



Spacious family home with a lovely rural outlook

Meridian House, Lower Station Road, Newick, Lewes, East Sussex BN8 4HU

Freehold





Reception hall • Drawing room • Dining room • Kitchen and breakfast room • Boot room • Utility / cloakroom • Principal bedroom with en suite bathroom • 3 further bedrooms • 2 further bathrooms and separate WC • Galleried first floor landing with study area • Open fronted double car port • Gardens and grounds • About 1.2 acres • EPC rating F

About this property

Dating from 1959, Meridian House is a large detached family home named after the Greenwich Meridian line which is understood to pass directly through the property. Situated in a leafy residential road on the edge of the popular village of Newick, the house offers just over 3,000 square feet of spacious accommodation, ideally arranged so that the main reception rooms and four bedrooms benefit from lovely views over the gardens and grounds to the rural landscape beyond.

The floor plan gives an excellent overview of the full extent and layout of the property. On the ground floor, the rooms are centred around an impressive reception hall from which an imperial staircase rises to the first floor. There are two formal reception rooms including a generous triple-aspect drawing room with carved stone fireplace, and a dining room with brick fireplace. The kitchen is fitted with a range of wooden units and black granite worktops, a central island, number of integrated appliances and a Falcon range oven; there is space for a breakfast table. A cloakroom with additional space for a washing machine and a useful boot room/rear hall complete the ground floor accommodation

There are four bedrooms on the first floor, lying off a spacious first floor landing and study area. Bedroom one has an en suite bathroom with suite including a bath and separate shower cubicle; bedrooms two to four are served by two further bathrooms and a separate WC.

Outside

Meridian House is accessed from Lower Station Road via a right of way over a newly-laid tarmacadam driveway, which leads to a private parking area ahead of the house and on to the open-fronted car port.

To the west of the house and car port is a split level lawned garden, edged by trees and shrubs; there is a further area of lawn extending away from the house to the south, bounded by post and rail fencing. The remainder of the grounds comprise one fenced field, which lies to the south and west of the formal gardens. In all, about 1.2 acres.

Agent's Note

Meridian House has a right of way over the driveway belonging to Dudley House, and contributes 50% towards the cost of its upkeep.



Local Information

Meridian House is situated in a sought-after residential road on the western outskirts of the village of Newick. Newick is well-known for its pretty village green and has a thriving community, providing a number of facilities and amenities, including a convenience store, newsagent with Post Office, pharmacy, butcher, bakery, three public houses, café, Indian restaurant and a health centre.

The nearby towns of Uckfield (six miles), Haywards Heath (seven miles) and Lewes (nine miles) all offer an extensive range of shops and further facilities.

Rail Services: Haywards Heath (London Bridge/Victoria from 42 minutes), about seven miles.

Schools: There is a wide range of schools and colleges to choose from in the nearby villages and towns, both state and private, including Newick and Chailey St Peters primary schools, Chailey Secondary School, Cumnor House, Great Walstead, Burgess Hill Girls and Lewes Grammar.

Directions

From Haywards Heath head east on the A272 through Scaynes Hill. In North Chailey proceed over two mini-roundabouts and continue for about 0.7 of a mile, then turn right after the bus stop into Lower Station Road. Meridian House can be found about half way down the road on the right hand side, set back from the road down a private driveway.

Services

Oil fired central heating. Mains electricity, water and drainage. LPG for the hob. Electric underfloor heating to the en suite bathroom.

Outgoings

Lewes District Council, 01273 471600. Tax band G.

Energy Performance

A copy of the full energy performance certificate is available on request.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.





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Approximate Area = 280.2 sq m / 3016 sq ft (Excluding Car Port)
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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