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Peter Oliver



## Old School Fields, Uckfield, TN22 5DH

- ▼ Superb Detached Residence
- ▼ Secluded, Close to Town
- ▼ 4/5 Bedrooms, 4/5 Reception
- ▼ Detached Cabin/Office
- ▼ Front and Rear Gardens
- ▼ Driveway/Off Road PArking



### EPC RATING

Current:  Potential:   
EPC Awaited

£800.000



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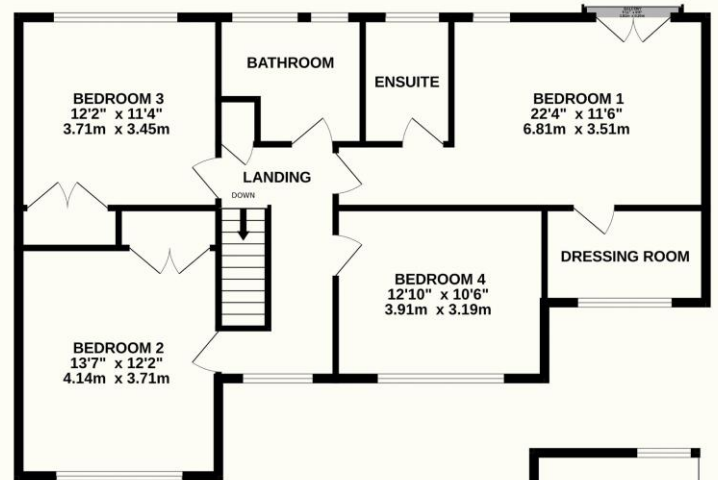
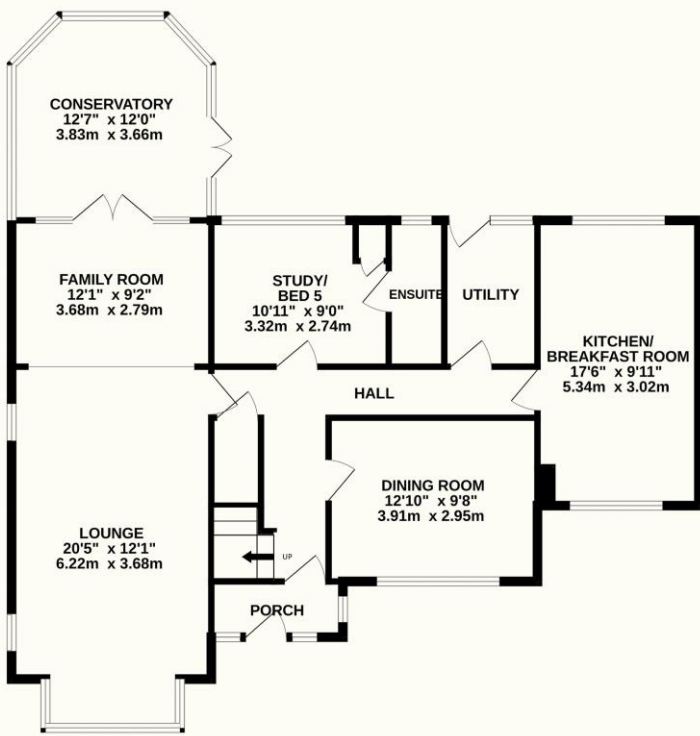
WOW, A detached house in a quiet, secluded location, very close to the town centre. Normally being within walking distance of the centre of town means noise and passing traffic but this splendid family home is tucked away as the end of a long driveway, giving the house a semi-rural feel. The house is a large extended residence with flexible accommodation over two floors. The property also has a feature detached cabin/office which gives even more options for those working from home or needing a dedicated workspace. The ground floor comprises two open plan large reception rooms running front to back to one side which in turn open into a rear conservatory. Next there is a separate dining room as well as a study/Bed5 which has access into a ground floor shower room. Having the ensuite wash space does open to possibility of this being a annexe type set up and at worst makes this a real alternative as a guest room. Finally on the ground floor there is and open plan kitchen/breakfast which is complimented by a useful and good sized utility room. On the first floor this house is equally as impressive and has four good sized double bedrooms, making it ideal for even large families. These bedrooms are served by a bathroom and the main bedroom also has its own ensuite, dressing room and Juliet balcony! Outside there are gardens to the front and rear which are majority laid to lawn with trees and shrubs adding to the sheltered feel. The front garden is a real asset as well as unlike most front garden, being at the end of such a long driveway this is similarly as quiet and secluded as the rear. In the front garden there is a patio area ideal for entertaining and the aforementioned garden office. There is plenty of off road parking on the driveway as well as a further double space just before the front garden.

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TOTAL FLOOR AREA : 2282 sq.ft. (212.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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