



£700,000 guide price

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

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A fantastic opportunity to purchase this three-bedroom, detached family home situated in the popular village of Cooksbridge.

This property is within walking distance of the local, highly acclaimed primary school and Mainline Railway Station with direct routes to Lewes, London and Gatwick.

This home offers open plan modern living with breathtaking, far-reaching views over the picturesque rural scenery that is the South Downs National Park.

Inside you are greeted with a generously sized front aspect sitting room, open-plan kitchen dining room, spacious conservatory with stunning impressive rural views over the Sussex countryside. The ground floor also benefits from a hobby room, utility and cloakroom.

Upstairs are three double bedrooms with the master bedroom boasting an ensuite; and a modern fitted family suite.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, door to-

CLOAKROOM/W.C.- Wash hand basin and low-level W.C.

SITTING ROOM- A generously sized front aspect room measuring 16'5ft x 13'3ft with natural light flooding in from the front and side aspect windows, featuring a statement brick fireplace recess with new cast iron log burner

OPEN PLAN KITCHEN/DINING ROOM- A light and bright spacious room with travertine flooring and space for dining table. The dining area opens to a modern fitted kitchen comprising a range of shaker style wall and base units with complimenting wooden worktops; one and a half bowl ceramic sink with stainless steel mixer tap, tiled backsplash surround and expansive rear aspect windows above providing gorgeous, far-reaching views of the Sussex countryside. Space for fridge freezer and range style cooker with built in chimney style cooker hood above and integrated dishwasher. Door to-

UTILITY- Shaker style wall and base units with brass handles, stainless steel sink with mixer tap, tiled surround, space for washing machine and tumble dryer. Side aspect door providing direct access to the garden

CONSERVATORY- A great size dual aspect room with underfloor heating and direct double door access to the rear garden

HOBBY ROOM- A great size hobby or storage space, has been partitioned off from the garage but can be reinstated if required

FIRST FLOOR LANDING- Front aspect windows overlooking the front of the property





Property...

BEDROOM- A generously sized dual aspect room measuring 16'6ft x 13'3ft, flooded with natural light with built in wardrobes and door to-

EN SUITE- Semi panelled walls surround, walk in shower with tiled surround and glass enclosed, pedestal wash hand basin with mixer tap, low-level W.C. and obscured window

BEDROOM- A generous double bedroom with rear aspect windows with brilliant far-reaching views over the South Downs National Park

BEDROOM- A great size double room with built in wardrobe and rear aspect window with views over the rear garden and further over the Sussex Countryside

BATHROOM- Modern white suite comprising a panel enclosed bath with mixer tap and shower above and tiled surround, pedestal wash hand basin with mixer tap, low-level W.C., chrome heated towel rail and obscured window





Outside and Location...

FRONT GARDEN- Areas of laid to lawn and bushes surround the front of the property and wrap around the side with tarmac driveway with space for two vehicles

REAR GARDEN- A deceptively generous garden mainly laid to lawn with an established border comprising a range of plants, trees and shrubs. Fence enclosed with greenhouse and shed. Further to the garden is an expanse of beautiful views of the South Downs National Park creating a peaceful, countryside setting.

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

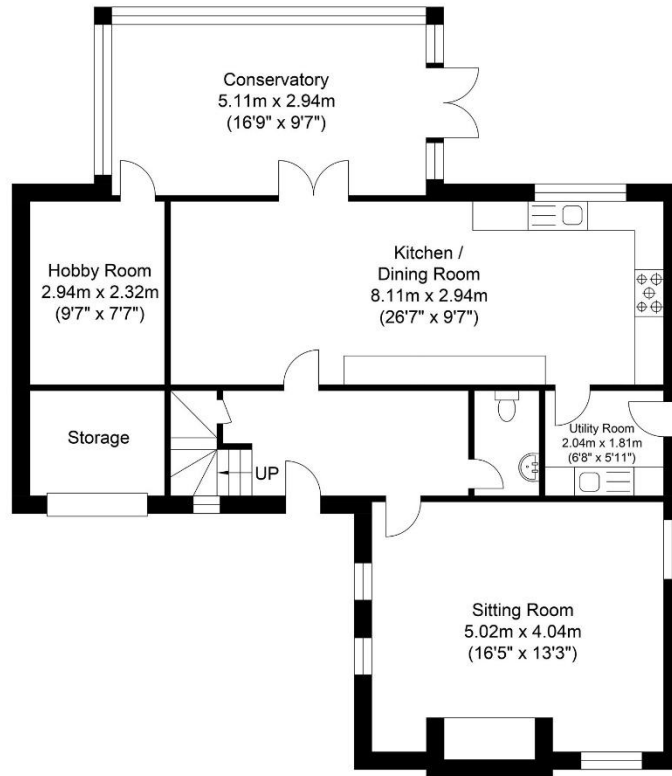
A short walk away is a modern village hall and rural park which has a recreation ground, tennis courts and play park- this can all be hired for events.

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.

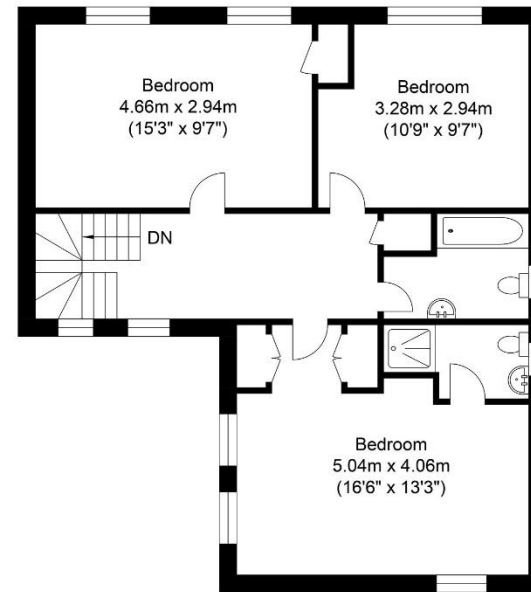
With the historical country town of Lewes is approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.

Tenure - Freehold
Oil tank heating
Double Glazing.
EPC Rating - TBC
Council Tax Band - F





Ground Floor
Approximate Floor Area
1011.70 sq ft
(93.99 sq m)



First Floor
Approximate Floor Area
700.51 sq ft
(65.08 sq m)

Approximate Gross Internal Area = 159.07 sq m / 1712.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947