



Oldlands Coach House

Oldlands, Herons Ghyll, East Sussex

An exceptionally pretty and beautifully refurbished 3-bedroom converted coach house with its own private woodland, dating from 1850 and forming part of the Oldlands Hall Estate, which benefits from being set within wonderful parkland gardens, grounds and woodland adjoining the Ashdown Forest.

Offers in excess of £750,000 Freehold

Situation: The property is set in a wonderful position within The Oldlands Hall Estate - an exceptional private gated estate surrounded by beautifully maintained communal grounds of 17½ acres adjoining the Ashdown Forest in an area of Outstanding Natural Beauty.

Crowborough is just 4 miles distant and provides an excellent range of local amenities and shopping facilities, including Waitrose and Morrisons supermarkets and Goldsmiths Leisure Centre. The regional centre of Tunbridge Wells, which lies approximately 12 miles distant, provides a more comprehensive range of amenities including The Pantiles, Royal Victoria shopping centre, cinema complex and theatres.

The area is well served by an excellent choice of state and independent schools, and for the commuter, there are mainline stations at Jarvis Brook, Buxted and Eridge, providing regular services to London Bridge and Victoria. Gatwick Airport is about 20 miles to the west and central London is approximately 55 miles away.

Description: 12 Oldlands Hall is an attached former Victorian coach house with most attractive sandstone external elevations with sash windows beneath a tiled roof. The property has been remodelled and extensively refurbished and improved to a high standard by the current owners over the last 3 years, including a new central heating system, new electrics, new insulation along the front wall of the house, re-configuration of the layout on the first floor, overhauling and repairs to the roof, gutters, chimney and balcony, as well as new doors, flooring, a new kitchen and bathrooms, and landscaping of the garden. This house is immaculately presented throughout and combines period features with contemporary tastes and comforts, providing beautifully proportioned accommodation of approximately 1,408sq.ft/130.8sq.m with high ceilings and large sash windows giving lots of natural light and a lovely outlook over its gardens.

The accommodation is arranged over two floors and includes on the ground floor an elegant reception/dining hall with solid oak flooring, which is open plan to a snug fitted with a woodburning stove. From the dining room there is a double aspect kitchen/breakfast room, which has an extensive range of shaker style wall and base units with solid oak work surfaces, an island with breakfast bar, and there are stable doors leading out to both the front garden and to a south facing terrace to the rear. On the other side of the dining room is a well-proportioned sitting room, and there is also a cloakroom and WC. On the first floor there is a spacious landing leading to a study area with a door leading out to a balcony, three good-sized double bedrooms, a fully tiled ensuite shower room and a well-appointed family bathroom with a free-standing bath, large shower and twin sinks.

Outside, Oldlands Coach House has a wonderful approach through wrought iron gates over a sweeping driveway, which leads through open fields and well-maintained woodland for about ½ mile. The property has a private gravel driveway with parking (with plenty of additional parking available around the turning circle of the manor house). A path leads to the front door along the garden, which is predominantly to the front of the house with a south facing terrace to the rear. The front garden has been thoughtfully landscaped to provide a lovely outlook with seating areas and a flat lawn bordered by mature shrubs and hedging. The house also benefits from its own area of private woodland, as well as communal woodland and wonderful gardens and grounds, which extend to 17½ acres with ponds, croquet lawn, ha-ha and far-reaching views towards the South Downs.

Current EPC Rating: E

Services: Mains. Oil central heating. Shared private water and drainage.

Local Authority: Wealden District Council (01892) 653311

Council tax rating: Band F (£3,673.83)

Agent's note: A monthly service charge of £219 per month (from April 2024) covers the communal grounds, driveway, drainage and includes water supply from the estate's own natural spring.



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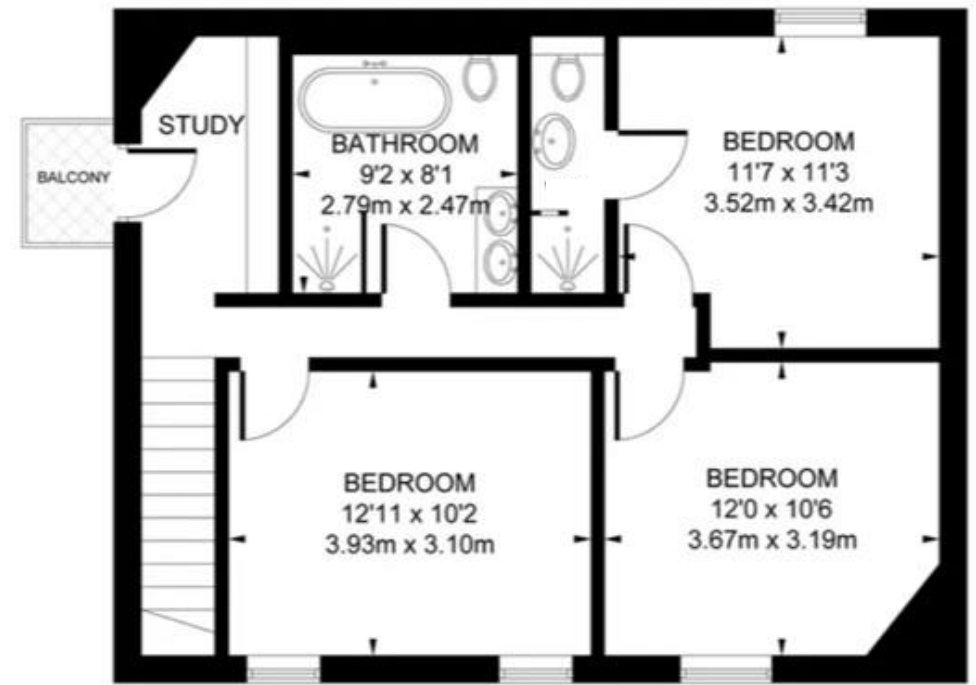
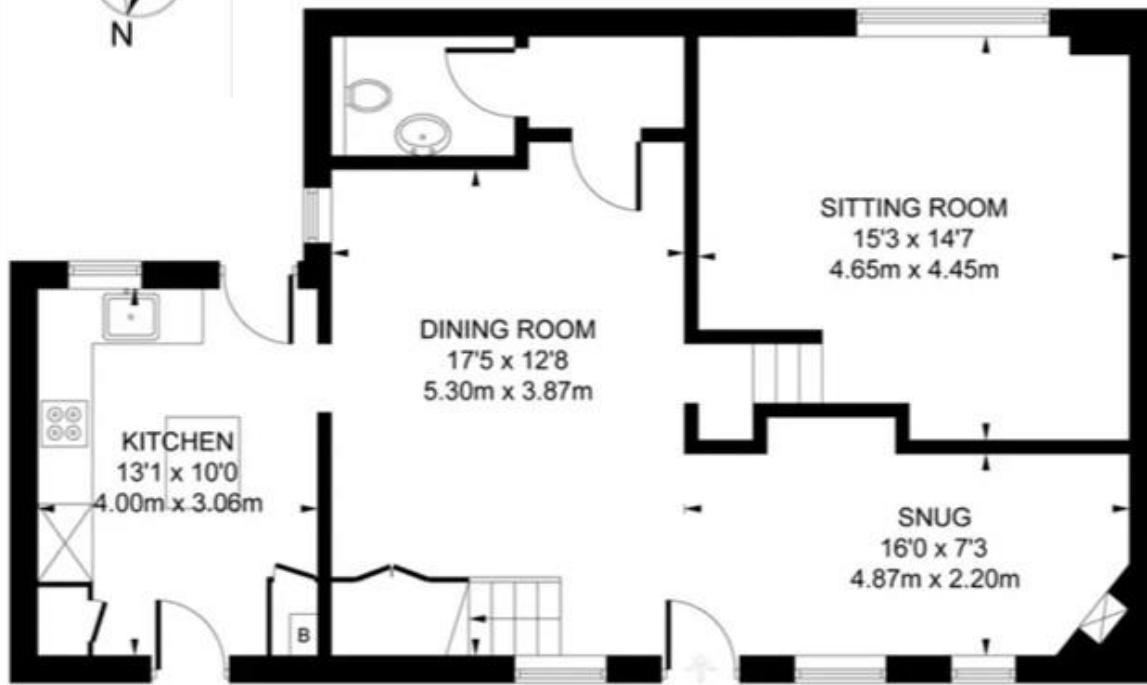
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



**Oldlands Coach House, 12 Oldlands Hall,
Herons Ghyll, Uckfield, East Sussex TN22 3DA**

Approximate internal floor areas: 1,408 sq.ft/130.8 sq.m

For layout guidance only



Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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