

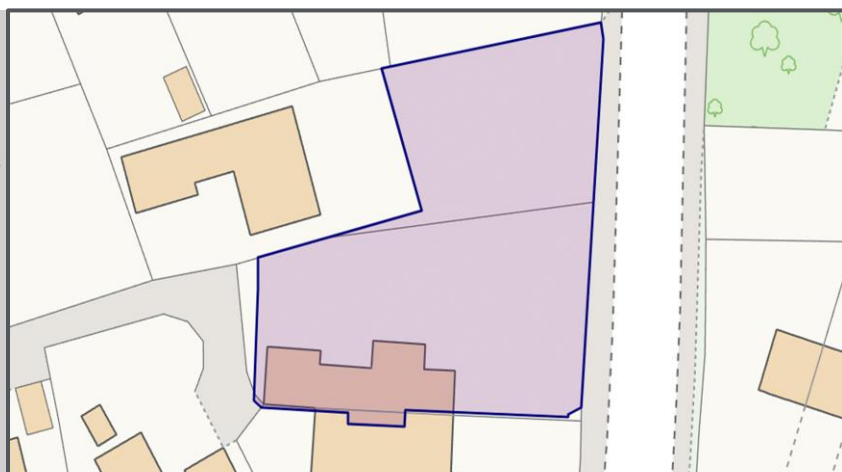
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Peter Oliver



London Road, Uckfield, TN22 1HA

- ▼ Stunning Attached Property
- ▼ Characterful & Period Features
- ▼ 5 Bedrooms, 3 Bathrooms
- ▼ 4 Gorgeous Reception Rooms
- ▼ Beautiful Landscaped Garden
- ▼ Large Driveway, Double Garage



Plot Approx. 0.30 Acres
Plan is just a guide and may not be 100% accurate

EPC RATING

Current:
68 | D

Potential:
75 | C

Guide Price:
£950,000 - £975,000



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Sometimes we're given the opportunity to market wonderful, large, period properties and this is precisely one of those as this gorgeous wing of a Victorian Manor House which offers fantastic, spacious accommodation slightly in excess of 3000sq feet and is conveniently located within walking distance of Uckfield high street, schooling for all ages, and Uckfield's mainline train station with direct links to London. Formerly a nursing home before renovation in 2001, Ruslan Manor was divided into two extremely generously sized family homes with beautifully proportioned rooms benefitting from lovely high ceilings and many period features. It is arranged over three floors and nestles in approx. 1/3 acre of garden (which originally had outline planning permission for a separate dwelling, now lapsed). The garden has some superb mature trees and shrubs which include fruit trees (plum, apple, pear and olive). Although addressed on London Road, you approach the property from Cambridge Way where you access a small lane leading to a large driveway suitable for multiple vehicles. The integral double garage and enclosed garden are accessible from here as is the main entrance. Starting with the ground floor accommodation you enter a sizeable hallway which leads on the right-hand side through to the dining room/study that in turn leads to the integral double garage. To the left is a beautiful kitchen/diner which flows through to a new aluminium conservatory/ garden room with bi-fold doors opening onto a patio and views three aspects of the garden. There is also a downstairs w/c off the kitchen. To complete the ground floor is a stunning living room with a huge bay window and a wood burning stove. Upstairs on the first floor you will find the impressive master bedroom with built in wardrobes and en-suite shower room, along with two further double bedrooms, one with built in wardrobes and a large family bathroom. The second floor offers two additional well-proportioned bedrooms boasting stunning distant views, both rooms are served by another similarly large bathroom. Outside the garden is mostly laid to lawn and benefits from an excellent level of privacy. Many mature shrubs, plants and trees are on show here creating a gorgeous and social outdoor space enjoying several strategically placed seating areas that make the most of the sun as it moves through the garden at different times of the day. This really is a wonderful and characterful family home in excellent decorative order. Opportunities to own a splendid property like this are rare. We therefore recommend viewing without hesitation!

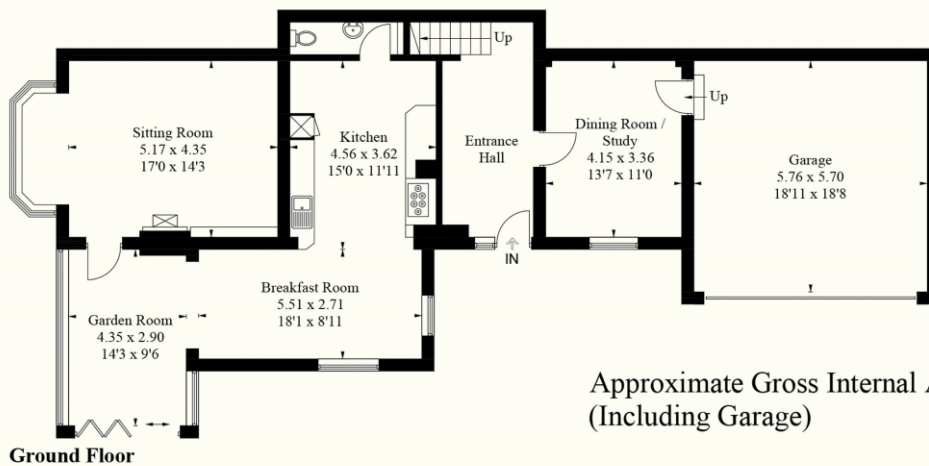
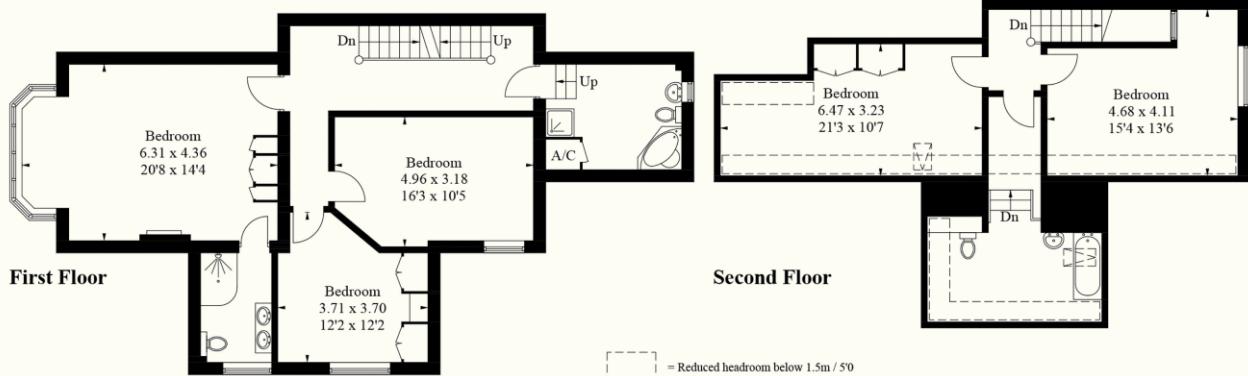
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Approximate Gross Internal Area = 284.9 sq m / 3067 sq ft
(Including Garage)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1112250)



TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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