



ROSE
COTTAGE



AN ENGLISH ROSE

This gorgeous Victorian end of terrace home dates from 1880 and is a real 'English Rose' - the perfect property for anyone seeking a period home with beautiful interiors and the quintessential village lifestyle that comes with being close to the very centre of Newick - one of the area's most popular villages with a thriving community, three pubs, reputable primary school and beautiful Sussex countryside.

The home draws you in with its charming period kerb appeal created by the traditional Victorian brickwork under a slate roof with wooden frame sash windows.

The extension, which was undertaken around 2014-2015, is subservient to the original home and has been skilfully designed to tie in seamlessly. The home sits neatly behind brick wall with trimmed hedging and a wrought iron gate.



COSY *adjective*

“giving a feeling of comfort, warmth, and relaxation”.

Internally, the inviting feel continues with the fabulous 22ft living room offering plenty of space for sitting and dining zones.

The original oak floorboards add character having been recently sanded to add character, whilst the the log burner provides a natural focal point and is perfect for a chilly winter’s evening.

Bespoke plantation shutters provide an opulent touch and add privacy whilst the tasteful *Farrow & Ball* décor creates a calming feel.

There is also an access hatch that leads down to the cellar.



QUALITY KITCHEN

The kitchen is the hub of most homes and Rose Cottage is no different. The kitchen is from the local and highly regarded *Hamilton Stone Design*, radiates quality and is a real social space with a large central island being the natural spot to gather, with breakfast bar and stone worktops. The shaker-style units are timeless and there is plenty of storage and prep space for a keen cook. There is a range of integrated dishwasher, fridge/freezer and a Rangemaster cooker. French doors open on to the garden.

The ground floor also has a handy cloakroom (a rarity in cottages such as this) with exposed brickwork and tasteful suite.





SLEEPY HEADS

On the first floor you have three generous double bedrooms and a gorgeous family bathroom.

The main bedroom overlooks the front of the house and has a feature fireplace with fitted wardrobes in one of the alcoves.

The second bedroom is also a double and enjoys a lovely leafy outlook over the garden.

The third bedroom extends to 17ft max and forms part of the 2014-15 extension. The vaulted ceiling provides a real sense of volume and the dual aspect means there is plenty of natural light.

Each of the bedrooms and bathroom have plantation shutters.

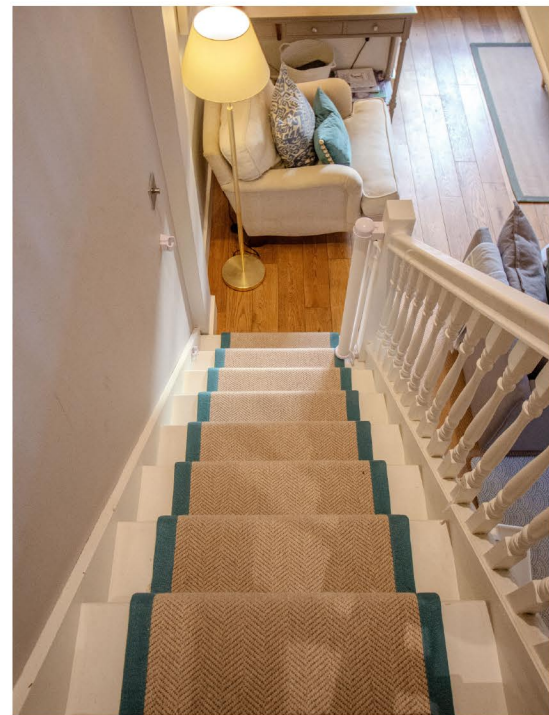


BATH & BED

The family bathroom is stunning, having been refitted to an impeccable standard in 2019. The fittings are from *West One Bathrooms* of Tunbridge Wells - a luxury supplier.

There is a heated rail meaning your towels will always be warm and fluffy and you also have underfloor heating.

The herringbone tiling and brass fixtures and marble sink surround add to the quality feel of this blissful bathroom.



COTTAGE GARDEN

One big advantage this home offers is the driveway parking and gated side access.

To the rear you have a glorious garden that extends to over 100ft which is laid mainly to lawn. There is mature hedgerows, shrubs, plants and trees. The first of two paved terraces sits at bottom of the steps that lead off the kitchen.

The current owners have created a second, south facing patio at the far end of the garden - known as their 'Tuscan Terrace'. This sits adjacent to the recently build and fully powered garden studio (19ft x 12ft) that is perfect for those who work from home or running a business. There is also water supply to this end of the garden.



OUT & ABOUT

Rose Cottage sits on High Street, in the very heart of Newick - a quintessentially English village with a thriving community. Its central green is the heart of the village and amenities include village shop, newsagent, pharmacy, butcher, bakery, post office, hairdressers, three public houses (The Bull, The Royal Oak and The Crown), Newick Tandoori Indian restaurant (a real favourite with the locals) and a health centre. Fletching, another beautiful village is 2 miles north-east and boasts another the superb 'Griffin Inn' gastropub.

There is a wide range of highly regarded schools and colleges to choose from in the nearby villages and towns, both state and private sector, including Newick primary school, Chailey Secondary School, Cumnor House in Danehill, Great Walstead near Lindfield, Worth Abbey, Burgess Hill School for Girls and Lewes Grammar.

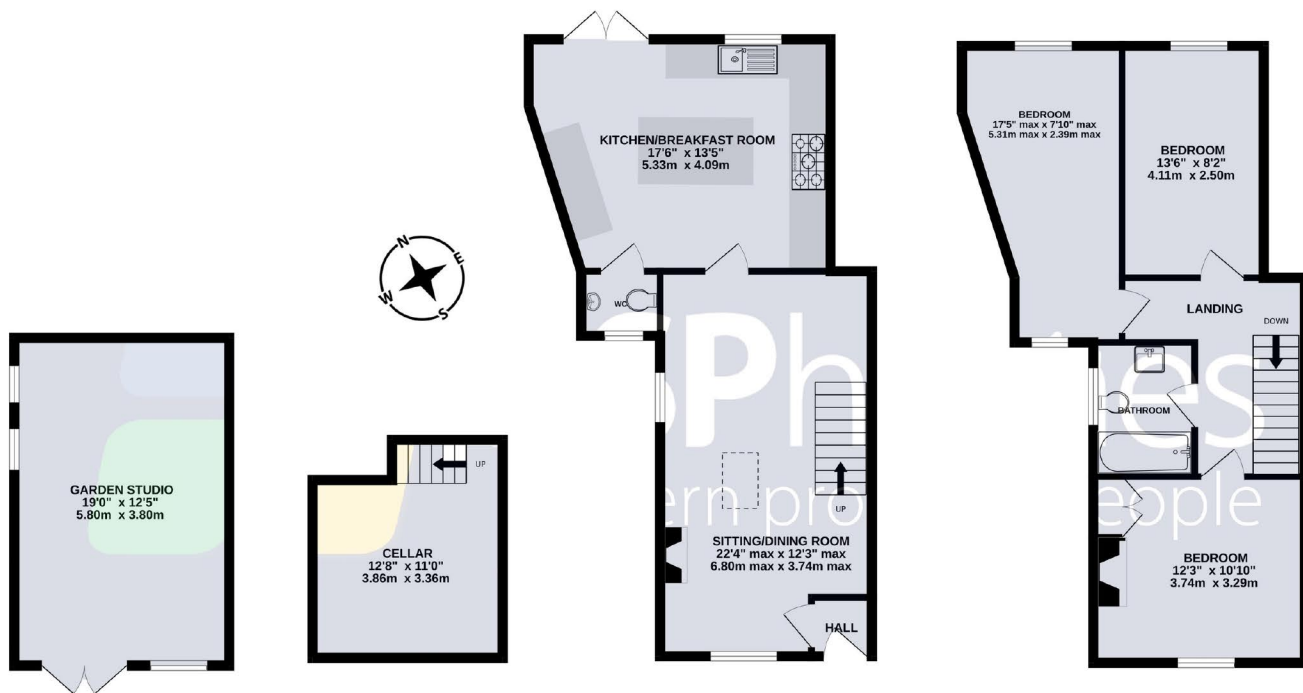
For commuters, the bustling town of Haywards Heath is six miles to the west and easily accessible via the A272.



The mainline station provides swift, regular commuter services to London (Victoria/London Bridge in 47 mins), Gatwick International Airport (15 mins) and Brighton (20 mins). The town also boasts extensive shopping facilities with Waitrose and Sainsbury's superstores and the Orchards Shopping Centre.

The attractive market town of Uckfield is 5 miles east and offers plenty of amenities including a fantastic independent cinema and railway station. Uckfield's brand new Marks & Spencers Food Hall is less than 10 mins away and has a dedicated wine shop.





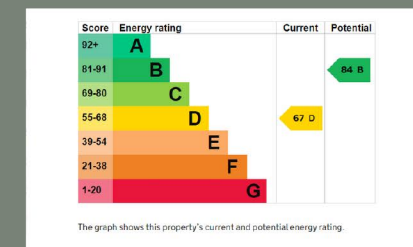
APPROX GROSS INTERNAL AREA - EXCLUDES GARDEN STUDIO
TOTAL FLOOR AREA : 1211sq.ft. (112.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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THE FINER DETAILS

Tenure: Freehold
Title Number: ESX292306
Local Authority: Lewes District Council
Council Tax Band: E
Plot Size: 0.08 acres
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast (up to 1,000 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.





ROSE COTTAGE

34 HIGH STREET

NEWICK

EAST SUSSEX

BN8 4LQ

To arrange a viewing contact
sole agent:



01444 416999 | hh@psphomes.co.uk | www.psphomes.co.uk

