

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

THE MANOR HOUSE, LEWES ROAD, FRAMFIELD, NR UCKFIELD, EAST SUSSEX, TN22 5RE



PRICE: OIEO: £1,250,000 FREEHOLD

DESCRIPTION

A magnificent former coach house and stables having been completely transformed, affording 7,670 sq ft of accommodation to provide 5 bedrooms, 6 bathrooms, a two bedroom 1 bathroom self-contained annex with gardens and grounds approaching an acre, a four bay detached garage block and a home gym/office.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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Offices Throughout Sussex

Situated on the outskirts of Framfield village within walking distance of two schools, this impressive country home formerly built as a coach house and stables for the locally known Campbell-Johnson family offers a wealth of luxurious finishes with a number of built-in media systems throughout. In addition the property has parking for 20 plus vehicles, currently adapted for the motor trade. The accommodation comprises in brief of on the ground floor: a covered entrance, a stunning reception hallway with an oak staircase and hand carved travertine columns, Amtico flooring, a beautiful 27'11 x 20'2 fully vaulted kitchen/breakfast room with exposed timbers and ceiling lights, underfloor heating, granite worktops, central island unit with Intersinkerator instant filter cold and boiling water tap and wine cooler. An archway leads a stunning orangery with a vaulted pitched glazed roof, bi-fold doors opening to the rear terrace, walnut travertine stone window sills, marble and limestone flooring, a separate utility room, an impressive 32' x 17'4 sitting room with walls which feature stone marble, travertine, onyx and limestone, remote control fibre optic ceiling dome, remote LED lights, a 24'2 x 15'9 cinema room with built-in media, cat 6 networked, remote control LED cove lighting, in-wall speakers, a separate office, a ground floor cloakroom, a games room with bar and built-in tropical fish tank.

From the reception hallway a staircase rises to the first floor which provides an impressive master bedroom suite with a dressing room and luxury en-suite bathroom with freestanding bath, LED mood lighting and steam shower, two further bedrooms both with en-suites and a luxury family bathroom comprising Jacuzzi tub with built-in TV, drinks cooler, radio and DVD player. The second floor with a stunning glass landing provides two further bedrooms with en-suites. Incorporated in this magnificent home is a two bedroom annex comprising a well equipped kitchen, a sitting room with staircase rising to the first floor and a door giving access to the rear terrace, two luxury bedrooms and another stunning bathroom.

Adjoining the side of the property is a self-contained 19'6 x 13'6 gym/office with a separate cloakroom, store and underfloor heating. Outside the property is approached by electronic wrought iron gates which in turn lead to a carriage driveway with 4 bay heritage style garage and a hardstanding court yard with parking for a number of vehicles, artificial lawns and a central water feature, a detached 8m x 4m workshop with power and a kitchen. A travertine stone terrace adjoins the rear of the property with an attractive retaining brick wall. The remainder of the rear gardens are laid to level artificial lawns enjoying a pleasant outlook, enclosed by post and rail fencing, outdoor kitchen to one side with cream travertine split faced wall stones, granite worktops, oak kitchen units and ceiling mounted infra-red heat lamps and a summer house with underfloor heating.

LOCATION

The Manor House is conveniently positioned in a rural location yet within a short drive of nearby Framfield village with its highly regarded primary school and public inn. Framfield is surrounded by open fields and countryside with numerous pathways and bridle paths linking with the neighbouring districts. A more comprehensive range of shopping and leisure facilities can be found in nearby Uckfield which offers numerous bars/restaurants, a cinema, public library, supermarkets and other public facilities including a leisure centre and sixth form college as well as railway station with lines to London. Additional rail services can be found at nearby Buxted village which offers a service to London in just over 1 hour. Haywards Heath with a faster direct train service to London (Victoria) and London Bridge 47 mins can be accessed via the A272 and is approximately 13 miles distant. The county town of Lewes and Tunbridge Wells are also within driving distance offering a more comprehensive range of shopping and leisure facilities. The south coast resorts of Brighton City centre and Eastbourne are 18 and 19 miles away respectively and the stunning Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books, with its walks and bridle paths are within a short driving distance

The accommodation and approximate room measurements comprise:

WIDE STONE COVERED ENTRANCE: Stone columns and stone steps which lead to a UPVC door with inset leaded glass into: **RECEPTION HALLWAY:** 32'4 x 12'8 stunning staircase leading to the: **FIRST FLOOR LANDING:** handcrafted cream travertine columns, Amtico floor and borders, LED ceiling lights and occupancy sensors, cupboard housing, underfloor heating manifolds, PVC wall cladding, Amtico floor and border, LED ceiling light and occupancy sensor.

CINEMA ROOM: 24'2 x 15'9 UPVC double glazed windows overlooking the front of the property, Amtico floor and border, built-in media, in wall speakers, remote control LED coving lighting and star lights, internet music system, projector and two useful storage cupboards, UPVC double glazed window overlooking the front of the property.

GAMES ROOM: 17'5 x 16'10 UPVC double glazed windows overlooking the front of the property, Amtico flooring, inset spotlights, limestone and marble bar with tropical fish tank, shallow steps down to wooden door with **INNER HALLWAY:** heated ladder style towel rail, UPVC double glazed window overlooking the side of the property, UPVC door with inset glass leading to the front, inset spotlighting.

CLOAKROOM: Comprising egg shaped low level WC with concealed cistern, cream travertine work top with freestanding cream travertine bowl, freestanding chrome automatic tap, illuminated LED mirror with clock, heated ladder style towel rail, Amtico flooring, occupancy sensor, double glazed UPVC window overlooking the side of the property.

STUDY/OFFICE: 16'8 x 10'5 UPVC double glazed windows overlooking the side of the property, UPVC door giving access to the side terrace, Amtico flooring and boarder, inset spotlights.

SITTING ROOM: 32 x 17'4 Vaulted ceiling with Velux window and leaded light glass overlooking the side, bi-fold doors giving access the terrace and gardens which surround the property on one side providing a pleasant outlook, wall and features comprising marble, travertine, Onyx and limestone, Amtico floor and boarder with underfloor heating, remote control fibre optics ceiling dome, remote control LED wall and coving lights, occupancy sensor lights, iPort built into wall, internet music system, built-in media.

KITCHEN/BREAKFAST ROOM: 27'11 x 20'2 An impressive vaulted room with exposed timbers, UPVC double glazed windows overlooking both sides of the property French doors giving access to the side terrace, central island unit with walnut units to base level, brushed chrome door furniture, recess one and a half bowl sink with waste disposal unit and freestanding chrome mixer tap with retractable hose and retractable sockets, insinkerator filtered cold and boiling water, built-in soap dispenser, wine cooler. Further kitchen units with built-in microwave, matching range of units with brushed chrome door furniture, freestanding stove with matching stainless steel splash-back and extractor canopy above, marble and limestone flooring with underfloor heating, led ceiling and wall lights, tall curved radiators mounted on stone columns, video intercom, remote for CCTV cameras, touch screen master control.

UTILITY ROOM: 13'11 x 7'10 Comprising one and half bowl sink with freestanding mixer tap, granite work surfaces with plumbing for two washing machines, wall mounted fold-away ironing board, raised laundry area, occupancy sensor lighting, condensing boiler, marble flooring, and walnut travertine stone walls.

ORANGRY: 26'1 x 13'11 Triple aspect with UPVC slide and tilt sash windows overlooking the rear gardens, bi-fold doors opening to the rear terrace, radiators, marble and limestone floor with underfloor heating, fully glazed vaulted roof with self-cleaning glass, walnut and cream travertine stone window sills and split face stone around roof line, media built into wall, in wall and ceiling speakers.

From the **ENTRANCE HALLWAY:** a door gives access to a **SEPARATE SELF-CONTAINED ANNEX:** comprising a beautiful fitted **KITCHEN:** granite work surface, basin with free standing chrome mixer tap, gloss units with brushed chrome door furniture, integrated fridge beneath, breakfast bar, LED lighting, storage cupboard, Amtico floor and border, UPVC double glazed window overlooking the side of the property, UPVC door giving access to the rear terrace. **SITTING ROOM:** staircase rising to the: **FIRST FLOOR:** inset spotlights, Karndean flooring, part tiled walls, led lighting, UPVC double glazed windows overlooking the rear gardens. From the **SITTING ROOM:** a staircase rises to the: **FIRST FLOOR LANDING:** Velux window, inset spotlights. **BEDROOM 1:** double aspect with UPVC double glazed windows overlooking the front and sides of the property, built-in wardrobe with sliding mirrored doors, LED lighting. **BEDROOM 2:** double aspect, UPVC double glazed windows overlooking both sides of the property, built-in wardrobe with sliding mirrored doors, LED lighting. **STUNNING BATHROOM:** comprising free standing self-filling bath with free standing chrome mixer tap and handheld shower attachment, egg shaped wash basin with free standing

waterfall tap, egg shaped WC, tiled flooring, part tiled walls, LED lighting, in wall speakers, wall mounted TV, sound and switch activated colour changing mood lights, UPVC opaque double glazed window overlooking the rear of the property, heated ladder style towel rail, limestone wall features, walnut travertine and limestone floor with under floor heating.

From the reception hallway a central staircase rises to the **GALLERIED FIRST FLOOR LANDING: WALK-IN AIRING CUPBOARD:** housing hot water cylinders, slatted shelving.

MASTER BEDROOM: 24'8 x 15'5 UPVC double glazed windows overlooking the front of the property, in wall speakers, built-in iPod dock, LED lighting, feature wall, twin oak doors into: **WALK-IN WARDROBE:** with automatic lights, dressing area, UPVC double glazed windows overlooking the front of the property. **EN-SUITE BATHROOM:** comprising free standing double ended self-filling bath with Jacuzzi water jets and free standing chrome mixer tap with handheld shower attachment, separate walk-in steam shower with central shower rose and shower attachment, radio, LED lights and telephone facility, wall mounted television, egg shaped wash basin with free standing waterfall tap, egg shaped low level WC, heated ladder style towel walnut travertine and white marble travertine floors, part travertine walls, sound and switch activated colour changing mood lighting, in wall speakers, UPVC opaque double glazed windows overlooking the rear gardens.

FAMILY BATHROOM: Comprising two seater round Jacuzzi bath with handheld shower attachment, built-in television, DVD player, radio, drinks cooler and underwater light, separate steam shower cubicle with handheld shower attachment, central shower rose, radio, LED light and telephone facility, wall mounted wash basin with free standing chrome waterfall tap, egg shaped WC with concealed cistern, two heated ladder style towel rails, inset spotlights, LED lighting, in wall speakers and music system with iPod dock, fibre optic ceiling dome lights, double aspect with opaque UPVC double glazed windows overlooking both sides of the property, fully tiled, under floor heating.

BEDROOM 2: 15'10 x 11'3 UPVC double glazed windows overlooking the side of the property, built-in wardrobe, built-in TV unit with shelving on both sides, LED lighting, built-in music system with iPod dock, in wall speakers: **EN-SUITE SHOWER ROOM:** Comprising steam shower cubicle with handheld shower attachment, central shower rose, radio, LED light and telephone facility, pea shaped wash basin with free standing chrome waterfall tap, low level WC, tiled flooring, tiled walls, opaque UPVC double glazed windows overlooking the side of the property, inset spotlighting, built-in entertainment system.

BEDROOM 3: 14'2 x 11' Double aspect with UPVC double glazed windows overlooking both sides of the property, built-in wardrobe with hanging rail, in wall speakers, LED lighting, built-in music system with iPod dock, limestone and oak media unit, wall light points. **EN-SUITE SHOWER ROOM:** Comprising steam shower cubicle with handheld shower attachment, central shower rose, radio, LED light and telephone facility, pea shaped low level WC, pea shaped wash basin with chrome taps, heated ladder style towel rail, tiled walls, UPVC double glazed window overlooking the front of the property, inset spotlighting.

From the: **FIRST FLOOR LANDING:** an oak staircase leads to the: **SECOND FLOOR FULLY GLAZED LANDING:** Velux window overlooking the side of the property, door giving access to loft space.

BEDROOM 4: 21'11 x 14'2 Triple aspect, Velux windows overlooking both sides of the property, UPVC window overlooking the rear gardens, built-in ceiling speakers and music system, built-in wardrobe with sensor light, 3D feature wall. **EN-SUITE BATHROOM:** Comprising double ended Jacuzzi bath with built-in TV and central mixer tap, handheld shower attachment, pea shaped wash basin with freestanding chrome waterfall tap, low level pea shaped WC, walnut travertine and marble stone floor and walls, wall mounted heater ladder style towel rail, illuminated mirror, built-in entertainment system, Velux window overlooking the side of the property.

BEDROOM 5: 13'10 x 8'9 Velux window overlooking the side of the property, LED lighting, wall lights. **EN-SUITE BATHROOM:** Comprising panel enclosed Jacuzzi bath with built-in TV, handheld shower attachment,

pea shaped low level WC, freestanding wash basin with freestanding chrome mixer tap, heated ladder style towel rail, LED lighting, Velux window overlooking the side of the property, fully tiled.

OUTSIDE

REAR GARDENS: A travertine terrace immediately adjoins the rear of the property enclosed by retained brick wall. **COVERED OUTSIDE KITCHEN:** 19'2 x 10'8 Granite work surfaces with a matching range of oak units, 4 mounted infra-red heat lamps, internet and iPhone music system, walnut travertine stone flooring, cream travertine split face stone walls and roof support columns. Raised decked terrace with shallow steps leading to the remainder of the gardens which are laid to low maintenance with artificial turf surrounding the property to one side enclosed by close board fencing and post and rail fencing, access to the GYM/OFFICE: a stone path gives access to the side, **DETACHED WORKSHOP:** 8m x 4m kitchen, water and power connected, further 12' x 5' TIMBER SHED.

FRONT GARDENS:


The front of the property is approached by twin wrought iron electronic gates to a carriage driveway which in turn leads to a **FOUR BAY DETACHED PITCHED ROOF GARAGE BLOCK:** with power connected flanked by a raised low maintenance artificial turf lawns, a central pond with rockery surrounded and decked terrace.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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