



OAKWOOD HOUSE, HALL LANE
HADLOW DOWN, UCKFIELD - £725,000

Oakwood House

Hall Lane, Hadlow Down, Uckfield, TN22 4HQ

A particularly spacious modern 5 bedroom detached family home situated in a lane location overlooking fields and countryside. The accommodation features a Kitchen/breakfast room with granite worktops, utility room, study, sitting room with wood burner, dining room/conservatory and family room.

South facing rear garden and double garage.

An attractive and exceptionally spacious detached modern 5 bedroom family home situated in a village location down a small lane and enjoying views to the front across fields and countryside. Features include solar panels (currently generating an income) with the accommodation comprising 3 reception rooms, a large kitchen/breakfast room with central island and granite worktops, utility room, family bathroom, master's suite with dressing area and en-suite shower room, a double garage and south facing garden to the rear.

Entrance Hall - Cloakroom - Sitting Room - Study - Family Room - Dining Room/Conservatory - Kitchen/Breakfast Room - Utility Room - 5 Good Sized Bedrooms - Family Bathroom - En-Suite Shower Room & Dressing Room To The Master Bedroom - Double Garage With Electric Doors - Gated Driveway - South Facing Rear Garden

ENTRANCE HALL:

Double glazed side window. Coved ceiling. Dado rail. Under stairs storage cupboard. Wood effect flooring. Radiator.

CLOAKROOM:

Double glazed window. WC with concealed cistern. Wash basin. Part tiled walls. Tiled floored. Chrome heated towel rail. Coved ceiling. Inset spotlight.

SITTING ROOM:

Large double glazed picture window with fitted shutters/blinds overlooking the rear garden. Two double glazed windows to the side with fitted shutters. Wood effect flooring. Feature fireplace with wooden surround and marble inset and hearth with wood burning stove. Radiator with decorative cover.

STUDY:

Double glazed window with fitted shutters/blinds. Bespoke hand made fitted bookshelf. Radiator. Coved ceiling.

FAMILY ROOM:

Coved ceiling. Wood effect flooring. Radiator. Opening into:



CONSERVATORY/DINING ROOM:

Double glazed windows and double glazed roof with fitted blinds. Radiator. Wood effect flooring. French doors leading to the garden.

KITCHEN/BREAKFAST ROOM:

Double glazed windows overlooking the garden. Range of wood effect fronted matching wall and base cupboards. Granite worktops with inset 5 burner gas hob and extractor hood above. Part tiled walls. Inset stainless steel double sink. Integrated dishwasher. Central island with breakfast bar. Tiled floor. Inset spotlights. Radiator.

UTILITY ROOM:

Double glazed door to the side. Laminate worktop with inset sink and cupboard under. Wall mounted (LPG) gas fired boiler. Space for washing machine and tumble dryer. Tiled floor. Coved ceiling. Radiator. Door leading to:

DOUBLE GARAGE:

Electric up and over twin doors. Power and light.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Coved ceiling. Dado rail. Radiator. Access to the loft. Airing cupboard housing the hot water cylinder.

BEDROOM ONE:

A large bedroom with double glazed windows overlooking the rear garden with fitted shutters/blinds. Coved ceiling. Radiator. Archway leading to dressing area. Double glazed window with fitted shutters/blinds. Built in wardrobes.

EN-SUITE SHOWER ROOM:

Double glazed window with fitted shutters/blinds. Large shower with Aqualisa thermostatic shower with external start/stops switch. WC with concealed cistern. Wash basin. Chrome heated towel rail. Tiled floor and walls. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed windows overlooking the garden with fitted shutters/blinds. Radiator. Coved ceiling.

BEDROOM THREE:

Double glazed windows overlooking the garden with fitted shutters/blinds. Radiator. Coved ceiling.

BEDROOM FOUR:

Dual aspect with double glazed windows with fitted shutters/blinds enjoying views to the front across fields and countryside. Radiator. Coved ceiling.

FAMILY BATHROOM:

Double glazed window with fitted shutters/blinds. A spacious bathroom with separate shower cubicle and panel enclosed bath with chrome mixer taps and handheld shower. Twin wash basins. WC with concealed cistern. Tiled floor and walls. Chrome heated towel rail. Coved ceiling. Extractor fan. Inset spotlights.



BEDROOM FIVE:

Double glazed windows with fitted shutters/blinds and views across the fields opposite. Radiator. Coved ceiling.

OUTSIDE:

There is a gated entrance with spacious driveway leading to the double garage. The rear garden is mainly laid to lawn with mature hedges and trees. There is a substantial paved patio area with pergola and further garden area to the side with side gate.

SITUATION:

Hadlow Down is a pretty village with a Primary School and Inn and Buxted is less than 3 miles with a railway station to London. Heathfield is about 4 miles with a good range of local services amenities including shops, restaurants, banks and building societies. The larger town of Uckfield with its more comprehensive facilities is about 5 miles distant whilst the spa town of Royal Tunbridge Wells is approximately 14 miles distant. The South Coast is also easily accessible by car in approximately 45 minutes.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: G

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating – LPG

AGENTS NOTE:

We understand that Hall Lane is an unadopted road.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

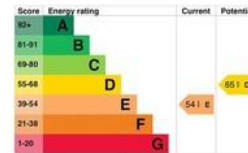


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Not To Scale.

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