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Peter Oliver



Royal Oak Lane, High Hurstwood, TN22 4AN

- ▼ Detached Chalet Style House
- ▼ Beautiful Rural Location
- ▼ 4 Bedrooms, 3 Bathrooms
- ▼ Stunning Plot of Approx. 0.5 acres
- ▼ Double Garage & Driveway
- ▼ Annexe Potential



EPC RATING

Current:

40 | E

Potential:

86 | B

£900,000



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This fascinating 1960's detached property is situated off a rural no-through lane in High Hurstwood adjoined by open fields and woodland enjoying an idyllic and peaceful setting. This chalet style home offers flexible accommodation that has the ability to live in as one whole property or could also be adapted to create a one-bedroom annexe to side. Initially, the property is accessed via a driveway from the country lane that provides plenty of off-road parking leading to the integral double garage. The main entrance with w/c to front leads to a well-presented lounge with multi-fuel burner and benefits from a double aspect. To rear is a spacious and bright kitchen/diner with wood floors and collection of wall and base units, boasting gorgeous views across the adjoining fields. Also arranged on the ground floor within this main area of the house is the master bedroom benefitting from a dressing room and en-suite shower room to side. The first-floor landing has a long eaves storage space and leads to two double bedrooms and a generous family bathroom. In addition to the ground floor, there is a further spacious hallway accessed via a second entrance to front that can also be entered via the kitchen/diner. This area could create a one-bedroom annexe as the hallway leads to a double bedroom with en-suite shower room, a study, pantry, and direct access to the integral double garage. The property sits comfortably within the 0.5-acre plot with gardens that wrap around all sides. There is a wonderful patio and decking area that overlooks a large expanse of lawn with a BBQ hut to side. Further outbuildings include a delightful summerhouse, a shed, and a greenhouse. The property enjoys a great level of privacy and scope for further enlargement subject to usual planning consents and is ideal as a family home or peaceful retreat.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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Approximate Gross Internal Area = 2060 sq ft / 191.4 sq m
 Outbuildings = 632 sq ft / 58.7 sq m
 Total = 2692 sq ft / 250.1 sq m

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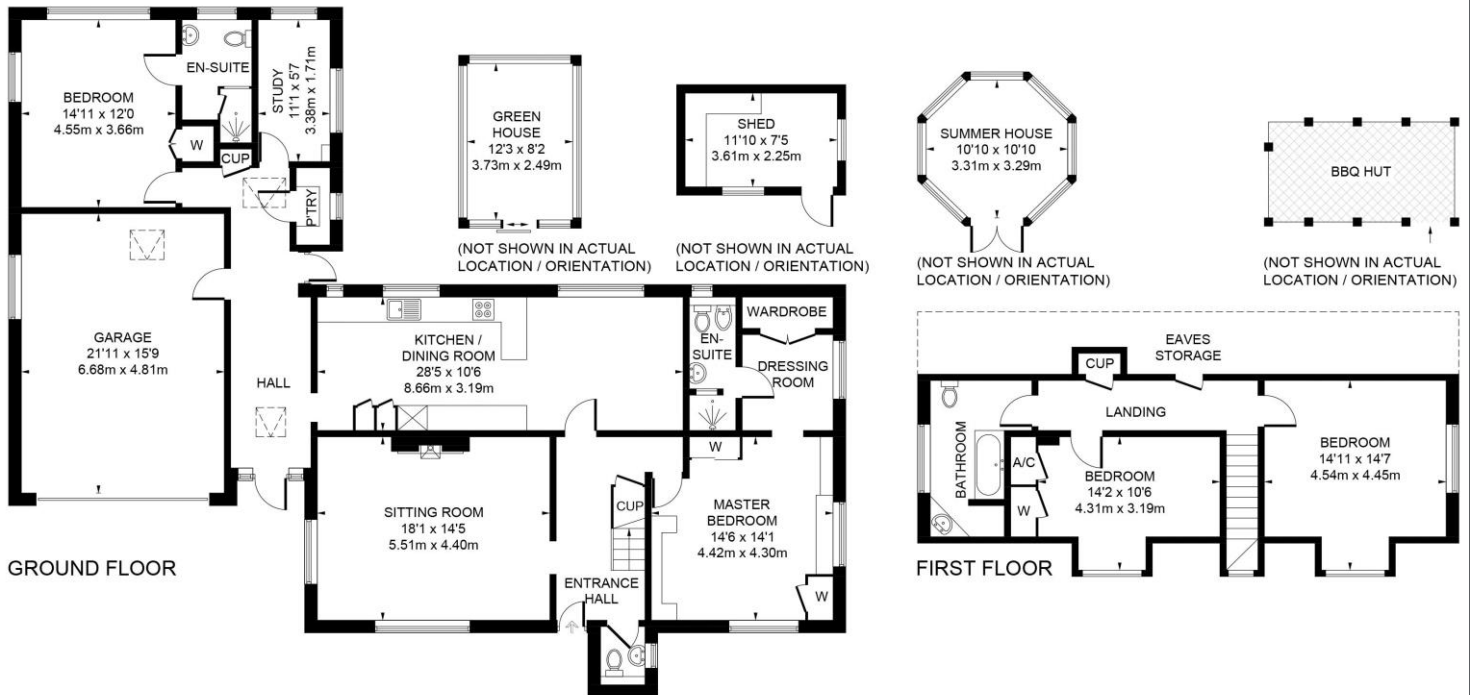


Illustration for identification purposes only, measurements are approximate, not to scale. (ID944724)



TENURE: FREEHOLD COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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