



Toad Cottage

Twineham

WELCOME TO



Toad Cottage

Toad Cottage has all the warmth and individuality you would hope for from a country cottage, but with a layout and specification that make it very easy to live in. It is a home of real character, with tile-hung and brick elevations, pretty cottage-style windows, timber floors, exposed beams, fireplaces and a wonderfully relaxed, lived-in feel.

The home extends to over 2,500 sq ft (inc outbuildings) and sits on an enviable plot that extends to 0.23 acres with sublime views over open farmland and countryside towards Hickstead Showground.

All this whilst being close to Gatwick Airport, A23, London and Brighton.





The standout space is without doubt the kitchen/breakfast/family room. Extending to over 25ft, it is a wonderfully bright room with extensive glazing framing the garden and open outlook beyond.

The kitchen has been finished in a stylish shaker design, with dark cabinetry, contrasting worktops, brass-style handles, a butler sink, integrated ovens and a large island/peninsula.

The timber flooring adds warmth and works well with the character of the house, while the generous dining/family area provides a natural place to gather.

This room connects beautifully with the garden, creating an easy inside-outside feel. It is the kind of space that works just as well for busy mornings and family suppers as it does for entertaining, with doors leading directly out to the terrace and garden.





Away from the kitchen, the house offers two further reception rooms, giving the ground floor a pleasing amount of flexibility and allowing everyone to spread out.

The living room is a lovely, cosy space with a more traditional cottage feel. A wood-burning stove forms the focal point, while the exposed beam and French doors to the garden add both charm and natural light.

It is easy to imagine this room being used as the winter snug - the fire lit, doors closed and a much quieter atmosphere away from the main family space.



The dining/reception room is another generous and highly adaptable room. Measuring around 20ft, it provides plenty of space for a large dining table, making it ideal for Sunday lunches, Christmas gatherings or more formal entertaining.

Equally, it could work as a second sitting room, playroom, music room or homework space.

A utility/boot room and ground floor WC add useful practicality, particularly with the garden, paddock and countryside setting.





The bedroom accommodation is arranged over the first and second floors.

On the first floor there are three bedrooms, along with a large family bathroom, an en-suite and an additional shower room.

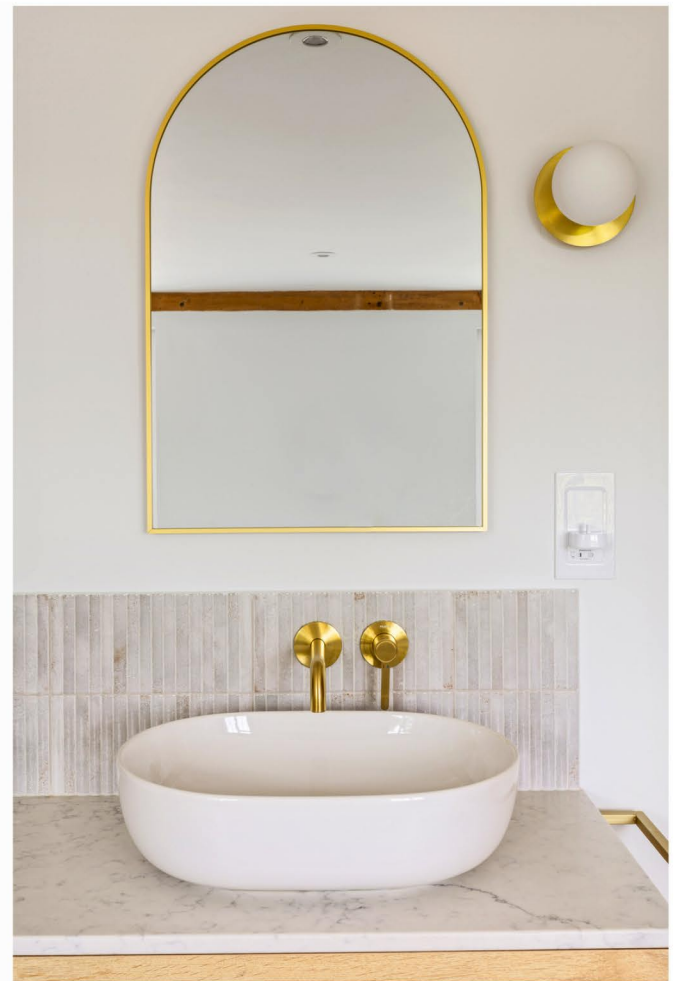
The family bathroom is a real feature, beautifully finished with a freestanding bath, separate walk-in shower, twin basins and contemporary brass-toned fittings. It feels calm, spacious and far more luxurious than you might expect in a cottage of this style.

There are glorious views from the bathtub making this the perfect place to unwind.

The second floor is dedicated to the principal bedroom, a generous room with rooflights, fitted storage/loft access and a tucked-away feel.

This arrangement gives the main bedroom a good degree of separation from the rest of the house, which many buyers will appreciate.





OUTSIDE OASIS & OUTBUILDINGS

One of the strongest features of Toad Cottage is the additional space beyond the main house. The annexe/playroom has a kitchenette and extends to approximately 318 sq ft. A further outbuilding is arranged as two separate home offices, extending to approximately 247 sq ft. These spaces give the home a huge amount of flexibility. They could also suit a gym, studio, teenage den, games room, therapy space, hobby rooms or occasional guest accommodation, subject to any necessary consents. For buyers working from home, running a business from home or needing separate space for family members, this is a major advantage. There may also be potential to reconfigure or further improve the relationship between the main house and the outbuildings, subject to planning permission, building regulations and any required consents.

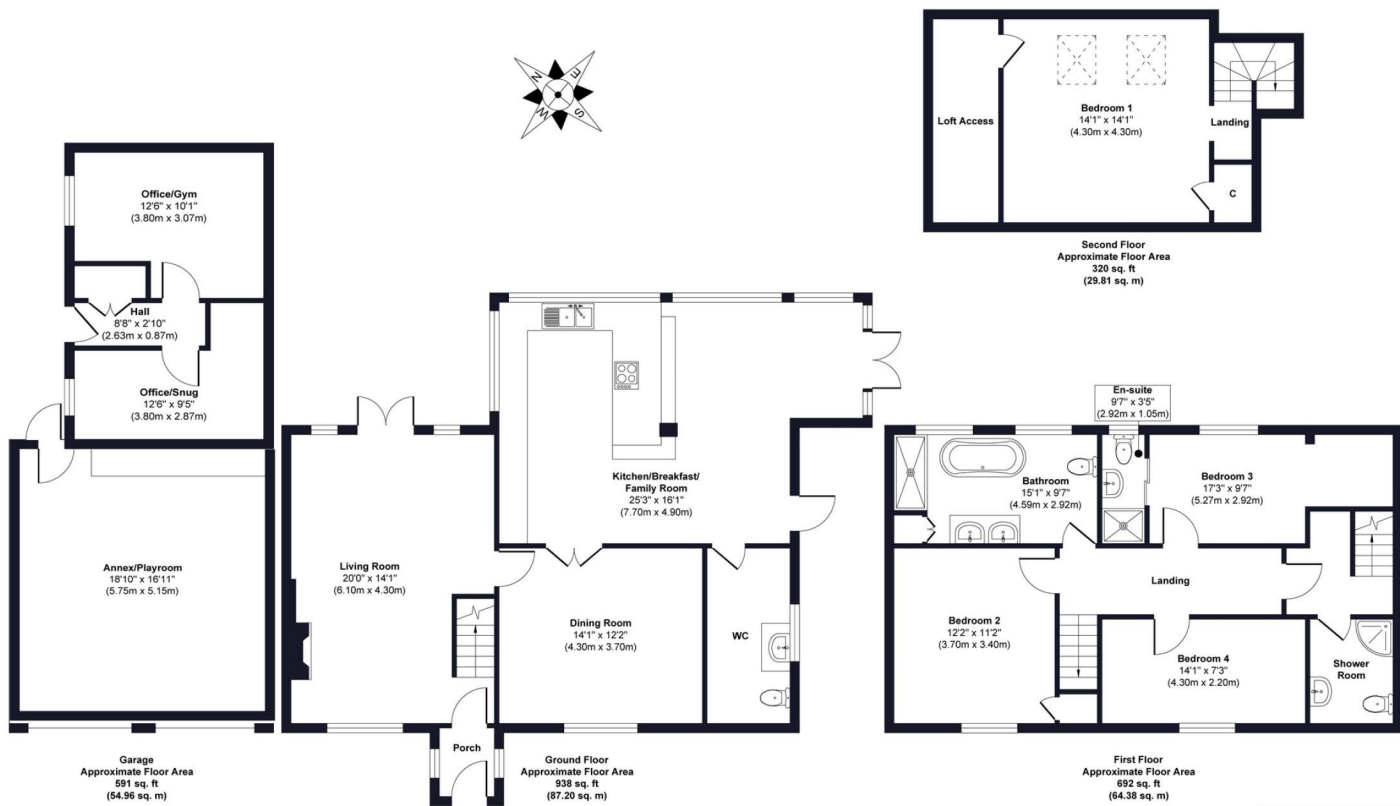
The plot extends to approximately 0.23 acres and offers a lovely balance of formal garden and open outlook. Immediately to the rear is a mature garden with terrace, lawn, established planting and useful areas for seating and entertaining.



Beyond the formal garden is the paddock, giving the property a sense of space and a beautiful rural backdrop. The views stretch towards Hickstead Showground, reinforcing the semi-rural lifestyle on offer. This is a garden that works well for children, dogs, keen gardeners and those who simply want space around them. There is plenty of room for outdoor dining, summer gatherings and everyday family life, while the paddock adds an extra dimension rarely found with a cottage of this type.

To the front, a generous gated driveway provides parking and access to the double garage.





Approx. Gross Internal Floor Area 2,541 sq. ft / 236.06 sq. m(Including Garage/Outbuilding)
Approx. Gross Internal Floor Area 1950 sq. ft / 181.39 sq. m (Excluding Garage/Outbuilding)

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

Produced by Elements Property

PSPhomes

The Finer Details

Title Number: WSX52630, WSX147703 & WSX147703

Tenure: Freehold

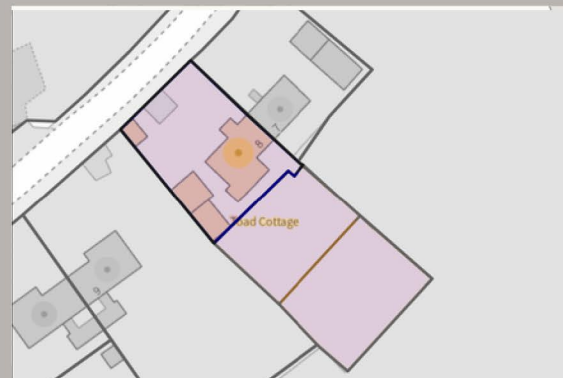
Local Authority: Mid Sussex District Council

Council Tax Band: F

Plot Size: 0.23 acres (total)

Services: Private drainage, mains electricity, mains water, oil heating

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend intending buyer check personally.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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