



Tollgate Cottage, The Green, Newick BN8 4LA

£500,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

Steeped in history, this lovely Grade II listed TWO BEDROOM DETACHED COTTAGE was occupied in the 18th & 19th centuries by the families who collected the toll to pass through the village and for the upkeep of the road. It sits on a generous 0.3 ACRE PLOT and is available with NO ONWARD CHAIN The front door leads into a dual aspect lounge/dining room which has a feature fireplace & woodburner. Off this room is the fitted kitchen which has an electric oven & hob, an integrated, almost new dishwasher, a pantry and a stable door to the rear. The units and shelves are of oak, worktops partly of hard wearing wood respectively black stone. The large sink too is of elegant black stone all made by a master craftsman. At the other end of the house is a study area with new shelving over the whole wall, stairs to the first floor and a recently installed downstairs cloakroom/wc with wheelchair access. On the upper floor are two bedrooms, the window of the smaller is overlooking The Green. The main bedroom and en suite bathroom have ample storage cupboards of top quality. The oak floor boards in the main bedroom have fairly recently been renewed. Further benefits include gas fired central heating and leaded light windows.

Outside there is gated access from the road to a parking area for at least 3 vehicles. The good sized, secluded garden includes a patio area, two ponds, two greenhouses, two timber sheds, a workshop/utility and a well established variety of rare trees (fruit and decorative) and shrubs. There is scope for further development/extension subject to the necessary consents

- A CHARMING GRADE II LISTED DETACHED COTTAGE SET ON A GENEROUS 0.3 ACRE PLOT & AVAILABLE WITH NO ONWARD CHAIN
- STEEPED IN HISTORY WITH A WEALTH OF PERIOD FEATURES
- LOUNGE/DINING ROOM, KITCHEN, STUDY & GROUND FLOOR CLOAKROOM/WC WITH WHEELCHAIR ACCESS
- TWO BEDROOMS & BATHROOM
- GAS FIRED CENTRAL HEATING & LEADED LIGHT WINDOWS
- OFF ROAD PARKING, VARIOUS OUTBUILDINGS & GOOD SIZED SECLUDED GARDEN





Just off Newick's quintessential village green, this charming property is advantaged by its proximity to all local amenities including the recreation ground, bakery, pharmacy, 2 convenience stores, restaurant, café, garage, 3 pubs, old parish church and health centre. The village also benefits from an 'outstanding' primary school & a variety of sports & social clubs.

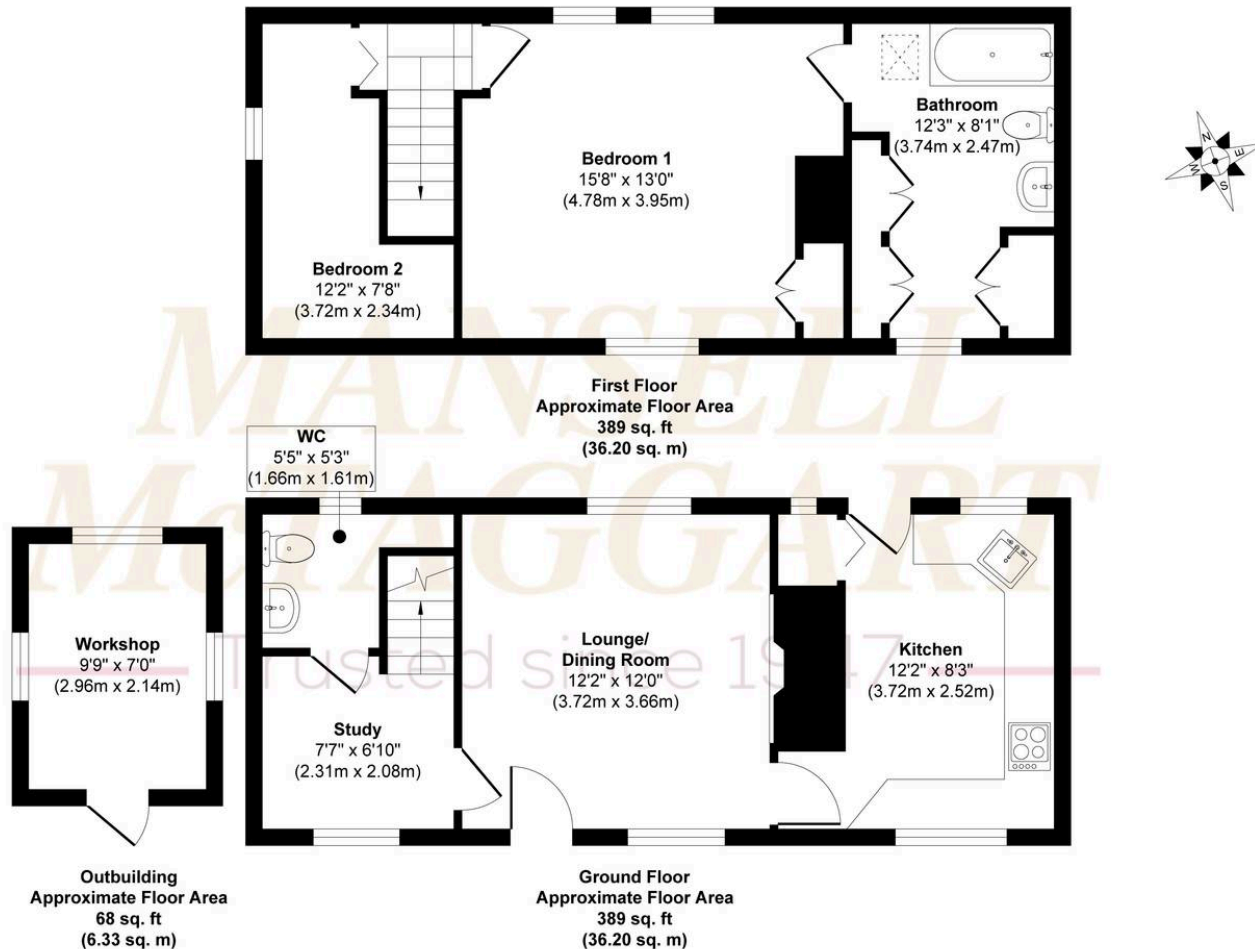
Haywards Heath town centre is approximately 7 miles, with its comprehensive shopping centre, leisure facilities and main line railway station with fast and frequent train service to both London (Victoria and London Bridge approx. 45 minutes) and Brighton. The area is also surrounded by some of the county's most beautiful countryside to include Chailey Common Nature Reserve and the Ashdown Forest. The coastal towns of Eastbourne and Brighton together with Gatwick Airport, Royal Tunbridge Wells and M25 are all within convenient driving distance.

#### DIRECTIONS

The cottage is only about 100 yards from our office! If you head left from our office along the A272 Tollgate Cottage is the first property on the road on your left past the green.

**FREEHOLD COUNCIL TAX BAND D LEWES**





**Approx. Gross Internal Floor Area 846 sq. ft / 78.73 sq. m (Including Outbuilding)**

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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