



Birch Hollow Lower Station Road, Newick BN8 4HU

£975,000



**MANSELL  
McTAGGART**  
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A stunning FIVE BEDROOM DETACHED PROPERTY set on a quarter acre plot on the southern side of this sought after road and available with NO ONWARD CHAIN

The front door leads into the hall which has stairs to the first floor & a cloakroom/utility. To the right is the luxurious 25'11 × 16'7 KITCHEN/DINING ROOM with oval island, 2 sinks, 6 ring gas hob, 2 Siemens electric ovens, 2 wine fridges, tall integrated fridge, warming drawer, quartz worktops, Quooker boiling water tap & bifold doors to the rear.

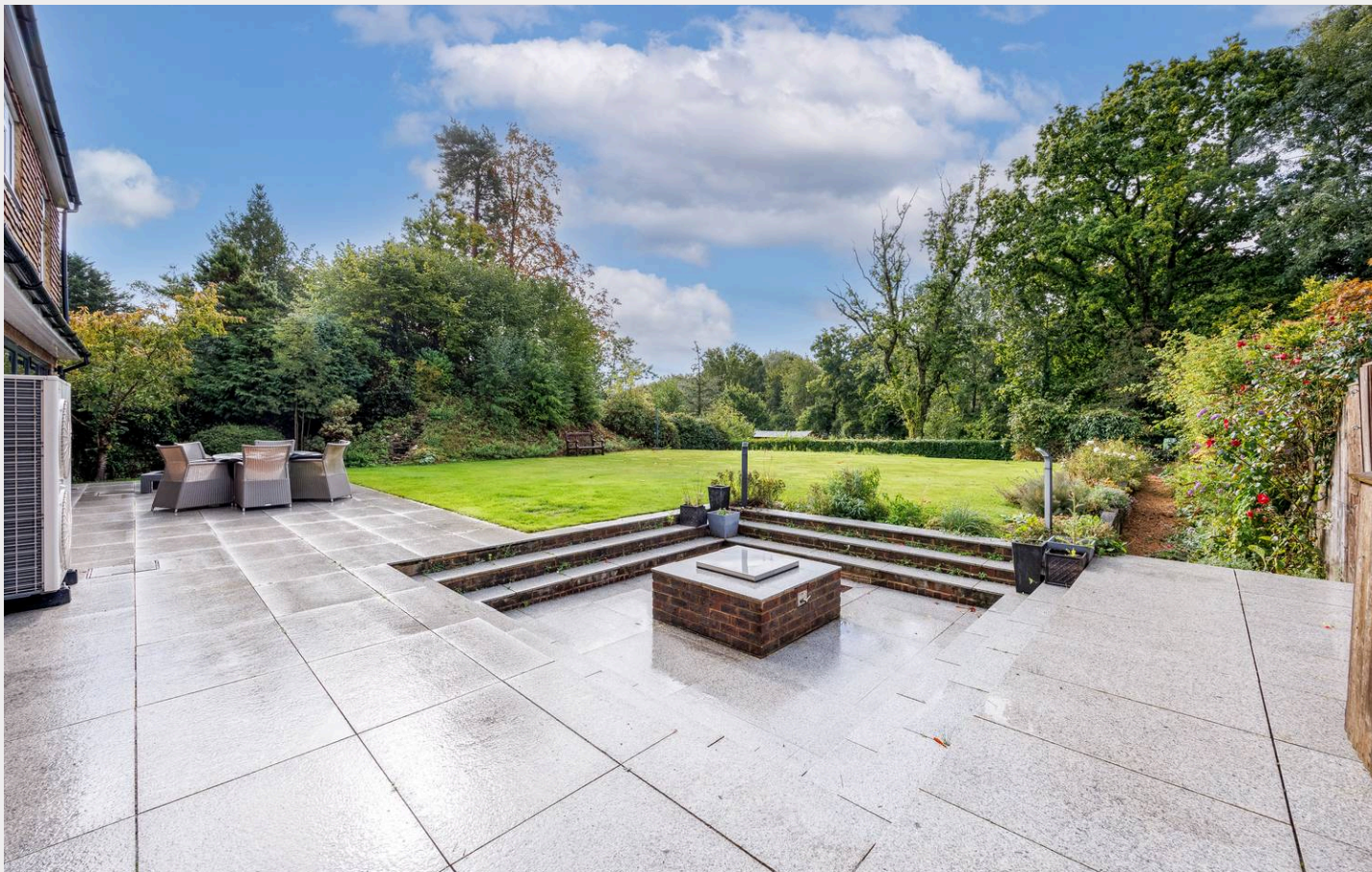
To the left is the impressive 25'9 × 23'1 LIVING ROOM with woodburner & bifold doors to the garden. On the first floor there is a landing with glass balustrade, a master bedroom with FABULOUS EN SUITE BATHROOM, walk in shower, free standing double ended bath, underfloor heating & frosted glass room divider.

To the front is the CIRCULAR DRIVE with parking for many cars and to the rear is the lovely SOUTH FACING GARDEN with a delightful open aspect, paved stone terrace with firepit, lawns & workshop.

- A STUNNING 5 BEDROOM DETACHED PROPERTY SET ON THE SOUTHERN SIDE OF THIS SOUGHT AFTER ROAD & AVAILABLE WITH NO ONWARD CHAIN
- HALL & CLOAKROOM\UTILITY
- IMPRESSIVE 25'9 X 23'1 LIVING ROOM WITH BIFOLD DOORS & WOODBURNER
- LUXURIOUS, WELL EQUIPPED 25'11 X 16'7 KITCHEN/DINING ROOM
- MASTER BEDROOM WITH FABULOUS EN SUITE BATHROOM, 4 FURTHER BEDROOMS & FAMILY BATHROOM
- OAK JOINERY & WOODEN FLOORING
- CIRCULAR DRIVEWAY WITH PARKING FOR MANY CARS
- LOVELY REAR GARDEN WITH PAVED TERRACE & LAWNS
- FREEHOLD EPC C COUNCIL TAX BAND F LEWES





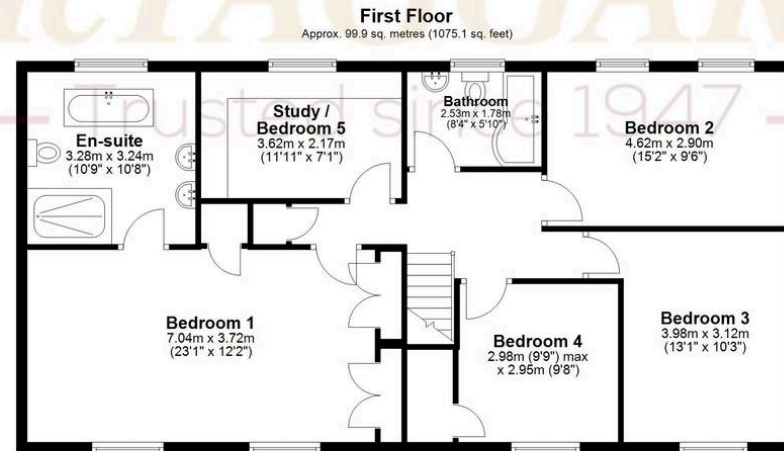
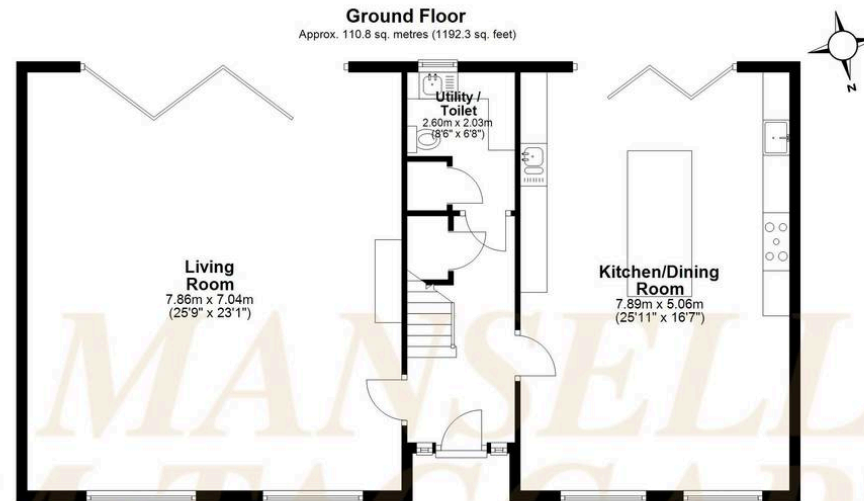


Lower Station Road is a much sought after address on the western fringe of the attractive village of Newick, which offers an excellent selection of traditional shops including 2 convenience stores, bakery, pharmacy, 3 pubs, a café and a restaurant. The village also has a delightful parish church, a village hall, an outstanding primary school, a modern area health centre and a selection of social and leisure groups including rugby, cricket, football, tennis & bowls sports clubs.

The nearby towns of Uckfield (5 miles east), Haywards Heath (7 miles west) and Lewes (7 miles south) offer good shopping. Haywards Heath main line station provides a fast rail service to London (Victoria/London Bridge about 42 minutes). There is an excellent range of schools offering both state and private options within easy access. This lovely area of East Sussex is surrounded by some of the most beautiful open areas of the county, including the Ashdown Forest, which is within a short drive, and the nearby Chailey Common Nature Reserve.

**DIRECTIONS:** From our office on the Green at Newick head west along the A272 in the direction of Haywards Heath. Going out of the village, passing Allington Road & Oxbottom Lane, take the next turning on the left which is Lower Station Road. Birch Hollow is round the bend on your right.





Total area: approx. 210.6 sq. metres (2267.4 sq. feet)

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Plan produced using PlanUp.

## Mansell McTaggart Newick

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