



# Splaynes Green

Fletching, East Sussex. TN22

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A charming and beautifully presented period semi-detached cottage, set in the hamlet of Splaynes Green on the edge of the highly sought-after village of Fletching.

- Sitting room
- Kitchen/breakfast room
- Dining room
- Side lobby
- Utility/cloakroom
  
- Principal bedroom with en-suite shower room
- 2 further bedrooms
- Shower room
  
- 2 bay barn style garage
- Drive for parking with electric gates
- Terrace
- Lawn





## Property

This pretty cottage, is believed to have been built around 1800, has been refurbished and extended to an exceptionally high standard. It has an abundance of character including oak flooring to much of the ground floor and a wealth of timber framing and beams.

The front door opens into the sitting room, which has a large brick fireplace housing a wood burning stove. The kitchen/breakfast room has fitted wall and floor units, work surfaces, peninsular unit with breakfast bar, built in units include 5 ring induction hob, 2 ovens, fridge, dishwasher and a Quooker tap. The dining room has French doors to the garden. There is also a utility/cloakroom.

Upstairs, the landing gives access to a lovely vaulted principal bedroom with a well-appointed shower room, 2 further vaulted double bedrooms and a delightful shower room.

## Outside

A pair of oak gates leads to a parking area in front of the 2-bay barn style garage, which has a section of loft storage, a garden store and log store at the rear. The garden is mainly laid to lawn with a paved terrace and borders.

## Tenure, Services and Local Authorities

Freehold. Mains electricity, water and gas. Private drainage. Gas fired central heating. Council tax band E. EPC band D. Wealden DC 01892 653311. East Sussex CC 0345 608 0190.

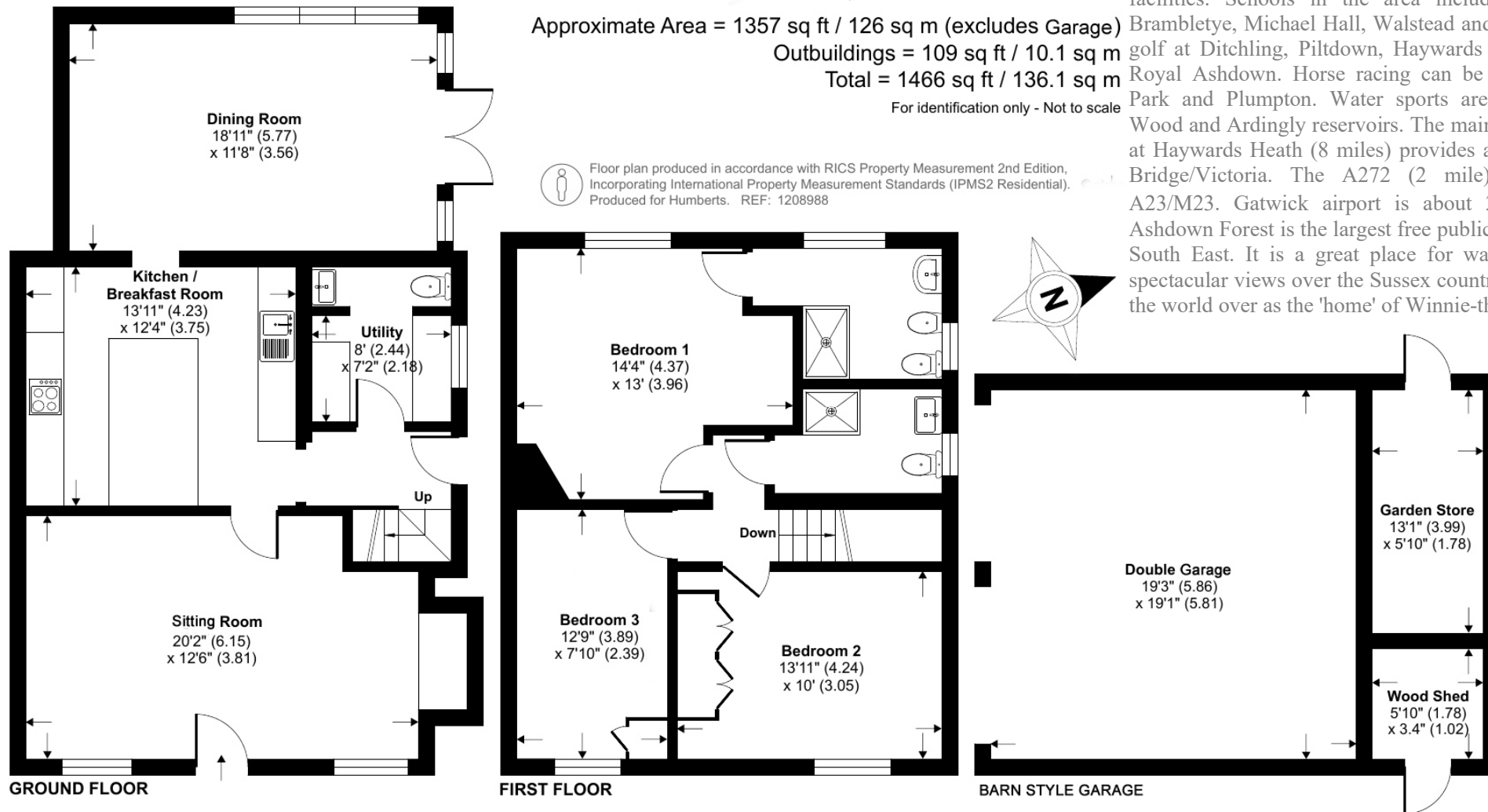
## Directions

From Haywards Heath head east on the A272. In Piltdown turn left towards Fletching. Proceed through the village and at Splaynes Green take the first right and the cottage will be found after a short distance on the left.



## Local Amenities & Communications

The property is set in a delightful village with an excellent pub, primary school and church. 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, Piltown, Haywards Heath, Paxhill and Royal Ashdown. Horse racing can be found at Lingfield Park and Plumpton. Water sports are available at Weir Wood and Ardingly reservoirs. The mainline railway station at Haywards Heath (8 miles) provides a service to London Bridge/Victoria. The A272 (2 mile) connects to the A23/M23. Gatwick airport is about 21 miles. 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.



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