



Grantham, Fletching Common, Newick BN8 4JJ

£1,000,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

Grantham, Fletching Common

An impressive 5 BEDROOM DETACHED PERIOD PROPERTY offering spacious (2,531 sq ft) & highly versatile accommodation set on a lovely 0.4 ACRE SOUTH FACING PLOT

Originally 2 cottages, and still retaining 2 staircases, Grantham now forms a well presented home with 5 SEPARATE RECEPTION ROOMS. The porch leads into the hall off which there is a downstairs cloakroom/wc and a double aspect sitting room with double doors to the rear garden. There is a dining room, a breakfast room with gas fired Rayburn which supplies the hot water & heating, a lounge & an office/study. To the rear is the kitchen, a separate utility room, a boot room with door to the rear & glazed garden room also with doors to the rear.

On the first floor there are 5 BEDROOMS, four have built in wardrobes & two have lovely VIEWS over the gardens and fields, a bathroom & a separate shower room.

To the front is a driveway with parking for several cars, a garage/workshop & a carport. The PRETTY GARDENS surround the property with lawn, patio, vegetable plot, trees, shrubs & a garden shed

- AN IMPRESSIVE 5 BEDROOM DETACHED PERIOD HOUSE WITH SPACIOUS (2,531 SQ FT) & VERSATILE ACCOMMODATION SET ON LOVELY 0.4 ACRE SOUTH FACING PLOT
- 5 RECEPTION ROOMS, DOWNSTAIRS CLOAKROOM & HALL
- KITCHEN, UTILITY ROOM, BOOT ROOM & GARDEN ROOM
- 5 BEDROOMS, BATHROOM, SHOWER ROOM & 2 STAIRCASES
- GENEROUS DRIVEWAY, GARAGE & CAR PORT
- SUPERB SOUTH FACING WRAP AROUND GARDENS WITH VIEWS OVER OPEN COUNTRYSIDE
- FREEHOLD EPC D COUNCIL TAX BAND G LEWES





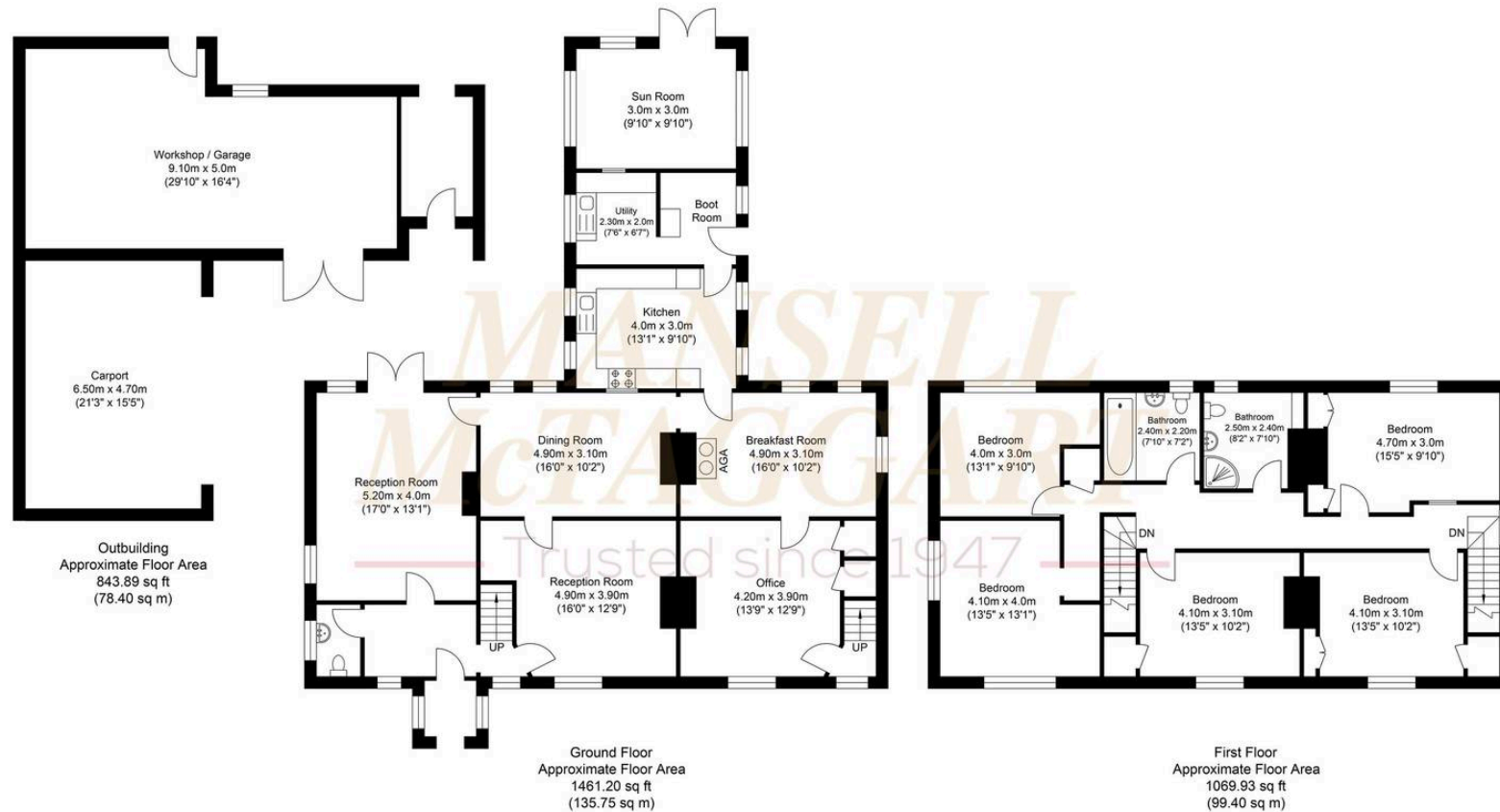
Grantham, Fletching Common

The property is situated in a highly sought after rural area close to Lane End Common Nature Reserve and within approx one mile of Newick village with its picturesque central green and interesting old high street, where local facilities include an excellent selection of shops, 3 pubs, restaurant, café, 'outstanding' primary school, lovely old parish church and modern area health centre. The town of Haywards Heath with extensive shopping facilities and main line station to London (Victoria/London Bridge about 45 minutes) is about 6 miles. There are excellent local schools including Great Walstead and Cumnor House at nearby Danehill. To the south the coast at Brighton and to the north/west Gatwick Airport and the M25 are also within a convenient driving distance. The general area offers good sporting and recreational facilities with Chailey Common nature reserve and the Ashdown Forest all within easy access offering extensive riding and walking areas.

DIRECTIONS From our Newick Office on the village green proceed west toward Haywards Heath along the A272 taking the lane on the right shortly after leaving the green which is Newick Hill. Proceed along this road for 0.6 miles until reaching the left hand bend, take this bend and then Grantham will be on your left.



Fletching Common



Approximate Gross Internal Area (Excluding Outbuilding) = 235.15 sq m / 2531.13 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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.