



Millfield Cottage South Rough, Newick BN8 4NW

Guide Price £700,000



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# Millfield Cottage

**A HIGHLY VERSATILE DETACHED HOUSE** with three first-floor double bedrooms plus an adaptable self-contained annex providing a further double bedroom, shower room, and kitchen/living room, all set in a quiet, tucked-away location close to the outstanding village primary school.

The front door opens into a welcoming hall with cloakroom/WC and stairs rising to the first floor. Off the hall is the bright double-aspect living room with multifuel wood and coal burner, and double doors opening onto the rear garden. Also off the hall is the kitchen/dining room with butler sink, Rangemaster 6-burner gas hob and double electric oven, and a door to the rear garden.

The annex is approached either through the main house or via its own private rear entrance, making it ideal for generating rental income, running a home business, or offering independent living for family or guests. Comprising a kitchen/living room, a double bedroom with fitted wardrobes, and a shower room, it offers exceptional versatility, easily transformed into a playroom, hobby room, studio, or even a fifth bedroom if desired. Whether used as a fully self-contained space or it can flow seamlessly into the main home, it adapts effortlessly to suit evolving family needs.

Upstairs, there are three well-proportioned double bedrooms (one with built-in wardrobe) and a family bathroom. Additional benefits include gas-fired central heating, double glazing, and charming timber latch doors.

Outside, the generous driveway provides parking for several vehicles alongside a pretty front garden. To the rear lies a wonderfully quiet & private, larger-than-average garden for the village, a true hidden gem. Mostly laid to a flat lawn, it enjoys sunshine from various angles throughout the day, making it perfect for relaxing, entertaining, or family play. An attractive Indian sandstone terrace provides the ideal spot for morning coffee, summer dining, or evening drinks.







## Millfield Cottage

### Location:

Millfield Cottage is tucked away off a quiet cul-de-sac approached from Allington Road, on the southern edge of the village, just a couple of minutes' walk from the Ofsted-rated 'outstanding' primary school. The village green is within easy reach, offering a general store, bakery, pharmacy, and modern health centre, as well as three pubs, a café, a restaurant, and a further shop with post office facilities.

The village also boasts a charming parish church and bus services to surrounding areas, including Haywards Heath (approx. 7 miles) with its comprehensive shopping centre and main line rail service to London Victoria/London Bridge (around 45 minutes). The coastal towns of Eastbourne and Brighton, Gatwick Airport, the Royal Spa town of Tunbridge Wells, and the M25 are all within convenient driving distance.

**Directions:** From our office on the Green at Newick, take the road opposite (Church Road), cross the Green and pass the Royal Oak Inn on the left-hand side. Take the second turning on the right into Allington Road, follow the road around until reaching South Rough – a turning on the right opposite the primary school – and Millfield Cottage will be on your right.

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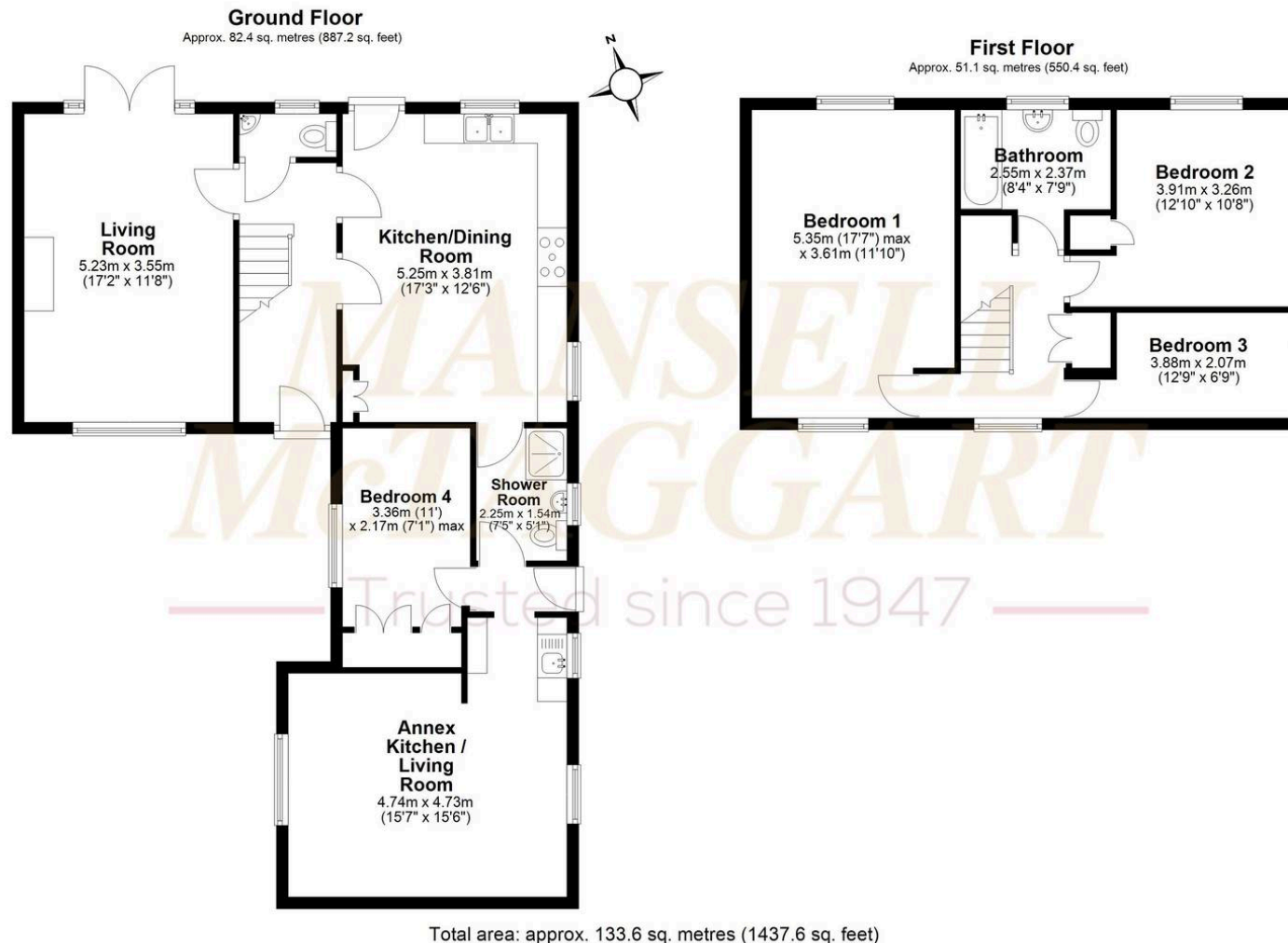


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Plan produced using PlanUp.

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