



WOODLANDS, NURSERY LANE, FAIRWARP, EAST SUSSEX, TN22 3BD

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



DESCRIPTION

An exceptional contemporary four bedroom (four bath/shower room) detached country home constructed in 2013 to an exacting standard. Occupying an elevated position with gardens/grounds and woodland of 4.6 acres enjoying stunning far reaching views, with a roof terrace, outdoor heated swimming pool and a detached three bay garage, adjoining the Ashdown Forest.

This impressive home has been built and meticulously finished to an exacting standard affording many individual contemporary features with accommodation of 3,917 sq ft. The open plan living space on the ground floor is a particular feature, a 54'2 x 20'3 kitchen/dining/sitting room with bank of full height glass concertinaing windows opening to the rear sandstone seating terrace creating magnificent entertaining space bringing outdoor living within the home. The property is eco-friendly and benefits from discreet photovoltaic solar panels, a boiler system that recycles energy, a water harvesting system and an air purifier. In addition there is an internal vacuum system, triple glazed windows with electronically controlled recessed blinds to most windows, built-in Bose media speakers, Ethernet cabling, under floor heating throughout the ground floor and bathrooms and zone controlled heating system. The first floor enjoys an artificial turfed roof terrace with LED lighting accessed from the majority of the bedrooms and landing having concertinaing windows, enjoying stunning far reaching views across the gardens and grounds towards the forest. The gardens have been beautifully landscaped with a wealth of tree specimens, an outdoor heated swimming pool with a shallow child friendly area, LED lighting, pool house and pergola with room for a hot tub and outdoor kitchen. The formal gardens are bounded by post and rail fencing, whilst the paddock and woodland is accessed via a separate gate. All in 4.6 acres enjoying a stunning outlook. EPC B.

The property comprises in brief on the ground floor a wide covered entrance with solid oak door into a reception hallway with curved staircase rising to the first floor, a separate wet room, utility room with laundry chute, a kitchen/dining/sitting room with karndean parquet flooring. The kitchen is beautifully fitted a with handleless Poggenphol units, corian worksurfaces with integrated and built-in Siemen appliances, central island, a family room with a recessed open fire place with double doors opening to the sitting room and a separate gym/bedroom. From the reception hallway a staircase rises to the first floor with glass atrium, access to the roof terrace with LED lighting, an impressive double aspect master bedroom with concertinaing full height windows opening to a roof terrace, a separate dressing room and en-suite bathroom comprising a double ended bath and separate glass enclosed shower cubicle, his and her sinks, a guest bedroom with en-suite shower room, two further bedrooms, family bathroom with separate shower cubicle and a walk in boiler room. Outside the front of the property is approached via timber electronic gates, a long driveway which in turn leads to a carport with a three bay detached garage to one side.





The accommodation and approximate room measurements comprise:

Wooden bespoke Oak door into **RECEPTION HALLWAY**: inset spotlighting, fine aspect towards the rear gardens and swimming pool, built-in coat cupboard, curved staircase rising to the **FIRST FLOOR**, karndean parquet flooring, LED lighting, understairs storage cupboard.

GROUND FLOOR WET ROOM: Comprising wall mounted taps, shower attachment, wall mounted limestone sink with tiled splashback, low level WC with concealed cistern, tiled sill, window overlooking the front of the property, heated ladder style towel rail, LED lighting.

FAMILY ROOM: 15'9 x 13'1 Windows overlooking the front of the property, tiled flooring, LED lighting, attractive recessed open fireplace.

SITTING/DINING/KITCHEN: 54'2 x 20'3 Concertinaing fully height windows overlooking the rear of the property with electronic blinds, enjoying stunning views across the gardens/grounds and forest, LED and inset spotlighting, kardean flooring, recess with shelving. **KITCHEN AREA**: Comprising recessed stainless steel sink with freestanding chrome mixer tap and filtered water tap, pan drawers beneath, integrated tall fridges, range of white units to eye and base with high level built-in double oven, steam oven and microwave, built-in wine rack, floor level vacuum cleaner chute, Central island providing a range of base units and drawers with integrated dishwasher and recess stainless sink with Insinkerator and chrome mixer tap, built-in six ring stainless steel gas hob, seating booth, LED and inset spotlighting, kardean parquet flooring.

UTILITY ROOM: Comprising granite effect worksurface with built-in stainless steel sink and drainer with freestanding mixer tap, matching range of white units to eye and base level with brushed chrome door furniture, space and plumbing for domestic appliances, tall freezer, cupboard housing the vacuum cylinder, kardean flooring,

glazed window giving access to the front terrace, window, laundry chute, LED lighting.

GYM/BEDROOM: 18'10 x 10'1 Double aspect with glazed windows overlooking both sides of the property enjoying a pleasant view, inset spotlighting, door giving access to the front, wall mounted air conditioning unit.

From the **RECEPTION HALLWAY** a staircase rises to the **FIRST FLOOR**: Glass atrium, concertinaing full height windows giving access to the **SUN TERRACE**: enjoying stunning views over the gardens/grounds and forest beyond, frameless glass balustrades, LED lighting, walk-in boiler room/airing cupboard with shelving, laundry chute.

MASTER BEDROOM: 19'2 x 14'1 Double aspect with concertinaing full height windows giving access to the **SUN TERRACE**: enjoying stunning views across the gardens/grounds and forest beyond, frameless glass balustrades, LED lighting, recess shelving, recess space for a flat screen TV, oak flooring, separate **DRESSING ROOM**: Glazed windows overlooking the front of the property, extensive range of built-in wardrobes with hanging rail and shelving, oak flooring, radiator, door into: **EN-SUITE BATHROOM**: Tiled enclosed double ended spa bath with central wall mounted chrome taps and retractable shower attachment, his and hers sink with wall mounted chrome mixer tap, soft close drawers beneath. **GLASS SHOWER CUBICLE**: wall mounted shower attachment, wall mounted chrome taps and central rain water shower rose, heated ladder style towel rail, low level WC with concealed cistern, bidet, high level recess shelving with LED lighting, oak flooring with LED lighting. electronically controlled glass atrium.

FAMILY BATHROOM: Comprising enclosed double ended bath with a central wall mounted chrome mixer tap, retractable shower attachment, separate **GLASS SHOWER CUBICLE**: wall mounted chrome taps, shower attachment, vanity unit with recess sink, wall mounted mirror, central chrome mixer tap, useful drawer beneath, heated towel rail, inset spotlighting.

GUEST BEDROOM 2: 14'11 x 14'10 Double aspect with concertinaing windows overlooking the front of the property enjoying a pleasant views over the neighbouring farmland, wood flooring, inset spotlighting. **ENSUITE SHOWER ROOM**: Glass electronically controlled atrium, tiled enclosed double width shower cubicle with glass screen, wall mounted chrome taps, hand held shower attachment, low level WC with concealed cistern with shelves above, heated ladder style towel rail, vanity unit with inset washbasin, central wall mounted chrome taps, drawer beneath.

BEDROOM 3: 15'7 x 15'4 Double aspect with concertinaing window enjoying stunning views across the gardens/grounds and forest beyond, door giving access to the **SUN TERRACE**, oak flooring, inset spotlighting.

BEDROOM 4: 16'7 x 12'2 Concertinaing full height windows opening to the **SUN TERRACE**, enjoying stunning views across the gardens/grounds and forest beyond, inset spotlighting, radiator.

OUTSIDE: The front of the property is s approached via electronic timber gates with a long driveway which in turn leans to a covered car port, **THREE BAY DETACHED GARAGE**: with electric doors, power and light and sewage connected. Flanked by well stocked shrubs beds, further gate providing road access. A sandstone seating terrace immediately adjoins the rear of the property with shallow steps leading to the **OUTDOOR HEATED SWIMMING POOL**: 6ft deep with a shallow end ideal for children, LED lighting and Aquamatic safety cover.

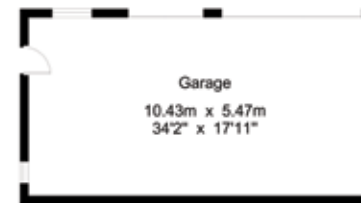
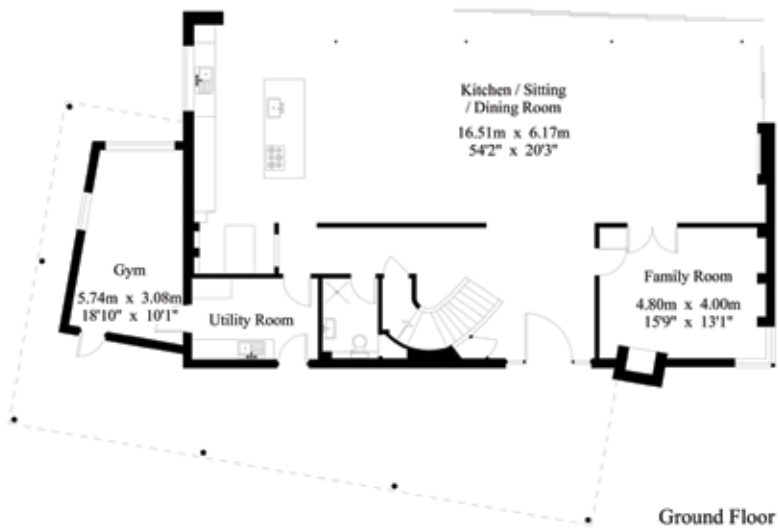
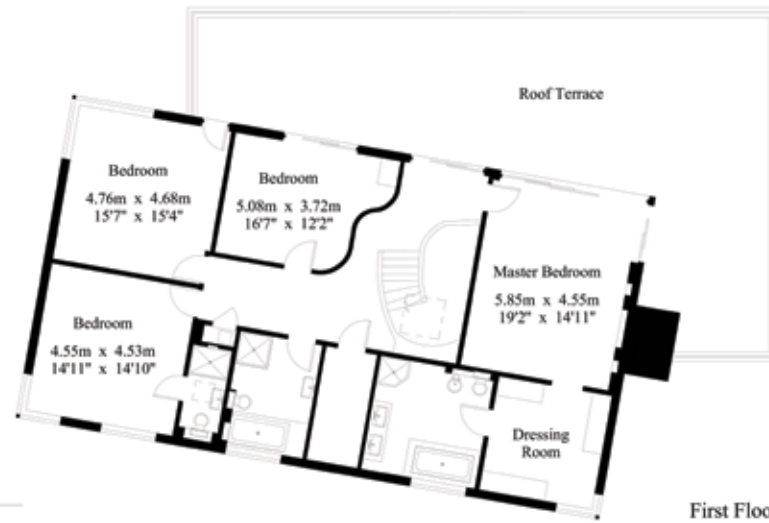
POOL HOUSE ADJOINING PERGOLA: power for a hot tub. outside lighting and additional power sockets. The formal gardens have been beautifully landscaped hosting a number of tree specimens. A gate gives access to the paddock and woodland which meets a stream. The whole enjoying a fine aspect, extending to 4.6 acres.





House - Gross Internal Area : 363.9 sq.m (3917 sq.ft.)

Garage - Gross Internal Area : 56.9 sq.m (612 sq.ft.)



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LOCATION

Woodlands is situated in a stunning rural position surrounded by the breath-taking Ashdown Forest yet within 1.2 mile of the village centre. The village offers a village church, a popular public house and a tea rooms which can be found nearby. The area itself is considered one of the region's most desirable in Sussex and offers exceptional riding, walking and country pursuits. Nearby Uckfield and Crowborough towns offer an extensive range of shopping and leisure facilities as well as comprehensive schooling for all age groups. Both towns offer railway services to London and the nearby A272 provides swift vehicular access to Haywards Heath which boasts commuting times to London Victoria (47 mins). The Royal Spa Town of Tunbridge Wells is also within a short drive and also offers rail links to London.



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