



Spring Cottage Spring Lane, Clayton, BN6 9PN

£1,150,000

Spring Cottage is a beautifully presented detached five bedroom family home with versatile accommodation over two floors extending to a total of 2334 sqft. Situated in an enviable position immediately adjoining open farmland off a narrow no-through country lane within the South Downs National Park.



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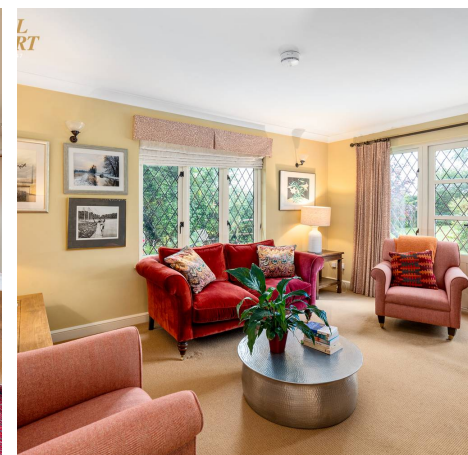
Spring Cottage, Spring Lane

Council Tax: G, EPC: D

A fabulous characterful and individual detached five bedroom family home built approximately 24 years ago with versatile and spacious accommodation arranged over two floors. Situated immediately adjoining open farmland off a narrow no-through country lane at the foot of the South Downs and enjoying some truly breathtaking farmland views within an 'Area of Outstanding Natural Beauty' within the South Downs National Park. This highly individual home is considered to offer purchasers a variety of options having four double bedrooms, a fabulous master bedroom suite with galleried landing on the first floor and having the potential to create a sixth bedroom.

From the gabled entrance porch and front door is access to the spacious entrance hall with partially vaulted ceiling and underfloor heating, doors to all the ground floor rooms and stairs rising to the first floor.

The ground floor accommodation provides a lovely dual aspect sitting room with double doors accessing the gardens and including an impressive brick Inglenook style fireplace with oak bressumer beam and fitted cast iron log burner, having far reaching farmland views. Beautifully refitted (2017) family kitchen/dining room, the kitchen area having solid wood jade coloured units with built-in Neff double oven, dishwasher, fridge, butler sink, slate floor with underfloor heating, windows to the side and a door to the garden. The dining area has slate floor with underfloor heating, high ceilings and windows to the side and rear enjoying far reaching farmland views.



Spring Cottage, Spring Lane

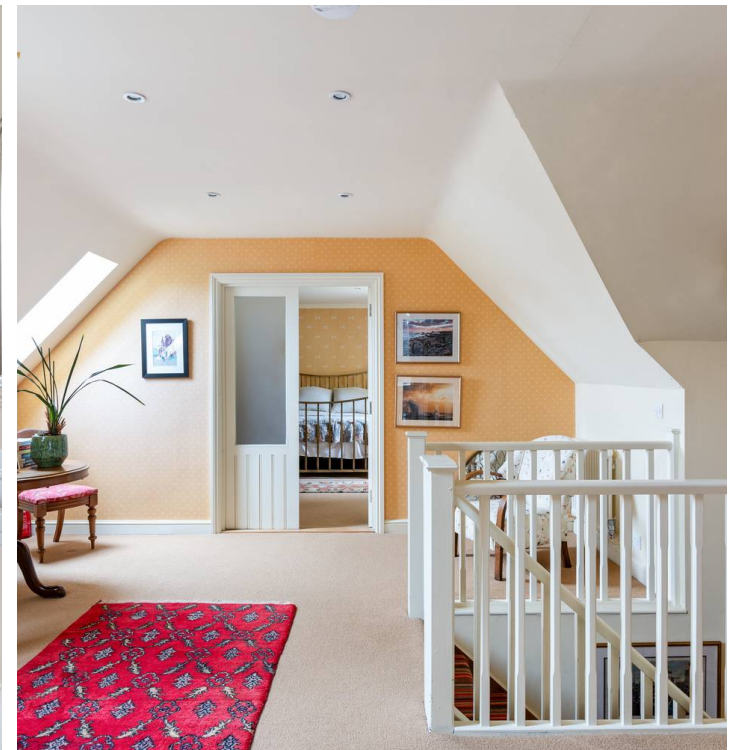
Clayton

The adjoining garage has been converted to provide a large utility room which is fitted with a range of storage units, space for usual appliances, an oil-fired boiler, controls for the underfloor heating and a door to the side of the property. There are four good sized double bedrooms one of which has a refitted ensuite (2015), looking out to the garden and views beyond, another which is currently used as a study and has a lovely outlook to the front. The family bathroom was refitted in 2016 to a high standard with handmade cupboard.

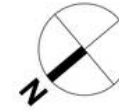
On the first floor is the impressive master suite which comprises the double bedroom with eaves storage space and Velux windows to the rear, separate new bathroom with freestanding clawed bath and large open plan sitting area/library with galleried landing to the hallway below.

Outside, to the front of the property is a traditional Sussex clay roof tile pathway leading to the front door, an area of lawn and shrubs as well as a shingle driveway providing off road parking for up to three cars. To the rear the pretty garden which backs immediately onto farmland measures in excess of 100' is mainly laid to lawn with attractive shrub borders, mature lime tree and a patio which adjoins from the doors of the kitchen. There is gated side access, the oil storage tank and an attractive traditional summer house.

Reclaimed materials including old bricks and clay tiles have been utilised creating an older feel to this modern home which further benefits from double glazed windows in traditional wooden frames.

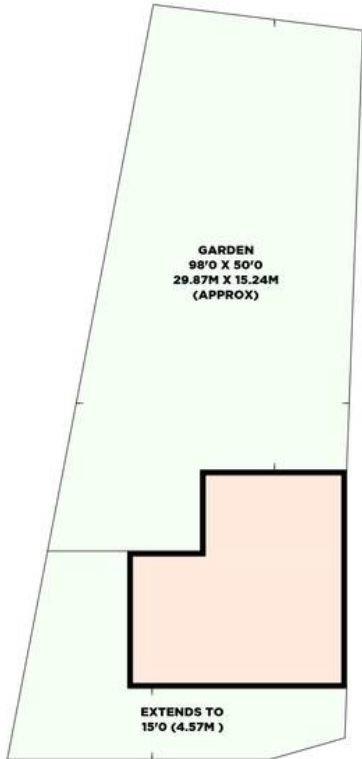


SPRING COTTAGE



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / VOID)
2264 sq ft / 210.3 sq m

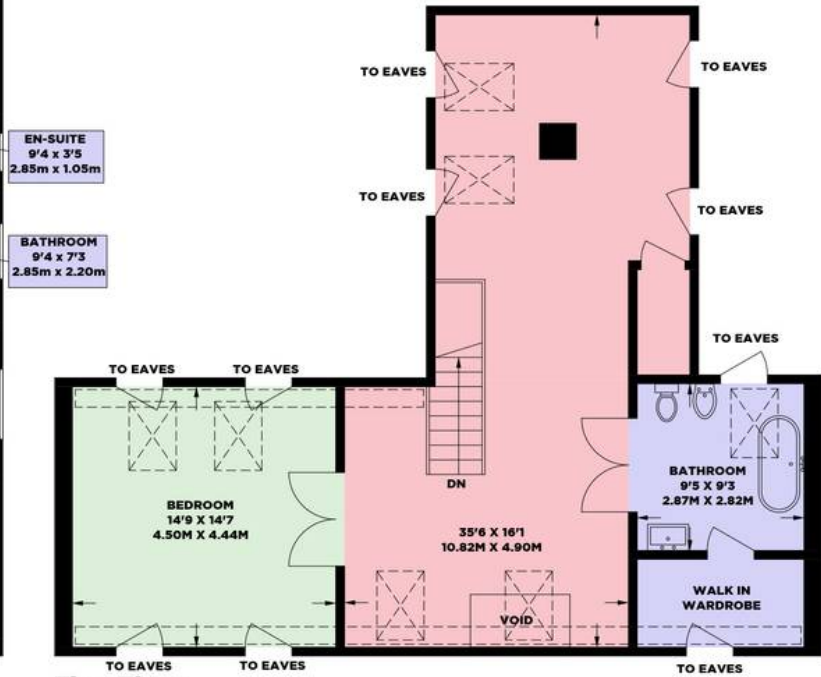
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / EXCLUDING VOID)
2334 sq ft / 216.8 sq m



Site Plan



Ground Floor
1453 sq Ft / 135 sq M



First Floor
880 sq Ft / 81.8 sq M

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- [] Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ⚡ Garden Shortened for Display

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