



High Street

Fletching, East Sussex. TN22

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A Grade II listed end of terrace cottage, set opposite the church in the heart of this highly sought-after village, with a good size garden and wonderful views over farmland.

- Hall
- Study
- Sitting room
- Kitchen/dining room
- 3 Bedrooms
- Family shower room

- Outhouse/workshop
- Open fronted covered store
- Drive for parking
- Terrace
- Lawn
- Garden sheds
- Summerhouse
- Greenhouse



Property

A delightful end of terrace cottage, which dates back to 1900, with an abundance of character including cast-iron fireplaces in a number of the rooms. The cottage is set in the High Street of this popular historic village, opposite the church.

The front door opens into the hall off which is a study with a bay window and the sitting room. The sitting room is open to the kitchen /dining room and has a wood burning stove flanked by cupboards. The kitchen/breakfast room has beautifully fitted wall and floor units, granite worksurfaces, peninsular unit, gas Aga, hob and oven and dishwasher. There are also French doors to the terrace.

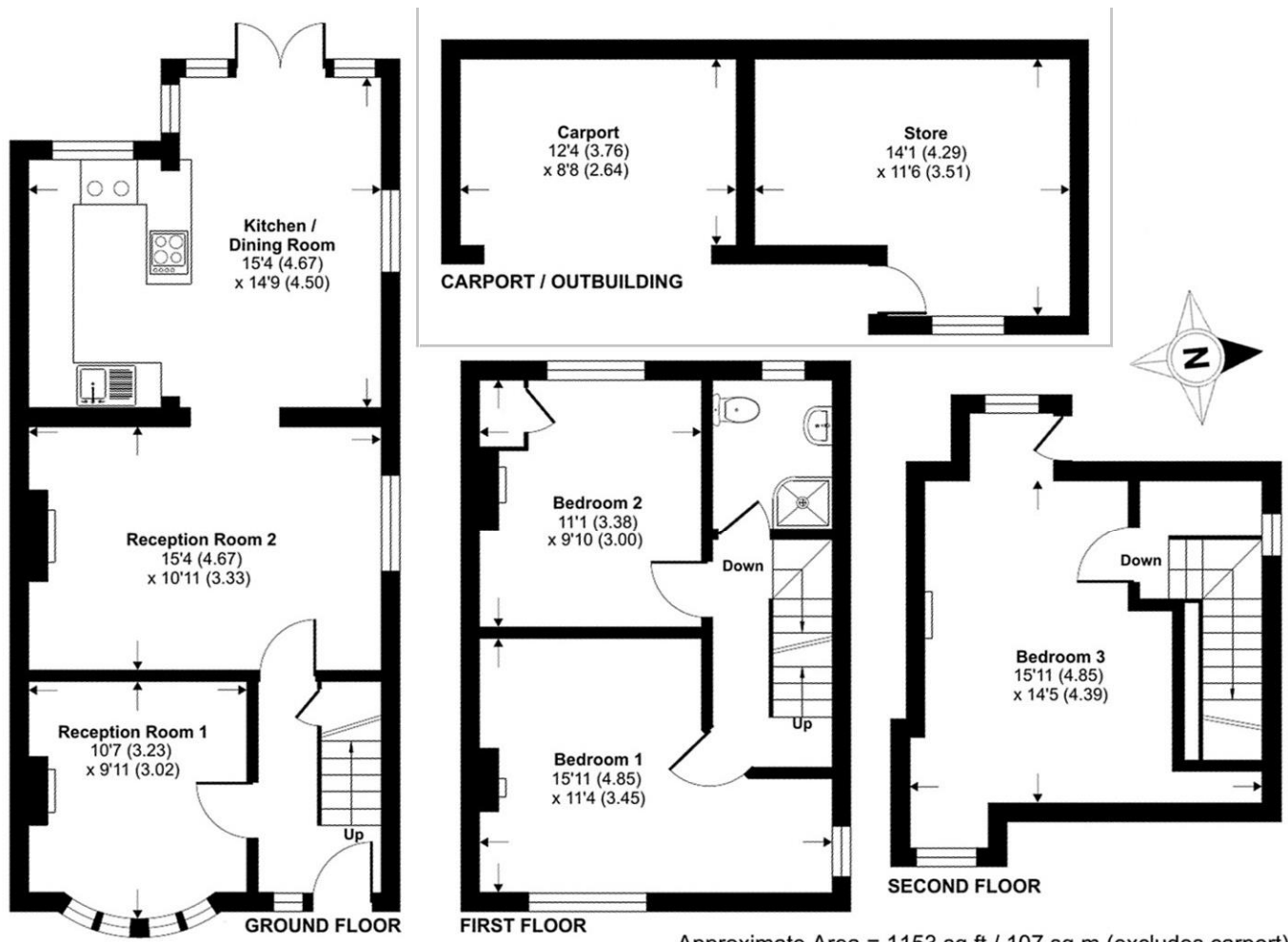
Upstairs, the landing gives access to a lovely principal bedroom, further bedroom and a well-appointed family shower room.

On the second floor is the 3rd bedroom, which has delightful views.

Outside

To the side of the cottage is a gravelled drive, which leads into is a parking area and to the garden. Alongside is an open fronted store and an outhouse/workshop, which has plumbing for a dishwasher. There is a brick paved terrace outside the breakfast area. The good sized garden is mainly laid to lawn and beautifully maintained, with flower beds, garden shed, greenhouse, summerhouse, lily pond and orchard. From the end of the garden are spectacular views over the surrounding countryside making it a delightful, peaceful place to sit.





Approximate Area = 1153 sq ft / 107 sq m (excludes carport)
 Outbuilding = 143 sq ft / 13 sq m
 Total = 1296 sq ft / 120 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Humberts. REF: 886363

Directions

From Haywards Heath head east on the A272. In Piltdown turn left towards Fletching. Turn past the church and the cottage is on the left.

Local Amenities & Surrounding Area

The property is set in a delightful village with an excellent pubs, primary school, church and deli. Haywards Heath, Lewes and Uckfield have excellent shopping and recreational facilities. Schools in the area include Cumnor House, Brambletye, Michael Hall, Walstead and Ardingly.

There is golf at Ditchling, Piltdown, Haywards Heath, Paxhill and Royal Ashdown. Horse racing can be found at Lingfield Park. Water sports are available at Weir Wood and Ardingly reservoirs. Nearby Ashdown Forest is the largest free public access space in the South East. It is a great place for walking and enjoying spectacular views over the Sussex countryside and is known the world over as the 'home' of Winnie-the-Pooh.

Communications

The mainline railway station at Haywards Heath (8 miles) provides a service to London Bridge/Victoria. The A272 (1 mile) connects to the A23/M23. Gatwick airport is about 21 miles.

Services and Local Authorities

All main services. Gas fired central heating. Council tax Band E. Wealden DC 01892 653311. East Sussex CC 0345 608 0190. Freehold.

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