



OAKFIELD



Meadow Grass Lane, Uckfield
Asking Price £650,000



SUMMARY

Oakfield are delighted to welcome to the market this individual family home having been originally constructed by Taylor Wimpey. This particular home has been further improved by the current owners to offer a unique and spacious family home, with a landscaped, low maintenance garden, extended patio area and converted garage. The garage is a particular feature having been beautifully converted, currently serving as a home office/games room and gym with additional garage/storage space.

The spacious accommodation is presented in an impeccable order throughout. Extending to over 2200 sqft the ground floor is made up of an entrance hall, family room, utility, fitted kitchen, dining area with patio doors to the rear garden. Furthermore, there is a sitting room with doors to the rear. The first floor provides generous living with four double bedrooms and a family bathroom. The principal bedroom benefits from an en-suite. The loft is vast with scope to add further accommodation, subject to the necessary consents.

Outside, the front of the property is approached via a double driveway providing ample parking for several vehicles. The garden to the rear is low maintenance with artificial lawn, an extended paved patio area and additional access to the garage. The rear garden offers entertaining space and is quiet as the property is positioned in a peaceful position within the development.

Meadow Grass Lane forms part of a new development situated in Ridgewood. It will benefit from a new primary school, areas of open space, children's play areas and community facilities. There are playing fields and public recreation areas nearby as



well as the local

Ridgewood post office/shop and the Highlands Pub/Restaurant. Uckfield town is close offering shops and leisure facilities, as well as schooling for all ages and the train station. The nearby A272 offers access to surrounding towns. The Ashdown Forest is close offering extensive walks and bridle paths.



Council Tax Band F

Entrance Hall

Family Room

9'11" x 8'10"

Kitchen

15'8" x 10'10"

Dining Room

12'10" x 10'9"

Utily

8'10" x 5'6"

Living Room

15'8" x 12'10"

Bedroom 1

16'2" x 11'11"

En Suite

Bedroom 2

13'2" x 11'0"

Bedroom 3

15'6" x 10'11"

Bedroom 4

12'6" x 8'4"

Family Bathroom















INFORMATION

Tenure

Freehold

Local Authority

Wealden

Council Tax Band

F

Opening Hours

Monday to Friday 9.00am - 5.30pm
Saturday 9.00am - 3.00pm

Viewings

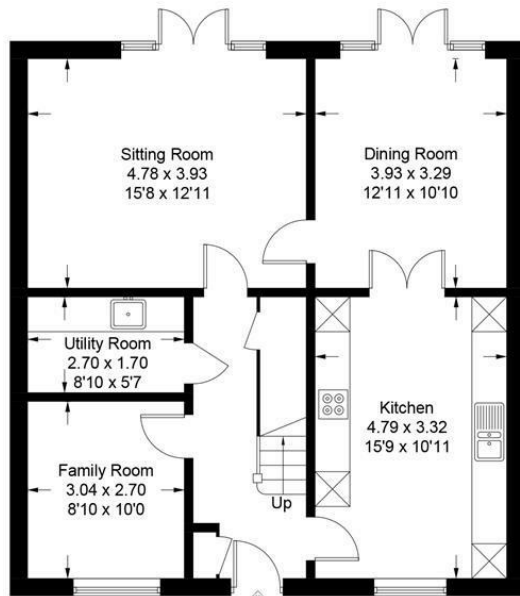
Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

Area Map

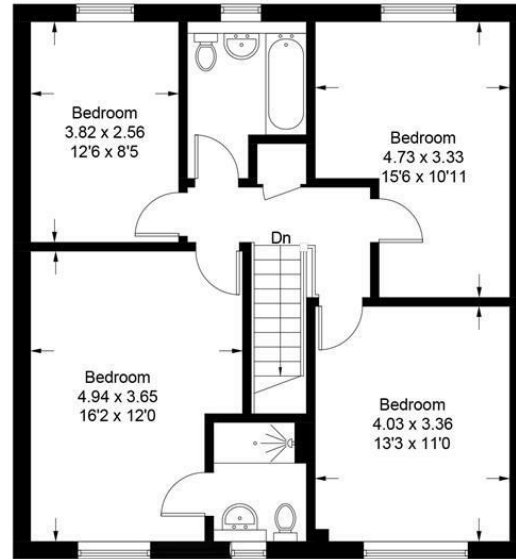


Meadow Grass Lane, Ridgewood, Uckfield, TN22 5FX

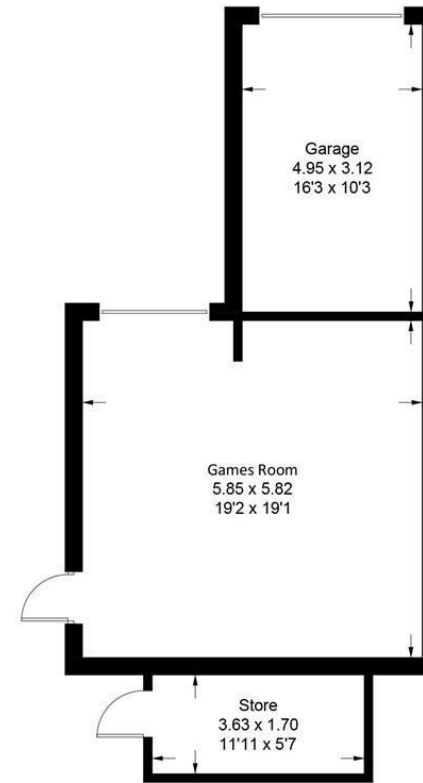
Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft
 Outbuilding = 57.2 sq m / 616 sq ft
 Total Area = 205.7 sq m / 2214 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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