



Hollygrove Cottage, Allington Road, Newick, Lewes, East Sussex BN8 4NH



Returning to the market after a short break, this substantial and well-presented home offers spacious, flexible accommodation and beautifully arranged gardens and grounds extending to approximately 1.7 acres (tbv), all within easy reach of the ever-popular village of Newick.

Having been loved by its current owners for the last 30 years, this wonderful home has so much to offer. With 4 bedrooms and 2 bathrooms upstairs and 4 reception rooms downstairs, there is flexibility to create more bedrooms, give younger members of the family their own space to play or have the cinema room you have always dreamed of. The possibilities are endless with this 2,639sqft property, which has plenty of space for a large family and room to extend.

The grounds have been kept immaculately with a huge variety of plants, shrubs and trees providing colour the whole year round. There are various areas around the garden to relax and enjoy, with bubbling water features in the background, as well as area of woodland for children to create camps or to walk around and enjoy the nature.

- Entrance Hall
- Lounge
- Reception (used at Dining room)
- Dining room (used as Breakfast room)
- Office
- Reception room (off the Lounge)
- Kitchen
- Utility room
- Cloakroom

**UPSTAIRS**

- Bedroom 1- Principal Suite
- En-Suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

Description

AP Estate Agents are proud to present Hollygrove Cottage, a beautiful and substantial family home, located on a private drive, hidden from the Allington road by a thick copse of trees and shrubs. Historically the property sits on the site of a former farm and has undergone significant extension and improvement over the years to create the impressive home it is today.

In brief, the accommodation has tremendous versatility, boasting four reception rooms on the ground floor level it would be possible to create two extra bedrooms (if required) making this a six bedroom two bathroom dwelling overall.

Coming to the market after 30 years of ownership, this is a fantastic opportunity to make Newick your new home, without question a highly desirable and attractive village encompassing a thriving community, which provides an excellent array of clubs, societies, schools, places to eat and shops all within easy reach.

INSIDE THE PROPERTY

Upon entering the property you step into a large ENTRANCE HALL displaying rich oak flooring throughout, providing access to all rooms and stairs leading up to the first floor. To your right hand side is a generous HOME OFFICE with two deep storage cupboards, having been used as a bedroom in the past, this is always an option. A single step takes you down into an impressive 30ft LOUNGE, South facing with a two large windows and glazed door out to the garden, this is a wonderfully light room with great views. A particular feature of the room is the open fireplace with a stone hearth and bressummer beam above. From this room there is access to a further RECEPTION ROOM, formerly an integral garage, this could be another option for a downstairs bedroom or to revert back to a garage if desired. Further along the hallway is another RECEPTION ROOM, currently used as a fabulous formal dining room with decorative fireplace and views over the garden. Opposite this room there is a CLOAKROOM with WC, basin and fitted units. The KITCHEN is a real eye catcher, fitted with an extensive range of gloss units, granite worktops and a sparkling stone tiled floor. There are Integrated appliances including a dishwasher, fridge and a stand alone 4 oven stainless steel range and inset halogen hob with matching extractor above. Lying next to the Kitchen is another DINING ROOM, where the sparkling tiled floor continues through from the kitchen and there are sliding doors leading out to the patio. Adjacent to the Kitchen is a large UTILITY ROOM, again with an extensive range of units, plumbing for washing machine, Worcester Bosch boiler and a door leading out to the side of the property.

UPSTAIRS

Stairs lead up from the Hallway to a galleried landing on the first floor, with access to the loft and a large airing cupboard. Over the years this property has doubled in size so there are 2 seperate loft areas which could be converted into extra bedrooms (STPP). The PRINCIPAL BEDROOM SUITE shares its footprint with the Lounge, creating a large room with fabulous double aspect views over the gardens, with a wonderful fully tiled large ENSUITE BATHROOM with a walk in shower enclosure having both drenching and adjustable heads, seperate panel bath, WC, his and hers wash basin with storage below. BEDROOM 2 is a good size room with a fitted double wardrobe, as well as double aspect windows overlooking the rear and side. BEDROOMS 3 AND 4 are both doubles with equally lovely views of the garden. Finally, the FAMILY BATHROOM has a panel bath with hand held shower attachment, WC, Pedestal wash basin and a fully tiled enclosed shower.

OUTSIDE

The property is approached via an in and out gravel driveway in front of the property, the frontage is impressively wide and has been landscaped to create a pleasing display of lawn with stocked borders. There is parking for a significant number of vehicles and foundations have been laid in preparation for a detached garage to be built.











To the side of the property is a kitchen garden with large fruit trees, dedicated vegetable growing area with Greenhouse and level area of lawn. A brick cobbled path walks you under a rose arch leading onto an area of patio stretching the entire width of the property, with a collective of contained flower beds displaying a huge variety of flowers and perennials. Adjoining the patio is a raised terrace with water feature and a timber framed pergola seating area, and steps that lead you down to the lawn.

This property has a wonderful garden that has been well designed and carefully laid out with well stocked herbaceous borders, clipped hedges and topiary, magnificent mature specimen trees and a fountain. Within the grounds there is a potting shed and wood store with yet more seating areas and water features to be seen. As you walk down towards the bottom area of lawn under a series of rose arches the garden becomes a fruit tree orchard, with Bramley and Laxton's Supreme and Pear trees. The icing on the cake is a substantial wooded area which spans approximately 300ft, it is the home to a whole menagerie of wildlife and a fabulous addition to the overall size of the plot.

#### THE LOCATION

Newick is a highly sought-after village renowned for its pretty village green, it is a thriving community, providing a number of facilities and useful shops, three public houses and a newsagent with Post Office. Although small there are no shortage of amenities with a well-respected primary school, and secondary school in nearby Chailey. Other nearby Prep and Public schools worth a mention include Cumnor House, Brambletye and Great Walstead, Ardingly, Burgess Hill Girls, Brighton College, Worth School and Hurstpierpoint College to name but a few. The village also boasts a pharmacy, butcher, bakery, café, Indian restaurant and a health centre.

Those wishing to commute would be interested to know Haywards Heath mainline train station is just over 7 miles away providing a regular service to London (approximately 45 minutes) and Uckfield which is approximately 5 miles away. Uckfield is the largest nearby town providing a good range of shops, including a Waitrose supermarket and leisure facilities, and Haywards Heath and Lewes are still within easy reach and provide further shopping and entertainment.

Other notable locations nearby include Brighton (16 miles), Royal Tunbridge Wells (18 miles), Eastbourne (25 miles), Hastings (35 miles), Gatwick airport (20 miles).

#### DIRECTIONS

What3Words: ///appraised.shiver.remote

**Local Authority:** Lewes

**Services (not checked or tested):** Mains Gas, Water, Electrics and Drainage

**Tenure:** Freehold

**EPC:** EPC Rating D

**Council Tax Band:** G

**Guide Price £1,274,000**

#### Viewings

Strictly By Appointment Only







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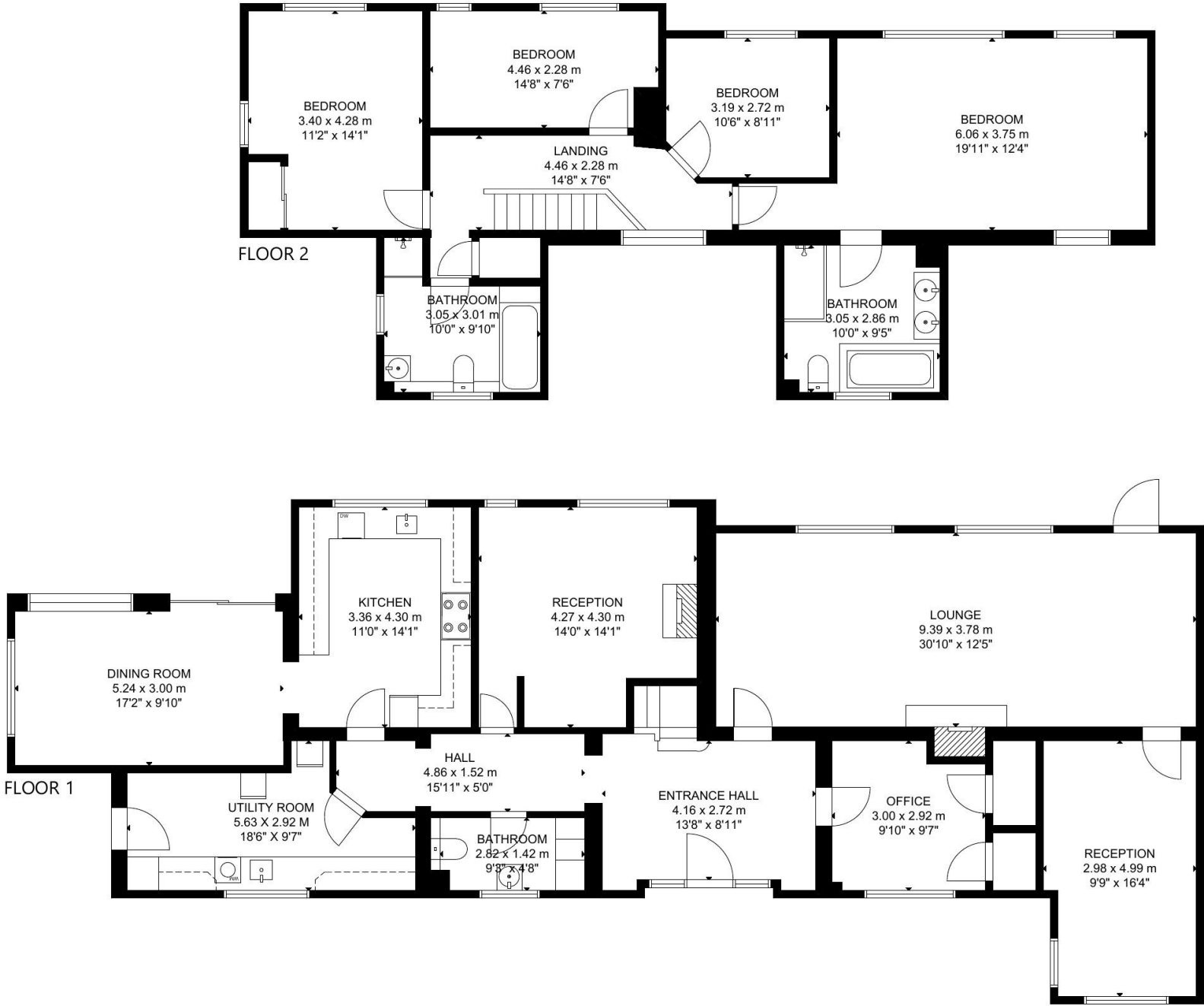
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GROSS INTERNAL AREA  
TOTAL: 245 m<sup>2</sup>/2,639 sq ft  
FLOOR 1: 156 m<sup>2</sup>/1,681 sq ft, FLOOR 2: 89 m<sup>2</sup>/958 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

