



£650,000 guide price

Turnpike Cottage, Offham, Lewes, East Sussex, BN7 3QD

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

We're proud to market this rare, characterful three-bedroom cottage, located in the peaceful and picturesque village of Offham.

Situated in a lane nestled in the South Downs this beautiful property boasts stunning far-reaching views of the Sussex countryside, while still being nearby to local schools and Mainline Railway services.

This property presents period features like exposed beams and feature fireplaces, with a generous, dual aspect sitting room and a bright country fitted kitchen.

On the first floor are three bedrooms, varying in size all featuring beautiful far-reaching views of the South Downs National Park and a modern fitted suite.

Outside is a gated drive for ample off-street parking, a carport/log store and a workshop is enclosed off a quiet lane in the heart of the village.

VIEWING RECOMMENDED



The property...

SITTING ROOM- Front door opens into a generously sized space boasting exposed beams and front and rear aspect windows, flooding the room with natural light. There sits a fireplace with brick breast, surround and hearth, encasing a cast iron log burner, with space either side for a healthy log supply. With a door to the kitchen and stairs to the first floor

CLOAKROOM/W.C.- Hand wash basin with tiled splashback and low-level wc, with exposed floorboards

KITCHEN/DINING ROOM-A beautiful characterful fitted kitchen comprising fitted shaker style base units with complementing wooden work surfaces and matching cupboard handles. A ceramic sink with mixer tap and expansive side aspect window bring natural light into the property and overlooks the side of the property. With space for a range style cooker with integrated cooker hood and above and a tiles splashback. Space for washing machine, dishwasher and fridge freezer. The naturally bright space is furthered from a Velux window and door that provides direct access outside. Space for a dining table and featuring exposed floorboards

FIRST FLOOR LANDING- Storage cupboard and doors to principal rooms

BEDROOM- A super double bedroom with front aspect windows giving pretty views over the Sussex countryside, built in wardrobe

BEDROOM - A great size, dual aspect double bedroom with a front and side aspect window with far-reaching views over to Ashdown Forest

BEDROOM- A naturally bright bedroom with a fitted wardrobe and rear aspect windows overlooking the South Downs





Property and Outside...

BATHROOM- A modern fitted suite comprising a curved panel enclosed bath with shower attachment above, glass screen and tiled surround, wash hand basin with mixer tap and set in vanity unit below, low-level wc, tiled flooring, chrome heated towel rail and rear aspect window with stunning far reaching views.

OUTSIDE

With double gated entrance off a quiet lane leads into a block paved driveway with ample parking. High brick walls allow privacy, bordered a range of potted plants and greenery. There a brick-built wood store and a covered area which can be used for further storage or as a garage. A workshop allows for further storage or with the potential to be used as a home office.



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



Location...

Offham is a small village located at the foot of the South Downs and lies within the South Down National Park. The village boasts a popular pub with dining, a pretty church, and many scenic walks over the South Downs and down the river Ouse.

There is a footpath to nearby Lewes and also Cooksbridge which benefits from a popular primary school, secondary schools can be found at Lewes and Chailey. Lewes Old Grammar, Cunmor House and Plumpton College are also within easy reach.

Mainline Railway Stations are within 1 mile distance, at Lewes and Cooksbridge, offering direct trains to London and Gatwick, in addition Lewes offers services to Brighton.

Lewes is the county town of East Sussex and is home to a plethora of history boasting Lewes Castle, Anne of Cleves House and the Priory Ruins. In the town centre you can find a wide selection of shops, cafes, restaurants and public houses, there is also the Depot Cinema which serves local food and drink 7 days a week.

Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

Tenure - Freehold

Calor Gas Central Heating

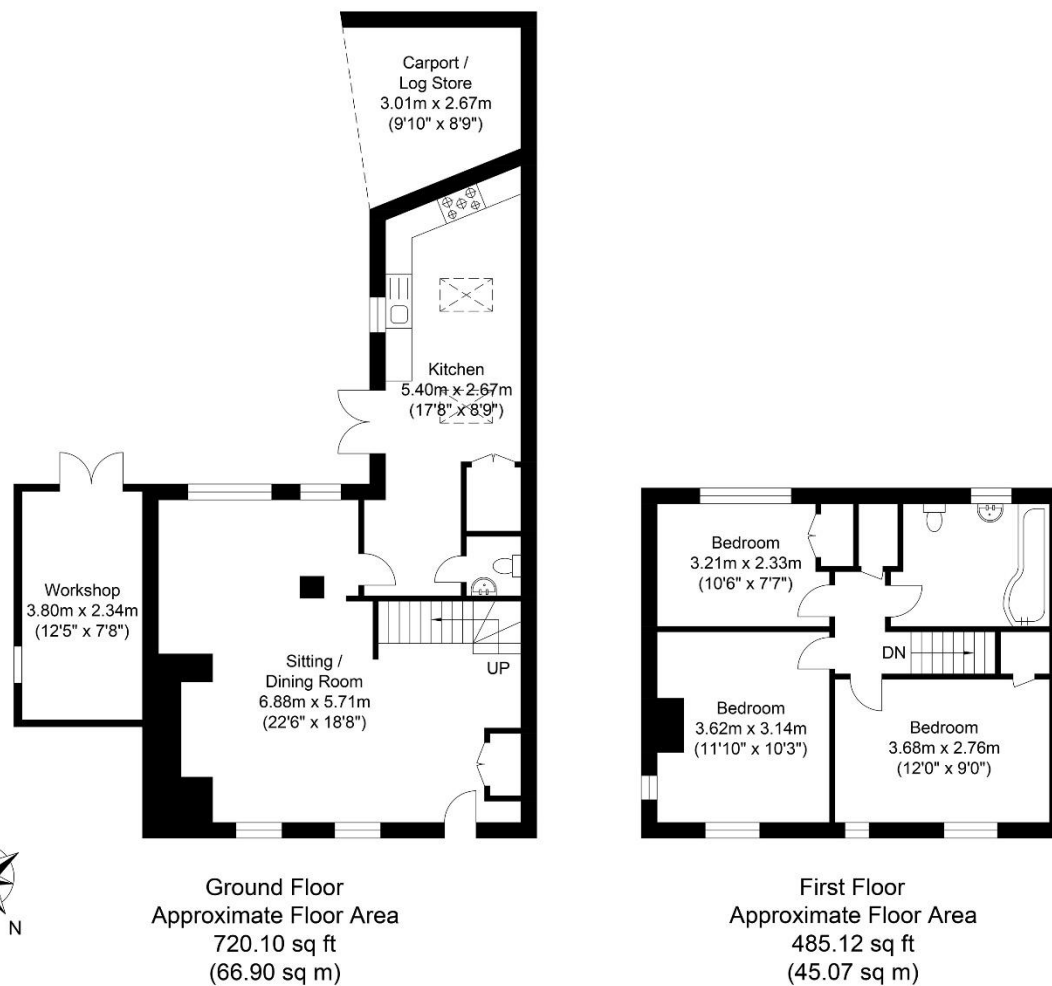
Grade II Listed

EPC Rating - E

Council Tax Band - D

Viewing recommended





Approximate Gross Internal Area (Including Workshop / Excluding Carport) = 111.97 sq m / 1205.23 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