



Charming C17th Grade II listed house

Hurstbourne Cottage, Cornwells Bank, North Chailey, East Sussex, BN8 4RJ

Freehold





Hall • Sitting room • Kitchen/dining/family room • Study • Utility room • Cloakroom • Master bedroom suite • 4 further bedrooms • Bathroom • Shower room • Office with kitchen & WC • Gym • Garage • About 0.96 of an acre • EPC exempt

About the property

Hurstbourne Cottage is a charming detached property, believed to date from the seventeenth century, with part tile hung elevations, a hipped tiled roof and casement windows. The property was significantly extended in 2006, has been recently redecorated, and offers well-presented accommodation arranged over two floors, with many period details including exposed beams, plasterwork and wooden latched doors. The floorplans give an excellent overview of the full extent and layout of the accommodation, with points of note including the sitting room, which has a working inglenook fireplace with bressumer, and the open plan kitchen/dining/family room, which has French doors to the pretty terrace that wraps three elevations of the house. The master bedroom suite has a walk-through dressing room and stylish bathroom fittings. Four further bedrooms are served by a bathroom and separate shower room. The property sits with in a generous plot, extending to just under an acre, and has the benefit of a detached outbuilding

comprising a large office (accommodating up to four staff) with kitchen and WC, a gym and a garage with off street parking for a number of vehicles. Close to the house are pretty cottage style beds, and a spacious split-level paved terrace with plenty of space for table and chairs. The remainder of the garden is mainly laid to lawn, with established shrubs and trees planted.

Situation

Hurstbourne Cottage is set back behind hedging and situated in Cornwell's Bank, a pretty rural lane to the south of Newick, a thriving community with excellent village amenities. Uckfield, Haywards Heath, Lewes and Brighton all offer an extensive range of shops, supermarkets and further facilities.

Mainline Rail Services: Haywards Heath (7 miles) provides a fast and frequent commuter train service to London Bridge/Victoria (from 42 minutes) and Brighton.

Schools: There is a wide range of highly regarded schools and colleges in the local area.



Directions

Heading east on the A272 in North Chailey, turn right into Oxbottom Lane. Pass Tilehouse Lane (Narrow Road) on the left hand side and take the next lane on the left into Cornwell's Bank. Hurstbourne Cottage is on the left, opposite the red post box.

Services

Oil fired central heating, mains electricity and water, private drainage.

Local Authority

Lewes District Council, council tax band G(i).

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.





Office



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Approximate Area 261.3 sq m / 2813 sq ft

Garage 28.7 sq m / 309 sq ft

Outbuilding 64.8 sq m / 697 sq ft

Total 354.8 sq m / 3819 sq ft



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