



1 STANLEY COTTAGES

SHEFFIELD PARK, EAST SUSSEX

savills

WELL PRESENTED VICTORIAN SEMI-DETACHED COTTAGE WITH A LOVELY RURAL OUTLOOK, OFFERING 2,655 SQUARE FEET OF VERSATILE ACCOMMODATION

1 STANLEY COTTAGES, SHEFFIELD PARK,
UCKFIELD, EAST SUSSEX, TN22 3QG

Entrance hall ♦ double sitting room ♦ kitchen/dining room ♦ playroom
♦ utility room ♦ master bedroom with seating area, en suite bathroom
& dressing room ♦ 4 further bedrooms (2 with en suite shower rooms)
♦ study/bedroom 6 ♦ family bathroom ♦ parking area
♦ garden with patio, kitchen garden, storage sheds & river frontage
♦ about a fifth of an acre ♦ EPC rating E

Description

1 Stanley Cottages is an attractive Victorian family home believed to date from the 1860s, situated in a semi-rural location in the hamlet of Sheffield Park. Whilst enjoying a rural outlook and access to the adjoining countryside, the house is not isolated and benefits from being within easy reach of Haywards Heath, with its many amenities and mainline railway station, as well as almost equidistant to the sought after villages of Fletching and Newick.

Previous owners ran the property as a B&B, and the cottage's charming period exterior belies a remarkable amount of versatile and spacious accommodation spanning three floors and extending to 2,655 square feet. The full extent and layout of the house can be seen on the floor plan; particular points of note include the extended kitchen and dining room which has underfloor heating, opens onto the garden and is beautifully fitted with a range of shaker-style light grey units and central island, with Quartz and woodblock worktops and number of integrated appliances. Beyond the kitchen is an elegant double sitting room with stripped pine floors, a brick fireplace set with a woodburning stove and a further cast iron fireplace with grey marble surround. There are two good-sized ground floor bedrooms, set away from the living accommodation, both with en suite shower rooms; the generous master bedroom suite is on the first floor and comprises a bedroom with separate seating area, dressing room and a large bathroom. There are a further two bedrooms, a study/bedroom 6 and family bathroom arranged over the first and second floors.

Outside

1 Stanley Cottages benefits from a large parking area adjoining the house, offering ample parking for four cars. The west-facing garden is of particular note, sloping down gently away from the house to Pellingford Brook, the river that forms the western boundary.



Trees and colourful well-stocked borders edge an area of lawn; there is an excellent children's tree house, a small patio lying adjacent to the house, a greenhouse and an enclosed kitchen garden. Beyond the lawn, enclosed by picket fencing, is a further area of lightly-wooded garden extending down to the bank of the river, where there are a number of timber storage sheds with power, and some beautiful views to the countryside beyond. There is additional access to the garden by way of a five-bar gate opening from the lane.

A further area of versatile land adjoining the south west of the property is rented from the neighbouring landowner, on which is currently sited a chicken house and livestock enclosure. It is understood that this rental agreement could pass to a new owner.

Situation

Sheffield Park is situated in the heart of Sussex and is renowned for the National Trust gardens and the Bluebell Steam Railway. The picturesque village of Fletching lies three miles to the east, home to the award winning Griffin pub and Newick is 2.5 miles to the south, a larger village with a number of amenities providing for day to day needs. Comprehensive shopping and leisure facilities are available at Haywards Heath (7 miles), Uckfield (7 miles) and Lewes (9.5 miles).

Mainline Rail services: Haywards Heath, London Bridge/Victoria from 42 minutes.

Schools: There are number of state and independent schools in the area, including Fletching, Chailey, Newick and Danehill primary schools, Chailey Secondary School, Cumnor House, Great Walstead, Burgess Hill Girls and Ardingly College.

Directions

From Haywards Heath head east on the A272 and at the mini-roundabouts in North Chailey turn left onto the A275. Continue north for just over a mile and a half, and the lane leading to 1 Stanley Cottages is on the left hand side, signposted The Bluebell Business Estate. The cottage is the first property on the left hand side.

Services

Oil fired central heating. Underfloor heating in the kitchen. Mains electricity, water and drainage.

Outgoings

Lewes District Council, 01273 471600. Tax band E.

Tenure

Freehold.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills on 01444 446000.

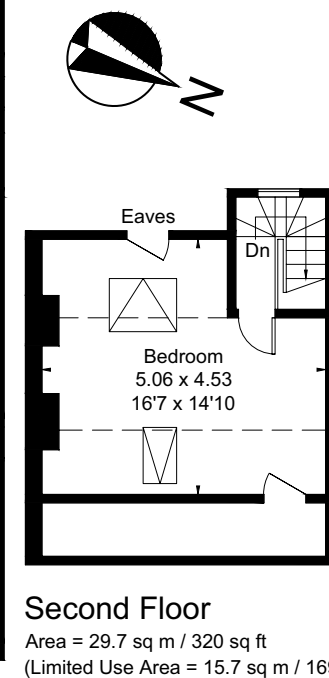
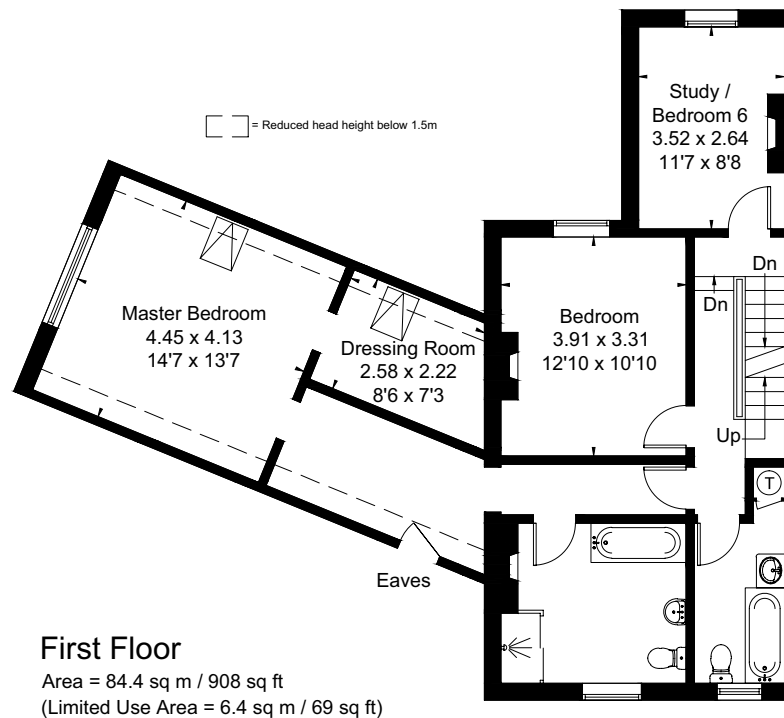
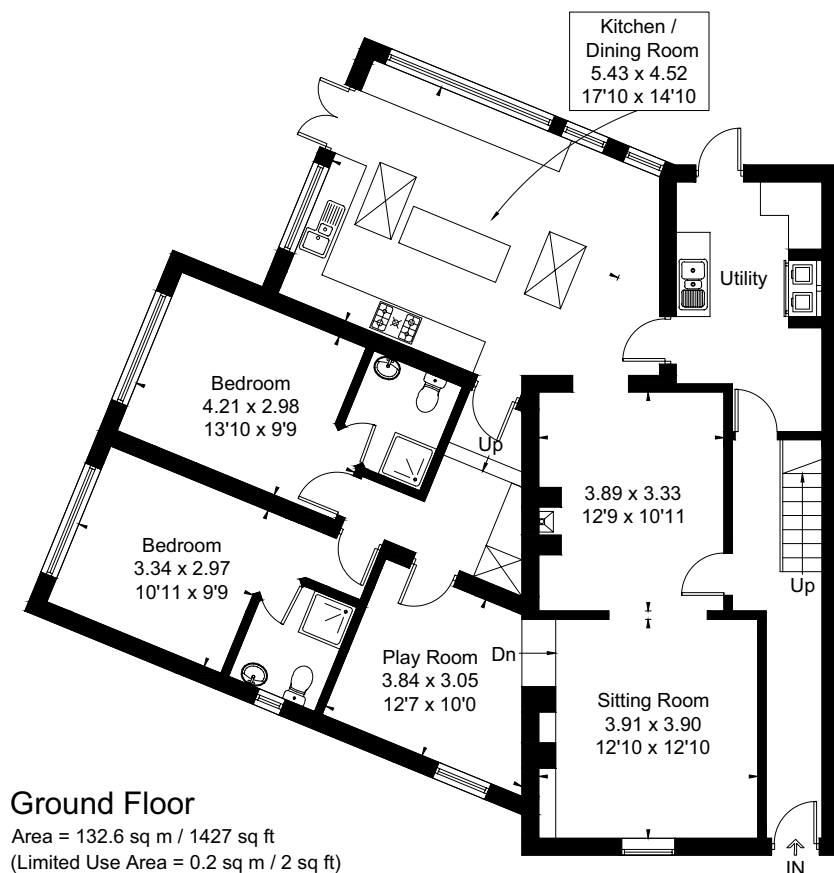
If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



FLOORPLANS

Approximate Area = 246.7 sq m / 2655 sq ft

Including Limited Use Area (22.3 sq m / 240 sq ft)



Savills Haywards Heath

Chelsea House, 8-14 The Broadway,

Haywards Heath, RH16 3AH

haywardsheath@savills.com

01444 446000

savills.co.uk

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