



Stable Cottage

19 Buckswood Grange | Rocks Road | East Sussex | TN22 3PU

FINE & COUNTRY





Step inside

Stable Cottage

Fine & Country are delighted to introduce to you brand new to the market "Stable Cottage"

A unique property which was once part of the formal stables to the Victorian Mansion - "Buckswood Grange" (1838)

"Buckswood Grange" is an exclusive gated development created from the conversion and refurbishment of a beautiful Victorian mansion house and outbuildings, previously used as a private school. Within the development there is a mixture of two, three and four bedroom homes.

As you arrive through the automatic iron gates you have a choice of two private parking spaces with extra spaces for visitors. Entering through the main door is a large shared porch, for no. 18 & 19 which leads to the front door.

Stepping inside you find a spacious hall, a perfect place for welcoming guests. Off the hall is what could be your downstairs study/bedroom, if required. Our owners currently use this room as a well equipped study. This room benefits from wall to wall built in wardrobes plus space for all your bedroom furniture.

Also on the ground floor is a bathroom with a bath and shower overhead, plus a WC and wash basin.

Moving into the main living area, the current owners have a sofa, two arm chairs, a boudoir grand piano, a dining room table and chairs for up to 6 guests. It's a lovely light space with high ceiling height and with windows and French doors facing out into your own private walled garden. The living area flows easily into the kitchen with all your essential built in appliances.

To the first floor you have two double bedrooms, the first being the master bedroom with en-suite shower. Both bedrooms benefit from fine views across the grounds, as well as storage space beneath the eaves.





Step outside

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Stepping outside you have a patio area which is pleasant for al-fresco dining and enjoying the evening sun. You also have a grass lawned area, with surrounding shrubs, flowers and a shingled pathway leading to the garden sheds and back gate. This gives you access to the communal grounds with just over three acres of land, tennis courts and woodlands. And if that's not enough you also benefit from having your own private entrance to "Lake Wood" where you have a further twenty acres to enjoy at your own leisure.

Moving on to the location, "Buckwood Grange" is situated on the north-western edge of the town, adjacent to open countryside, West Park Nature Reserve and The Woodland Trust's Lake Wood. It is within half a mile of the facilities of the town centre including two supermarkets, a range of shops, public houses, restaurants, cinema, library and the church. Within the town there are several primary schools, the Community College, the Leisure Centre with swimming pool, and at the bottom of the High Street is the rail station offering services to London bridge and London Victoria from about 75 minutes.

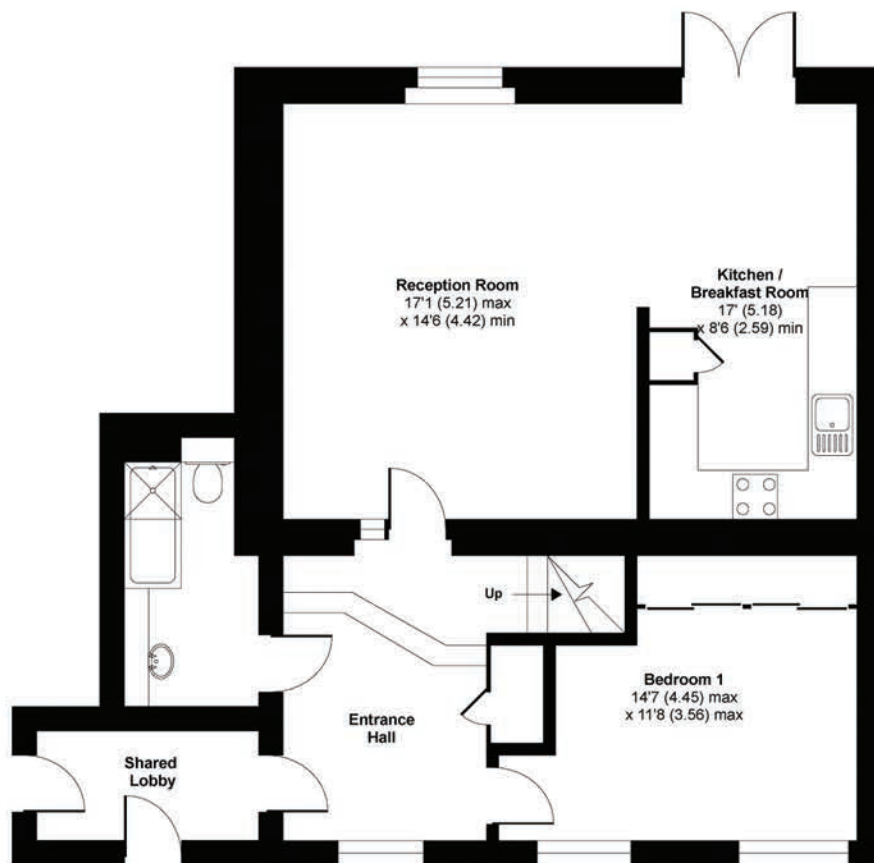
The A22 by-passes Uckfield, linking with the A26 and A272 to provide access to many surrounding towns and the main road/motorway network, with Gatwick Airport about 26 miles. The historic town is surrounded by open countryside and about four miles to the north is the Ashdown Forest; at circa 6,500 acres it is the largest free public access open space in the South East and a venue for many leisure pursuits, including horse riding by permit. The Forest is also home to Winnie the Pooh and friends, as immortalised in the books of A.A. Milne.

There are state and private schools for all age groups in the area and several golf clubs in the vicinity, most notably the East Sussex National and Piltdown being within half a mile. There are riding centres at Hickstead, Croxstead and Golden Cross, a range of water sports on the coast at Eastbourne and Brighton and opera at Glyndebourne, plus a number of National Trust Properties.

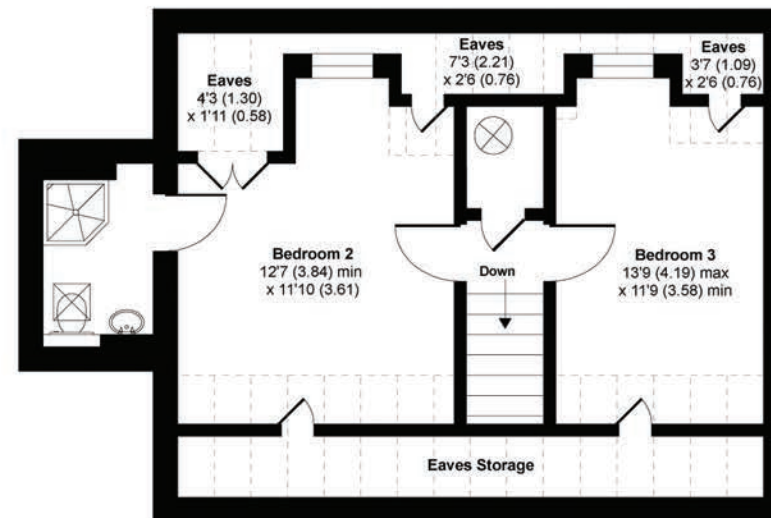


Buckswood Grange, Uckfield, TN22

APPROX. GROSS INTERNAL FLOOR AREA 1083 SQ FT 100.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & SHARED LOBBY)



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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