

*A beautifully presented double fronted modern five bedroom (four bath/shower room) detached family home.*



Olives Pit Lane, Uckfield, TN22 3EZ

£550,000 Freehold

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947

## *in brief...*

- Beautifully presented double fronted modern family home
- Impressive double aspect sitting room with bay window and stone fire place
- Separate dining room
- Well equipped kitchen/breakfast room with granite work surfaces and integrated appliances
- Master bedroom with en-suite

- Guest bedroom with en-suite
- Second floor providing two double bedrooms and a shower room
- Attractive rear garden
- Stunning far reaching view towards the neighbouring countryside
- Attached tandem length garage



*Beautifully presented*



## *in more detail...*

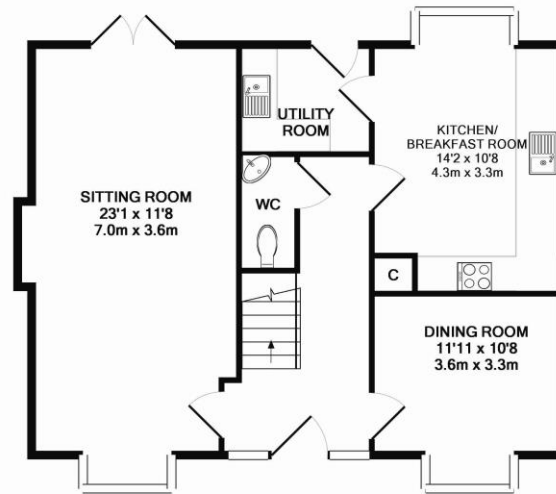
A beautifully presented double fronted modern five bedroom (four bath/shower room) detached family home with an attached tandem length garage, occupying a pleasant position with stunning far-reaching views to the neighbouring countryside and beyond. This exceptional family home was constructed in 2012 and finished to an exacting standard. Arranged over three floors, affording 1,978 sq ft of accommodation and having been tastefully decorated throughout. Benefitting from all the modern luxuries associated with a modern home features include sealed UPVC double glazed windows, mains gas fired central heating to radiators, contemporary modern white family bath/shower suites and a beautifully equipped kitchen with granite work surfaces, high gloss units and integrated appliances. The property is situated in a private no through road within this desirable development surrounded by open countryside. The property comprises in brief on the ground floor a wide covered entrance, an entrance hallway, an impressive and double aspect sitting room with bay window and fitted shutters, an attractive stone fireplace with gas flame effect fire and French doors leading to the rear seating terrace, a separate dining room, a cloakroom, a beautifully fitted kitchen/breakfast room with bay window and a separate utility room. From the entrance hallway a staircase rises to the first floor which provides a master bedroom with extensive range of built-in wardrobes and en-suite shower room, guest bedroom with en-suite shower room, bedroom three and a family bathroom. The second floor provides a part galleried landing, two double bedrooms and a separate shower room. Outside the front of the property is approached by a block paved driveway which in turn leads to the attached garage with a low maintenance garden whilst the rear gardens are predominately laid to lawn with a flagstone seating terrace immediately adjoining the rear of the property, flanked by a shrub bed with attractive olive trees, enclosed by close board fencing. EPC B.



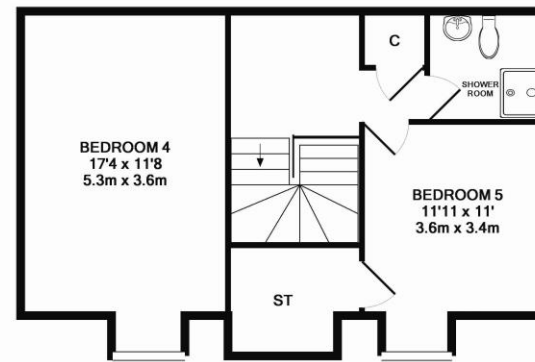
## *the location...*

Olives Pit Lane is a private no through road situated on the desirable northern outskirts of Five Ash Down forming part of the Ashdown Place development. The village offers a post office/general store as well as a pub with a further range of shopping and leisure facilities in nearby Uckfield providing a cinema, several bars/restaurants, supermarkets, a public library as well as a popular leisure centre. Uckfield boasts a wide selection of schools for all age groups including a sixth form community college. The nearby A272 provides swift vehicular access to Haywards Heath which offers an excellent commuter train service to London (Victoria/London Bridge both approximately 47 mins). An additional rail service can be found in nearby Buxted village (London Bridge approx 67 mins). The motorway network of the M23/25 is also easily accessed west of Haywards Heath at Bolney or Warninglid village. The coastal resorts of Eastbourne and Brighton city centre are also close by as is the stunning 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books, offering numerous scenic walks and outdoor pursuits.

Please check google maps for exact distances and travel times (property postcode: TN22 3EZ)

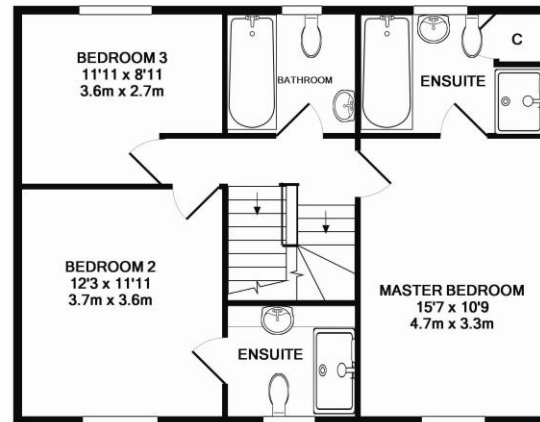


GROUND FLOOR  
APPROX. FLOOR  
AREA 67.9 SQ.M.  
(731 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 51.1 SQ.M.  
(550 SQ.FT.)

TOTAL APPROX. FLOOR AREA 183.8 SQ.M. (1978 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR  
AREA 64.8 SQ.M.  
(697 SQ.FT.)