



Pear Tree Cottage

Scaynes Hil

Welcome Home

If you're looking for a character country cottage in a fabulous rural setting, with beautiful countryside views in every direction, then look no further than Pear Tree Cottage in Scaynes Hill.

The beauty of this home is you're surrounded by open Sussex countryside but still within easy reach of Haywards Heath with its mainline services to London in 45 mins, Gatwick Airport in 15 mins and Brighton in 20 mins.

The home dates back to the 1900s and is offered for sale for the first time in nearly 30 years. It sits on a superb plot that extends to just over 1/3 of an acre meaning there is huge scope to extend further, if required. The adjoining countryside creates a delightful feeling of openness and there are often sheep in the neighbouring fields.







Character Cottage

Upon entry you're welcomed by a light, bright hallway.

The sitting room is a generously sized and inviting room, flooded with natural light due to its dual aspect.

The large bay window has a delightful vista over the garden and the crackling open fireplace is perfect on those chilly winter evenings.



Country Kitchen

Over the hall is the farmhouse country kitchen/breakfast room, with Rayburn stove.

A separate snug/dining room sits adjacent. This was the sitting room in the original house and also boasts a bay window and open fireplace.

There is always the option to knock through to create a more open plan entertaining space.

The other side of the kitchen is the conservatory which leads out to the utility.

The conservatory has solid foundations and cavity walls, meaning you could also incorporate this space into the kitchen, if preferred.







Bed and Bath

On the first floor you have three of the four bedrooms and two bath/shower rooms.

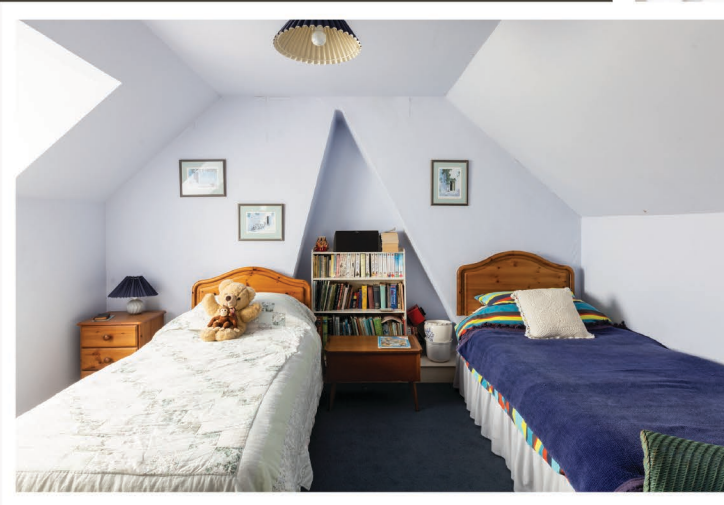
The main bedroom is a fabulous dual aspect room with the gorgeous rural views. This generous double bedroom has extensive fitted wardrobes, an attractive period fireplace and a “hidden” ensuite shower room.

The second bedroom is another good size double room with lovely views. The remaining first floor bedroom is a generous single – again with a superb outlook.

The family bathroom serves the first floor bedrooms.

The second floor has the fourth (double) bedroom which offers privacy from the rest of the house.

This room has the best views in the house and there is access to the eaves loft space.





Glorious Garden

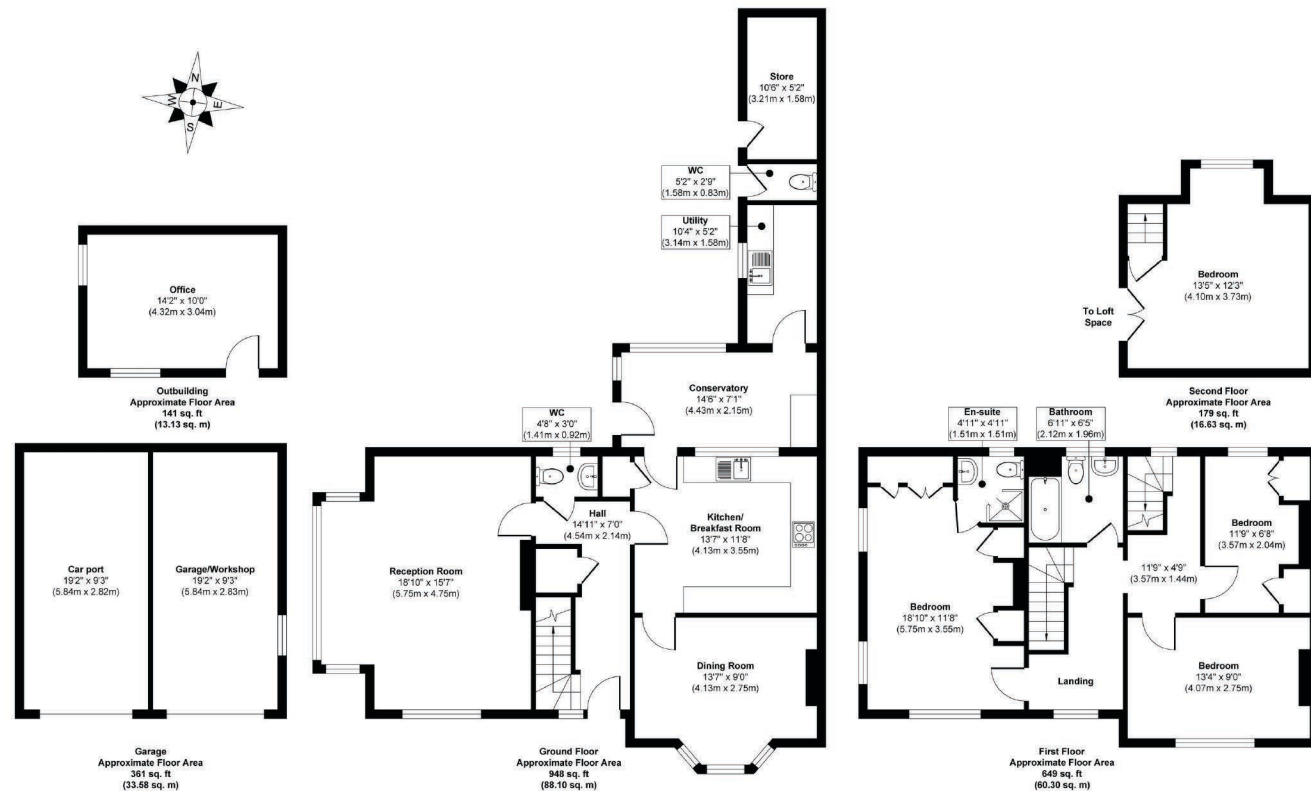
The home sits on a superb 1/3 acre plot that wraps around to three sides, adjoining farmland and countryside.

There is a gated driveway that provides off road parking for several cars. The oak framed detached double garage (half garage, half car port) has power and running water, providing excellent storage and further parking.

For those who work from home, there is an excellent garden office providing separation from the main house. Superfast fibre broadband is available too.

The gardens are pretty and landscaped with a plethora of flowers, plants, trees and shrubs. There is large expanse of level lawn that is perfect for children to play.

Handily, there is an outside “gardeners loo”, garden shed and store room.



Approx. Gross Internal Floor Area 2278 sq. ft / 211.74 sq. m (Including Garage & Outbuilding)

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

Produced by Elements Property

The Finer Details

Tenure: Freehold

Title Numbers: WSX312479, SX36599, WSX204274

Local Authority: Mid Sussex District Council

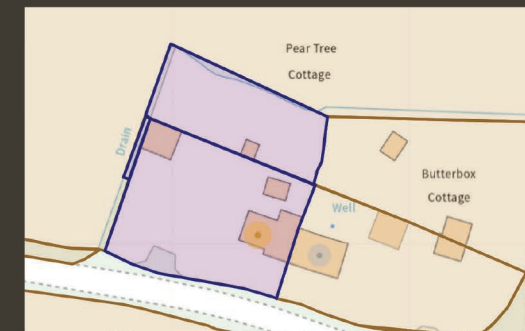
Council Tax Band: E

Available Broadband Speed: Superfast Fibre (Up to 80 mbps download)

Services: Oil heating, mains water, private drainage, electricity (none tested)

Plot Size: 0.37 acres (not verified)

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.



Pear Tree Cottage
Nash Lane
Scaynes Hill
West Sussex
RH17 7NJ



Struggling to find the home?
try what3words:

learns.jigging.essential

WATCH
THE VIDEO
TOUR



For a private viewing contact
selling agent:

PSPhomes
EXQUISITE

01444 416999 | midsussex@psphomes.co.uk |  @psphomes