



Handsome semi-detached Victorian home in half an acre

Bag End, Lower Station Road, Newick, Lewes, East Sussex BN8 4HT

Guide £1,250,000 Freehold

savills



Entrance hall • Sitting room • Dining room • Kitchen open to breakfast and family room • Cloakroom • Utility / boot room
 • Principal bedroom with en suite bathroom • 5 further bedrooms • Family bathroom • Detached timber-framed double carport • Timber summerhouse • Tractor shed / store
 • Front and rear gardens • About half an acre in all
 • EPC rating D

About this property

Bag End is a handsome semi-detached Victorian family home, ideally situated in a half-acre plot on in a sought-after road on the edge of Newick village. Understood to date from the late 1800s and sympathetically extended by the current owners in 2005, the property benefits from a wealth of elegant period character typical of the late Victorian era, including generously-proportioned rooms, high ceilings, timber-framed casement windows, deep skirting, coving, picture rails and handsome gable ends.

The house offers well-proportioned and versatile accommodation over three floors, the layout and full extent of which can be seen on the floor plan. A part-glazed solid wood door opens to the entrance hall, off which lies a cloakroom and two formal reception rooms, a sitting room and dining room. Both reception rooms showcase the house's Victorian architecture, with graceful proportions and impressive high ceilings, and feature attractive cast iron fireplaces with tiled inserts; the sitting room has an elegant bay window with window seat.

The kitchen is fitted with a range of handmade solid wood cabinetry, with a breakfast bar, granite worktops and appliances including a Rangemaster oven; it

is served by a walk in larder cupboard and an adjoining utility/boot room. The kitchen is open to the large breakfast/family room, which is a newer addition to the property and offers a versatile space ideal for day-to-day family life and entertaining alike; French doors open to the garden and in one corner is a gas-fired stove set on a granite plinth.

There are four generous bedrooms on the first floor, two with pretty cast iron feature fireplaces and all with built in storage. The main bedroom suite comprises a lovely dual-aspect bedroom and an en suite bathroom fitted with a white, period-style suite including a roll top bath and separate shower cubicle; the remaining bedrooms are served by a large family bathroom with modern white suite. Stairs rise to the second floor where there are two further bedrooms, and access to attic storage space.

Outside

Bag End is approached from Lower Station Road via a bonded gravel driveway with ample parking space for a number of cars, in turn leading to the detached, timber-framed double carport. To the front of the house is an expanse of lawn, partially enclosed by mature trees and laurel hedging, and a sandstone pathway leading to the front door.



Double gates open from the driveway to the rear garden, where there is a large Indian sandstone terrace with central well lying adjacent to the house, flanked to one side by a large part brick/part timber tractor shed/store with power connected. Steps rise from the terrace to the well-enclosed lawn which extends away from the house and is in two sections, partially divided by two large fir trees and a number of mature woodland shrubs. The summerhouse lies to one side of the lawn and has power connected; though in need of some repair it could be ideal as a home office.

In all, about 0.48 of an acre.

Local Information

Bag End 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 (six miles) and Lewes (nine miles) all offer an extensive range of shops and further facilities.

There are many leisure activities available locally, including clubs in the village for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at one of the many courses across the county.

Spa and country house hotels include Ockenden Manor, Alexander House, Ashdown Park, Gravetye Manor and South Lodge.

Rail Services: Haywards Heath (London Bridge/Victoria from 42 minutes), about 6.7 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, Chailey St Peters and Fletching primary schools, Chailey Secondary School, Cumnor House, Great Walstead, Burgess Hill Girls and Lewes Grammar.

Services

Mains gas fired central heating. All mains services.

Outgoings

Lewes District Council, 01273 471600. Tax band F.

Energy Performance

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





Approximate Area = 272.8 sq m / 2936 sq ft
Outbuildings = 37.6 sq m / 405 sq ft
Total = 310.4 sq m / 3341 sq ft (Excluding Carport)
Including Limited Use Area (7.9 sq m / 85 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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	60	78
England, Scotland & Wales	EU Directive 2002/91/EC	

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