



Stunningly located at the foot of the South Downs & set in extensive grounds, a unique opportunity with huge improvement potential

Gote Cottage, Streat, Hassocks, West Sussex, BN6 8RN

Guide £2,000,000 Freehold

savills

Gote Cottage nestles in an enviable position in the picturesque rural village of Streat in the South Downs National Park, with wonderful pastoral views over its own land to the distinctive ridge of the Downs and the renowned Jubilee 'V' Plantation.

This magnificent situation combines the serenity of the country with the convenience of being close to amenities.

Gardens, grounds, land and outbuildings

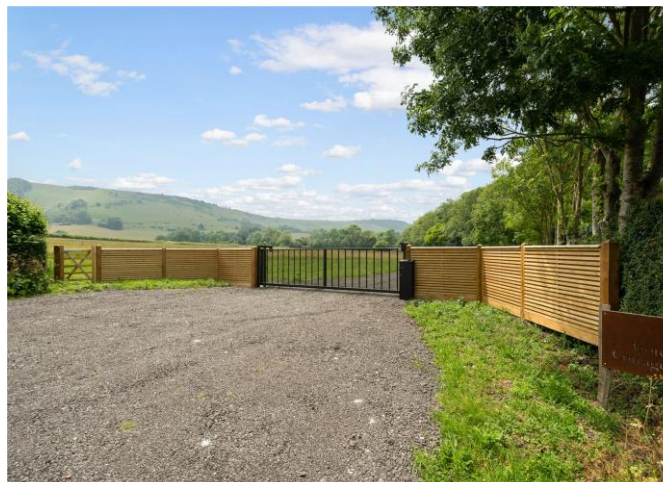
Gote Cottage is accessed from Streat Lane via newly-installed electronically operated gates, which open to a long private driveway. The driveway winds through the grounds to the house, flanked to the south by five fenced paddocks and to the north by a large parcel of woodland forming the northern boundary. The stable outbuilding lies adjacent to the paddocks, comprising six loose boxes, a tack room and various stores.

There is ample parking close to the house in the form of an area of hardstanding, adjacent to which is an open barn with adjoining stores, with a greenhouse and former kitchen garden beyond.

A stream runs down from the woodland, between the gardens and paddocks, to the south.

The house is surrounded by lovely formal gardens, which are predominantly laid to well-tended level lawn edged by mature hedging, with paved terraces and pretty flower and shrub borders. A gateway set into a high beech hedge opens to a further 'secret' garden to the west; to the south of the house is an expanse of wildflower meadow.

In all, about 16.76 acres.





About the property

Gote Cottage is a very attractive period home, characterised in the Sussex downland vernacular of knapped flint elevations with red brick quoins and window dressings. The name 'Gote' is believed to derive from the Saxon meaning for a spring, probably after the one that feeds the stream that meanders through the woodland and grounds.

The house is understood to have originally been two cottages and was converted into one residence about 30 years ago, with various later additions including a lovely timber framed garden room adjoining the sitting room, with large picture windows perfectly framing the southerly views.

The house is beautifully positioned in its grounds and has a versatile layout, offering an incredible opportunity for further improvement.

The floor plans and room list give a comprehensive overview of the full extent and layout of the accommodation, which extends to about 2,346 square feet.



Boot room and entrance hall • Sitting room • Snug • Study • Garden room • Kitchen and dining room • Utility room • Cloakroom • Four bedrooms (one with en suite bathroom) • Bathroom • Formal gardens, paddocks and woodland • Open-fronted barn with attached stores • Substantial stable block with six loose boxes, tack room and stores • About 16.76 acres in all • EPC rating E





Local information

The house lies between the villages of Ditchling (2.5 miles) and Plumpton Green (3.5 miles): Ditchling is well-known for its artistic community and many historic listed houses, and offers independent shops, two public houses and a primary school; Plumpton Green has a well-stocked village shop which caters for day to day needs, a primary school, several pubs and a railway station.

The nearby towns of Burgess Hill, Lewes and Haywards Heath (5.5 miles, six miles and eight miles respectively) offer a wider range of high street shops, supermarkets and leisure facilities; the seaside City of Brighton and Hove lies beyond the Downs to the south and is regarded as one of the most vibrant cities in Europe, with a fantastic mix of famed nightlife, award winning restaurants, theatre culture, festivals and events.

The area is well served for sporting and recreational facilities with tennis at Plumpton and Hassocks; golf at Mid Sussex, Pyecombe and Lewes; racing at Plumpton, Lingfield and Goodwood; and there is sailing along the South Coast with marina facilities in Brighton and Newhaven. Lewes and Brighton have a range of theatres and cinemas, and Glyndebourne has an internationally renowned Opera House.

Rail services: Plumpton station is 3.2 miles distant which offers

services to London Bridge/Victoria from 59 minutes. Further rail services across the South East are available at Hassocks, Lewes and Haywards Heath.

Schools: There are many highly regarded state and private schools in the local area, including Ditchling (St Margaret's) and Plumpton primary schools, Downlands Community College in Hassocks, Chailey Secondary School, Cumnor House, Ardingly, Hurstpierpoint, Lancing and Brighton Colleges, Burgess Hill Girls, Lewes Old Grammar School, Roedean and Plumpton Agricultural College.

Directions

Heading east on the B2116 from Ditchling, pass through the hamlet of Westmeston. Pass Middleton Manor and Westmeston Parish Hall on the left hand side, and take the next left hand turning into Streat Lane. The gated driveway leading to Gote Cottage is the first on the left.

Services

Oil fired central heating. Mains water and electricity. Private drainage.

Outgoings

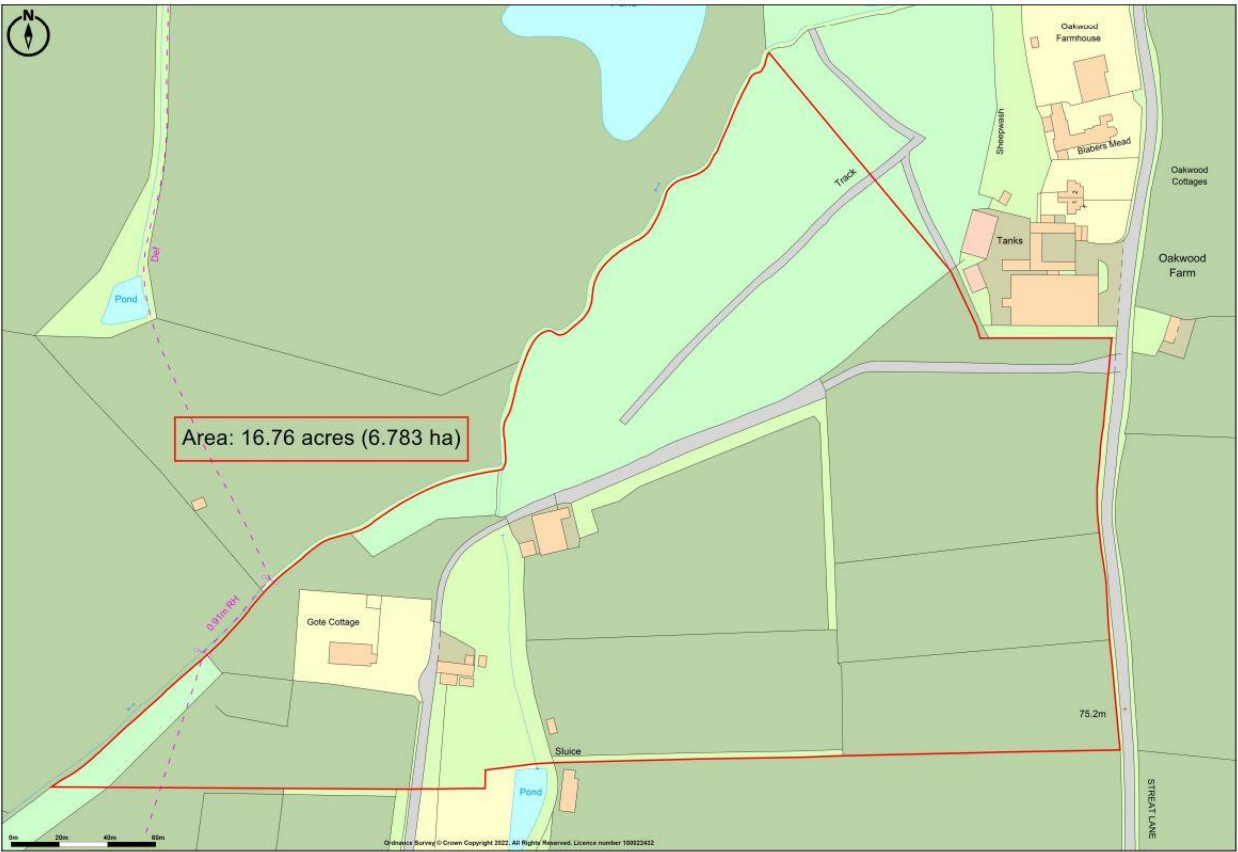
Lewes District Council, 01273 471600. Tax band D (TBV).

Energy Performance

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

Viewing

Strictly by appointment with Savills on 01444 446000.



Promap
LANDMARK INFORMATION

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Printed Scale - 1:25000 Paper Size - A4






Approximate Area = 218 sq m / 2346 sq ft
Outbuilding = 180.1 sq m / 1938 sq ft
Total = 398.1 sq m / 4284 sq ft
(Excluding Sheds / Open Space)
Including Limited Use Area (1 sq m / 11 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	74
(55-68)	D	
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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