



Tainters, Sharpsbridge Lane, Piltdown TN22 3YW

£1,200,000



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# Tainters, Sharpsbridge Lane

Tainters is a wonderful 6 bedroom Grade II listed property with just under 3,000sq ft of accommodation, believed to date from the late 1500's having been owned by the same family for three generations. It is set on an idyllic 3.3 acre plot down a track adjoining Piltdown golf course. The property boasts a wealth of character & charm with exposed timbers, feature fireplaces, oil fired Aga, leaded light windows etc & offers great scope to create a superb family home.

On the ground floor there is an entrance loggia with seats, hall, two staircases to the first floor, cloakroom/wc, kitchen with oil fired Aga, scullery & pantry. There are 3 generous reception rooms (drawing room, morning room & dining room) all with feature fireplaces including a woodburner and splendid period inglenook. The first floor has 4 bedrooms and 2 bathrooms & there are 2 further bedrooms on the second floor.

The property is beautifully located, surrounded by Piltdown common & golf course and is approached along a track from Sharpsbridge Lane which leads to a shingle driveway affording ample parking and twin garages (one tandem length) and a workshop. The lawned grounds surround the house with brick paved paths, mature shrubs & trees, outdoor swimming pool, flagstoned terrace & lightly wooded area.

- WONDERFUL 6 BEDROOM GRADE II LISTED PROPERTY SET ON SUPERB 3.3 ACRE PLOT
- IDYLIC, PRIVATE LOCATION UP A TRACK ADJOINING PILTDOWN GOLF COURSE
- HALL, CLOAKROOM/WC, KITCHEN, PANTRY & SCULLERY
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- JUST UNDER 3,000 SQ FT OF ACCOMMODATION
- DRIVEWAY, DOUBLE GARAGE & WORKSHOP
- FREEHOLD COUNCIL TAX BAND G WEALDEN
- LOVELY GROUNDS WITH OUTDOOR SWIMMING POOL







## Tainters, Sharpsbridge Lane

The property is located within a pretty rural area forming part of the charming hamlet of Piltdown which has the popular, period pub The Peacock & a new M&S food hall nearby & offers access to the beautiful surrounding Sussex countryside. There is easy access to the picturesque villages of Fletching and Newick as well as to Uckfield town providing a comprehensive range of shopping and leisure facilities including numerous restaurants, a public library and supermarkets plus a railway station with services to London.

The A272 provides swift access to Haywards Heath where there is a fast commuter train to London (approx. 45 minutes), and the motorway network of the M/A23 lying to the west of Haywards Heath. Also within a short driving distance is the stunning Ashdown Forest with its scenic walks and outdoor pursuits..

**DIRECTIONS:** From our office on the green at Newick head in an easterly direction until reaching the Texaco garage on the right, here turn right into Shortbridge Road and then almost immediately right again, opposite Piltdown Pond, into Sharpsbridge Lane. Continue along this lane and the track leading to Tainters will be found a little way along on the left hand side.







# Mansell McTaggart Newick

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