



Quercus
High Hurstwood | Uckfield | East Sussex | TN22 4AB

FINE & COUNTRY





Step inside

Quercus

Situated in an elevated position along a tree-lined lane on the outskirts of the charming village of High Hurstwood, is this delightful and individual detached property. With its varied roof lines, attractive elevations and pitched roof dormer windows, it has great charm even before you cross the threshold. The house is approached down a long drive bordered on one side by a low brick wall and, on the other side, by a double garage and workshop with access to an additional garage and steps up to the pitched roof porch and attractive front door.

This opens into a lobby and the entrance hall with a storage and airing cupboard, a downstairs cloakroom and double door access to the sitting room and to the kitchen/snug. The triple aspect and well-proportioned, light and bright sitting room includes wood flooring and a delightful Tudor style fireplace with an Aga log burner stove that is an alternative to the underfloor heating. This makes a great focal point and provides a warm and friendly atmosphere on a chilly winter's day. Central heating for the bulk of the property is via an efficient modern oil-fired boiler while solar panels provide hot water for most of the summer.

The triple aspect country style kitchen and snug is a real hub of the household and where the family spend much of their time. The kitchen area includes tiled flooring, an Aga and a raft of cream coloured Shaker style units housing an electric oven and hob and a dishwasher.

The other end of this room provides space for a charming seating and/or dining area and includes an oak staircase to the first floor as well as glazed sliding doors to the delightful garden room. This has electric underfloor heating, two sets of three bi-fold doors to a decked terrace and creates an excellent dining room or an additional seating area. There is an adjacent fitted utility room with laundry facilities plus a door to the garden as well as a good sized study with a wall of fitted shelving.

On the first floor there are exposed beams and vaulted ceilings, a lovely large and trendy family bathroom with a black surround stand-alone bath and a separate walk-in shower and three vaulted ceiling bedrooms with delightful views over the garden. Two have eaves storage including one with an adjacent modern shower with WC and vanity basin, while the charming principal bedroom suite has bespoke fitted cupboards and a large walk in wardrobe/en suite cloakroom with a Kohler WC and basin.

A great feature of this property is the beautiful landscaped garden. It is surrounded by high hedging providing security and privacy and includes fabulous plantings wherever you look. There is a lawn leading to a Crown Pavilion gazebo that can seat up to 10 people for outdoor entertaining as well as various paved and gravelled terraced areas where you can sit and enjoy the sunshine or just look at the garden. There is also a brick-built garden shed with power that could always be converted into a home office for anyone who wants to work from home, undisturbed by activities in the house.



Seller Insight

“ This house has been in our family for the past 22 years and is a very special and unique home. We love the house and garden and the quiet and secluded surroundings, but we are not isolated as we are quite close to High Hurstwood village with its primary school rated Outstanding by Ofsted and The Hurstwood, an award-winning gastropub. It is also not far to the 6500 acre Ashdown Forest for lovely walks, cycling and horse riding while Crowborough and Uckfield are within easy reach. There is also an excellent Post Office and village shop in Five Ash Down, just a seven minute drive from the house.

Crowborough is the largest and highest inland town in East Sussex with delightful historical buildings, multiple supermarkets including a Waitrose, a selection of independent shops, schools, a community cinema, a variety of pubs and eateries as well as a number of sports clubs including the Crowborough Beacon golf club. There are delightful recreation grounds such as Goldsmiths with its swimming pool, boating lake and miniature railway and annual events including the Guy Fawkes Night celebration and a carnival as well as a Christmas and summer fair.

Uckfield town includes two supermarkets, a three-screen cinema and leisure centre with a swimming pool, a variety of independent shops, restaurants and gyms, as well as Uckfield College, a good and well-respected secondary school, plus a railway station that has good parking. There are also a wide variety of excellent private schools in the vicinity including Danehill just 20 minutes away, which is a popular choice.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Buxted Station	2.7 miles
Crowborough	3.8 miles
Uckfield	4.7 miles
Tunbridge Wells	10.9 miles
Brighton	22.3 miles
Dover Docks	64.4 miles
Channel Tunnel	53.5 miles
Gatwick Airport	21.6 miles
Charing Cross	55.3 miles

By Train from London Bridge	
Crowborough	69 mins
Buxted	75 mins
Uckfield	80 mins
Tunbridge Wells	45 mins

Healthcare

Crowborough Beacon Golf Club	01892 661511
Crowborough Athletic Football Club	01892 661893
Crowborough Tennis and Squash Club	01892 652618
Crowborough Leisure Centre	01892 665488

Entertainment

The Hurstwood
Crow and Gate
Pusanon
Jade's Palace
Pine Groves Pictures
The Picture House, Uckfield

Leisure Clubs & Facilities

Beacon Surgery
Saxonbury House Medical Group
Brook Health Centre
Crowborough War Memorial Hospital
Uckfield Hospital

Local Attractions / Landmarks

Ashdown Forest
Goldsmith Recreation Ground
Bluebell Railway
Lewes Castle
Glyndebourne

01825 732257
01892 603461
01892 669415
01892 655075
01892 653823
01825 764909

01892 652233
01892 603131
01892 652850
01892 652284
01825 769999

Education

Primary Schools	01892 733231
High Hurstwood C of E	01825 790388
Danehill Primary	01892 655846
Ashdown Primary	01892 653033
Jarvis Brook	01892 661189
St Johns Church	01892 655291
St Mary's Catholic	01892 652405
Sir Henry Fermor C of E	01892 663018
Grove Park School	01825 841410
Annan School (independent)	01825 830234
Skippers Hill Manor (prep)	
Secondary Schools	
Beacon Academy	01892 603000
Uckfield College	01825 764844
Mayfield School (independent)	01435 874600
Ardingly College (independent)	01444 893000

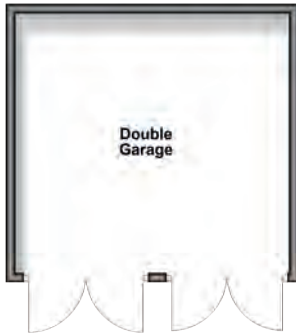
Ground Floor
Approx. 116.4 sq. metres (1252.8 sq. feet)



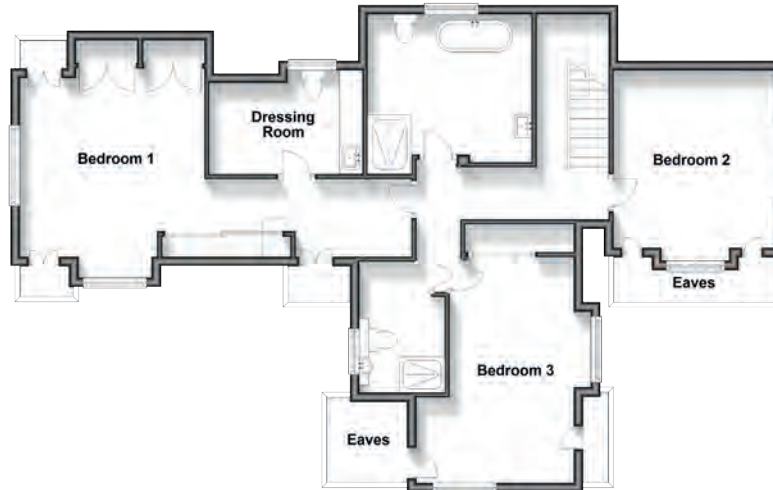
Outbuilding
Approx. 14.6 sq. metres (157.0 sq. feet)



Outbuilding
Approx. 29.6 sq. metres (318.4 sq. feet)



First Floor
Approx. 92.6 sq. metres (996.7 sq. feet)



GROUND FLOOR

Entrance Porch	
Entrance Hall	12' reducing to 11' x 9'7 reducing to 8'3
Downstairs WC	
Living Room	19'8 x 19'10
Kitchen/Snug	32' x 10'8 reducing to 6'10
Utility Room	11' x 6'4
Study	9'8 x 7'11
Dining/garden Room	12'11 x 10'10

FIRST FLOOR

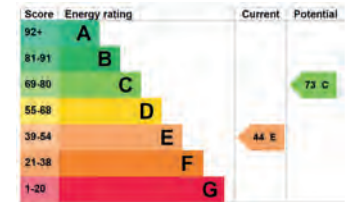
Bedroom 1	14'9 reducing to 11'3 x 13'
Dressing Room	10'6 x 7'5
Bedroom 2	13'4 x 12'6 reducing to 11'5
Bathroom	10'8 x 11'8
Bedroom 3	15'5 x 9'11 reducing to 7'8
Shower room	9'3 x 6'

OUTSIDE

Double Garage	18'3 x 17'1
Single Garage	15' x 10'2
Workshop	11'2 x 8'
Driveway	
Landscaped gardens	

£ 950,000

Council Tax: D
Tenure: Freehold



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