

01825 703000 / 01892 489000
info@peteroliverhomes.co.uk

Peter Oliver



Hop Garden, Fairwarp, TN22 3BT

- ▼ 4 Bedroom Detached House
- ▼ Open Plan Living Spaces
- ▼ Conservatory
- ▼ Feature Rear Garden
- ▼ Driveway & Garage
- ▼ Superb Villiage Locatiob



EPC RATING

Current:

62 D

Potential:

80 C

£650,000



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This is a stunning four-bedroom detached family home in a highly desirable village location in the heart of the Ashdown Forest. The pretty village of Fairwarp has a local pub, village green and children's play area and the location here allows direct access from the private rear garden to over 6000 acres of woodland. Accommodation on the ground floor is plentiful and comprises of a generous kitchen with masses of storage, separate utility room, huge open plan lounge/diner and a large conservatory. Attractive wooden flooring and a fireplace in the lounge add some real character and a useful downstairs WC is also present. Upstairs space complements the ground floor well with four good sized bedrooms and a family bathroom all very modern and finished to a high standard. The loft is a huge 8x10 space perfect for storage or potential for an expansive loft conversion due to the steep roof (as surrounding neighbours have done the same). The rear garden is an excellent feature of this home with a large expanse of lawn plus patio making it ideal for entertaining with guests in the warmer months for example. It also benefits from a large sized garden shed and a Yurt with a fire pit in the centre. It's also enclosed on all sides with fencing and hedges making it very private and secluded. Finally, to the front is a single garage for additional storage and a driveway for off road parking of multiple vehicles. The towns of Uckfield, Crowborough and East Grinstead are all easily accessible by car, and there are several local Primary and Secondary Schools on the bus route too. Commuter stations that are easily accessible to London are from Buxted, Crowborough, Uckfield, Haywards Heath and Tunbridge Wells. This is a truly impressive family home with a high standard of finish in a sought-after Ashdown Forest location.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
Info@peteroliverhomes.co.uk

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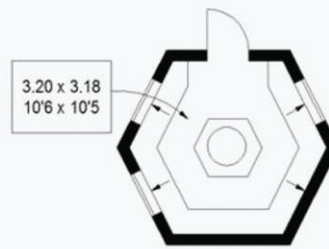
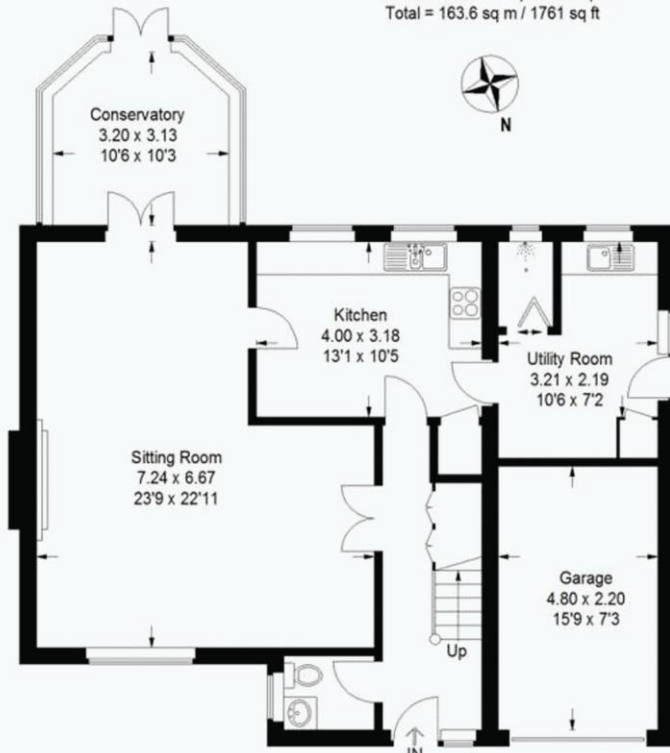
 The Property
Ombudsman

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Ombudsman
LETTINGS

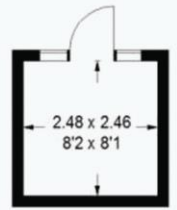


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Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft
 Den = 8.8 sq m / 95 sq ft
 Garden Store = 6 sq m / 64 sq ft
 Total = 163.6 sq m / 1761 sq ft

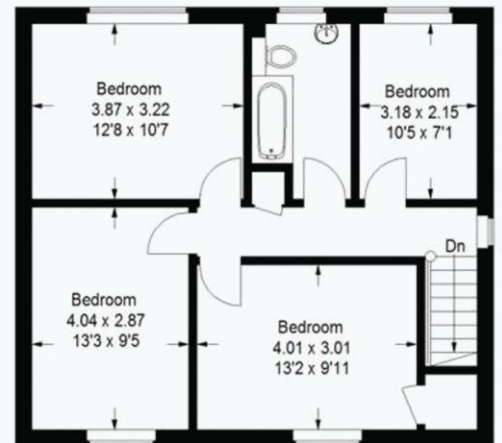


Den



(Not Shown In Actual Location / Orientation)

Garden Store



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2018



TENURE: FREEHOLD

COUNCIL TAX BAND:E

MAINTENANCE/SERVICE CHARGE: N/A

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