



BRITISH
PROPERTY
AWARDS
2019

GOLD WINNER

ESTATE AGENT
IN HEATHFIELD

Sarum Cottage, , Chiddingly, East Sussex, BN8 6HH

ROWLAND
GORRINGE

Sarum Cottage
Chiddingly
East Sussex
BN8 6HH

£925,000

Rowland Gorringe are extremely excited to welcome to the market this four bedroom family home which is set in a unique, tranquil, tucked away spot at the end of a private track, on the edge of the sought after village of Chiddingly. Sarum Cottage has been extensively, impressively and sympathetically updated and improved by the current vendors in recent years to create a very individual home. Having reconfigured the stairs, you now enter into a lovely entrance hallway with oak flooring. To the right, there is a large kitchen diner, with bespoke black granite, hand made oak worktops and units, and double doors that lead out to the south-facing terrace. Off the kitchen is a family room, with wood-burning stove, making this part of the house and ideal entertaining space. There is a second living room, with doors out onto the east-facing part of the garden, a study looking out over the fields to the front, a utility room and downstairs w.c. with underfloor heating. Moving to the first floor, the property has a dual aspect master bedroom with views over the garden, and an en suite shower room. The second bedroom is also a double with an en suite shower room and there are two further double bedrooms and a newly fitted main bathroom. Of particular note is the outside space. Externally the property is set in just under half an acre (TBV), with a wrap-around garden and views over open fields to the front. There is off-road parking for several vehicles and a small garage/workshop to the front. There is a space for a buyer to add a car barn or something similar here too. A particular feature of this house, is the one-bedroom self-contained annex, with a double bedroom and open plan kitchen/sitting room incorporating all new windows throughout. This offers a fantastic space for relatives or potential to be let out through air bnb. The annex has also been updated to a very high standard. Furthermore, there is a home office which is a fabulous space if you work from home or need some peace and quiet. Being positioned within the garden in a very private spot, the office is insulated has power and internet access as well as heating and is a great space. Our clients have put a tremendous amount of care and attention into restoring this cottage, which originally dates back to 1860. In the last few years there has been a completely brand new roof fitted, solid oak windows and oak flooring throughout. There are a number of charming features throughout and the current owners have created a truly stunning home. An internal viewing is considered essential to appreciate all this property has to offer.







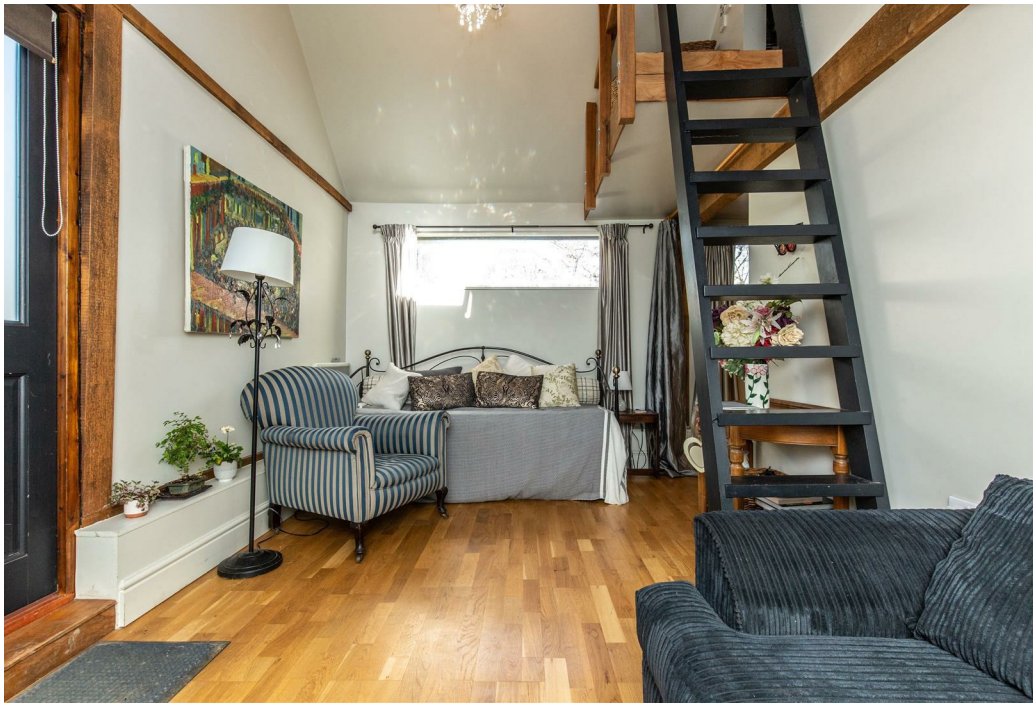




Location: Sarum Cottage is situated in the highly regarded village of Chiddingly with its popular public house, church and cricket ground. The property is also positioned on the Wealdway, an 83-mile long public footpath that runs through open fields and countryside from Eastbourne, East Sussex to Gravesend, Kent. The historic county town of Lewes with its range of boutique shops, restaurants and railway station with commuter trains to Victoria is about ten miles distant, whilst the town of Uckfield offering a range of shopping facilities, schooling for all ages and Berwick train (mainline station) station is 6.2 miles away (takes about 12mins drive). This has direct trains to and from London which take approx 1hr 12mins. Also to Brighton 25mins.

Directions: From our office in Heathfield proceed south out of town along the A265 and turn left into Pages Hill and left again onto the A267. Travel along the A267 through Little London and eventually through Horam. Travel through Horam and take the fork in the road on the right into Chiddingly Road. A short distance down Chiddingly Road you will see Stonehill on the right. Turn into Stonehill continue for approximately 1.5 miles. Continue straight into Hale Green and eventually Scrapers Hill. Scrapers Hill comes to a split in the road and you will see a farm track on your right-hand side marked Sarum Cottage. The property is found right at the end of that track on the left-hand side.





Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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Heathfield

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Sarum Cottage, Chiddingfold, BN8 6HH

Approximate Gross Internal Area = 212.1 sq m / 2283 sq ft
 Annex (Including Loft Room) = 55.2 sq m / 594 sq ft
 Garden Room / Studio = 22.6 sq m / 243 sq ft
 Total = 289.9 sq m / 3120 sq ft

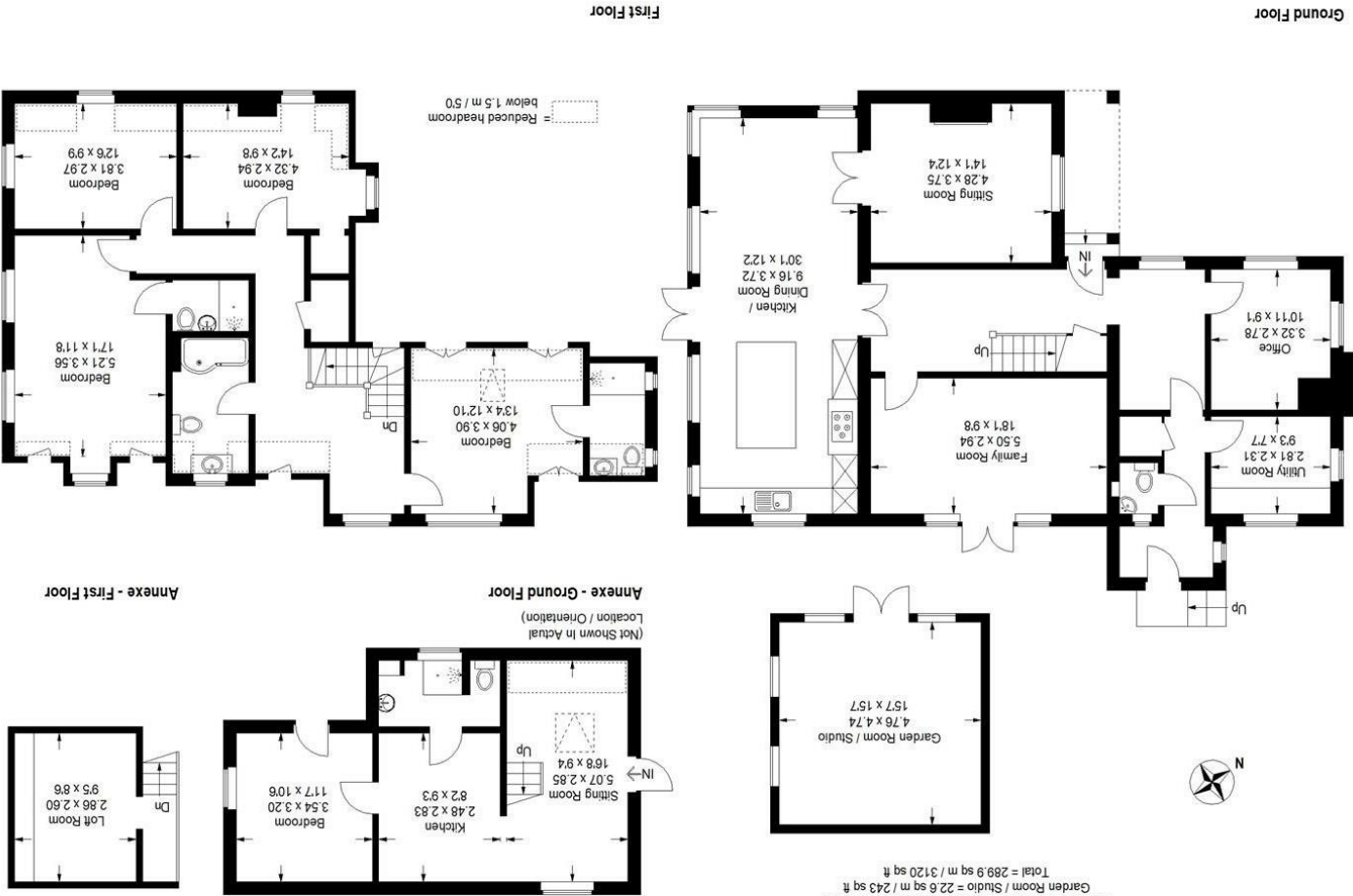


Illustration for identification purposes only, measurements are approximate, not to scale.
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