious light landing, 3 GOOD SIZED DOUBLE BEDROOMS, one with en suite shower room, built in wardrobe & views over the gardens. A family bathroom.

A generous gated gravel DRIVEWAY has parking for several cars & leads to the LARGE GARAGE. The superb gardens are a real feature with ornamental/patio area, large lawns with well kept flower beds & border and a further terrace/seating area.

- A FABULOUS THREE BEDROOM SEMI-DETACHED CHARACTER HOME WITH LOVELY PRIVATE GARDENS LOCATED OPPOSITE PILTDOWN GOLF COURSE
- HALL & DOWNSTAIRS CLOAKROOM/WC
- SITTING ROOM WITH LARGE BAY WINDOW, FEATURE FIREPLACE AND WOODBURNER
- SUPERB L SHAPED KITCHEN/DINING ROOM OVERLOOKING THE GARDENS
- LARGE LANDING, THREE GOOD SIZED DOUBLE BEDROOMS, BATHROOM AND EN SUITE SHOWER ROOM
- GENEROUS DRIVEWAY, LARGE GARAGE & BEAUTIFUL SECLUDED GARDENS
- OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, SEPTIC TANK AND EXTERNAL BOILER ROOM
- FREEHOLD EPC D COUNCIL TAX BAND E WEALDEN





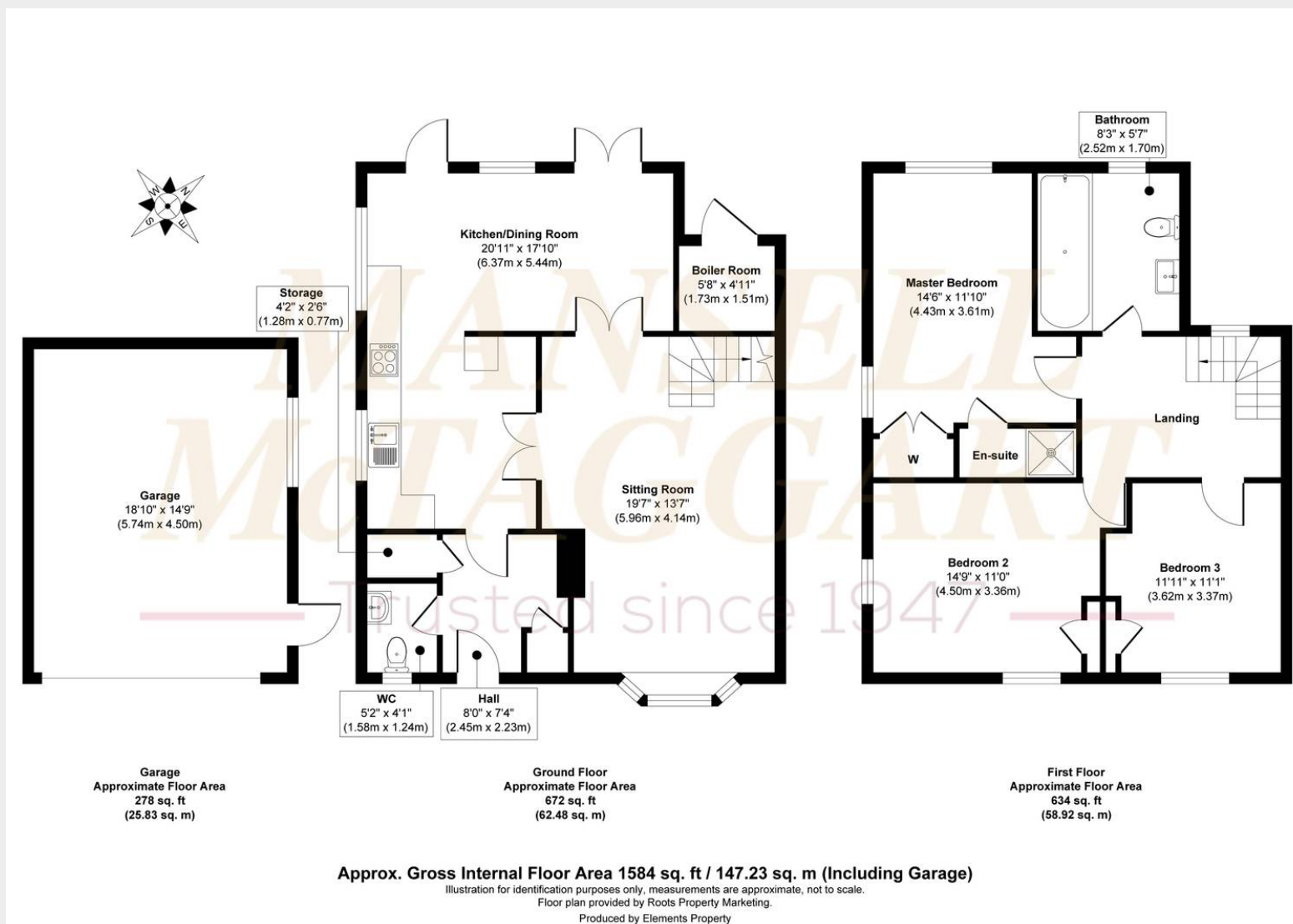
Piltdown boasts a fine golf course which is screened behind trees opposite the property. The village has two pub/restaurants, The Piltdown Man and The Peacock Inn, a petrol station/convenience store, a highly regarded farm shop and M&S food hall are also within easy reach.

The lovely open areas of the Ashdown Forest are easily accessible by car and the town centre of Uckfield with its excellent recreational, schooling and shopping facilities is about 3 miles. The picturesque village of Fletching with its famous Griffin Inn is close at hand and nearby Newick offers a number of excellent local shops, outstanding primary school, health centre, inns and sports facilities.

Haywards Heath (about 8 miles) provides extensive shopping and other amenities together with a main line commuter rail service to London (Victoria/London Bridge approximately 45 minutes). The coastal towns of Eastbourne and Brighton together with Gatwick Airport, the Royal Spa Town of Tunbridge Wells and M25 are also within convenient driving distance.

DIRECTIONS From our office head left in an easterly direction along the A272 for 2 miles (going past the turning on your left for Fletching) and a few hundred yards further on the left is the driveway to Marlborough Cottage with a white picket fence and old Victorian lamppost in the garden.





Mansell McTaggart Newick

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