



Flanders Cottage Fletching Common, Newick BN8 4JJ

£1,050,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

A spacious (2,715 sq ft) 5 BEDROOM DETACHED CHARACTER PROPERTY set on a glorious 0.678 ACRE SOUTH FACING PLOT on the sought after rural fringes of Newick. The front door leads into the hall off which is the 22'7 × 11'1 LIVING ROOM with inglenook fireplace & woodburner, beamed ceiling and door to rear. The L-shaped KITCHEN/DINING ROOM has a 5 ring gas hob, electric oven, double butler sink, dishwasher fridge/freezer, pantry & doors to the garden.

To the left hand side are 2 boot rooms, an office and stairs to 2 attic rooms. To the right hand side of the hall is a FAMILY ROOM, a downstairs cloakroom/wc and the ANNEXE COMPRISING living area with woodburner & doors to the garden, a shower room/wc & 2 bedrooms (one of which is currently a study). On the first floor are 3 further bedrooms (2 with built in wardrobes) & a bath/shower room with bath & separate shower cubicle with rainfall shower.

A gated driveway leads to the property with parking for several cars and there is a DOUBLE GARAGE with internal access to the house. The lawned SOUTH FACING GARDENS wrap around the property with paved terrace, fruit trees & back on to farmland.

- A SPACIOUS (2,715 SQ FT) & HIGHLY VERSATILE 5 BEDROOM DETACHED CHARACTER PROPERTY SET ON A LOVELY 0.678 ACRE SOUTH FACING PLOT ON THE RURAL FRINGES OF NEWICK
- HALL, CLOAKROOM/WC, TWO BOOT ROOMS & OFFICE
- LIVING ROOM WITH INGLENOOK, FAMILY ROOM & KITCHEN/DINING ROOM
- ANNEXE WITH LIVING ROOM, SHOWER ROOM & TWO BEDROOMS
- FIRST FLOOR WITH THREE BEDROOMS & BATH/SHOWER ROOM
- GENEROUS DRIVEWAY & DOUBLE GARAGE
- WRAP AROUND GARDENS BACKING SOUTH ONTO FARMLAND
- LATCHED DOORS, DOUBLE GLAZING & GAS FIRED CENTRAL HEATING





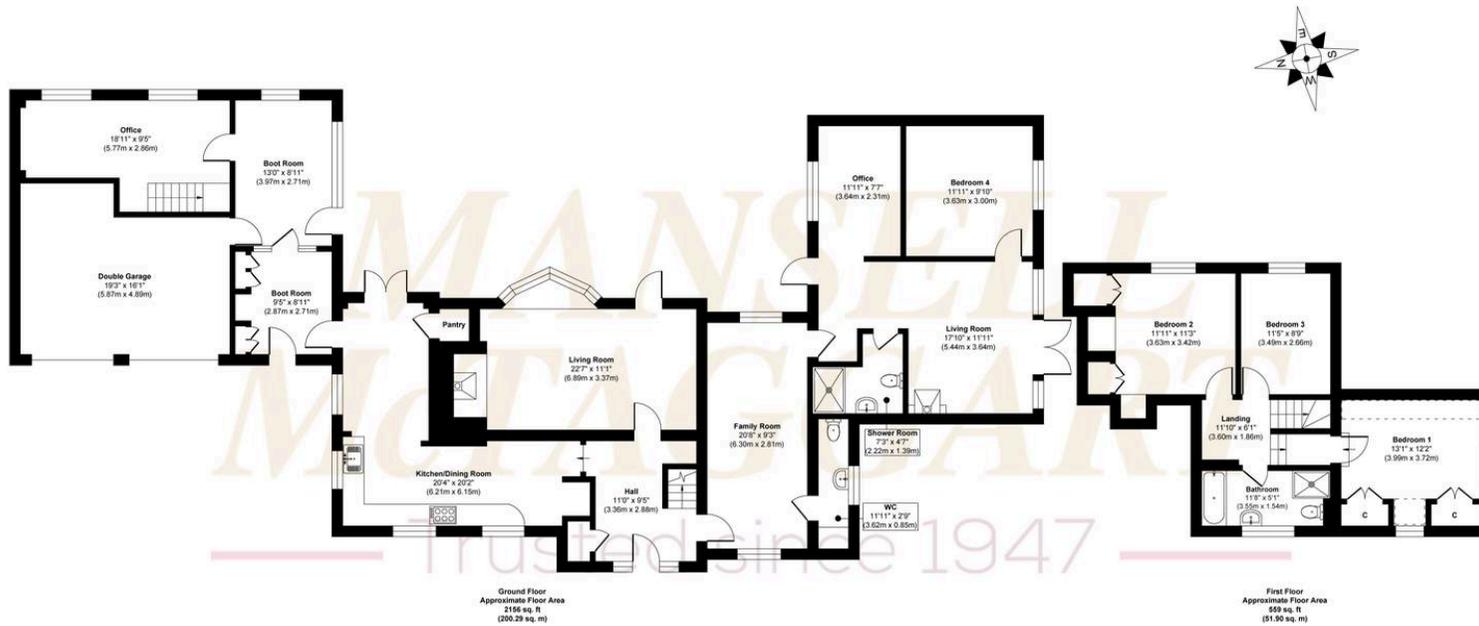
The property is situated in a highly sought after rural area close to Lane End Common Nature Reserve and within approx one mile of Newick village with its picturesque central green and interesting old high street, where local facilities include an excellent selection of shops, 3 pubs, restaurant, café, '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 Flanders Cottage will be on your left.

**FREEHOLD EPC D COUNCIL TAX BAND G LEWES**



**Approx. Gross Internal Floor Area 2715 sq. ft / 252.19 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Floor plan provided by Roots Property Marketing.  
 Produced by Elements Property

# Mansell McTaggart Newick

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