

Woodlands Farm,  
Hadlow Down, Uckfield, East Sussex





# Woodlands Farm, Main Road, Hadlow Down

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A modern country house, built in the traditional Sussex style, with sweeping south-facing views and set perfectly within 52 acres.

Buxted station 2.4 miles (London Bridge from 76 minutes).  
Uckfield 5.2 miles (London Bridge from 80 minutes). Mayfield 5.2 miles. Tunbridge Wells 12.4 miles. Gatwick airport 25 miles. London 55 miles. Heathrow airport 62 miles. (All times and distances approximate.)



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**Tenure:** Freehold

**Local authority:** Wealden District Council, Tel. 01892 653311.

**Council tax band:** H

**Services:** Mains water and electricity. Oil-fired heating. Private drainage.



## The Property

Woodlands Farm was built in 2005 in a traditional style, yet has modern features providing for every modern convenience as well as high ceilings and well-proportioned reception rooms. The use of oak joinery, quality materials and an eye for detail has resulted in a superb Sussex style farmhouse which has mellowed nicely into the landscape.

The accommodation is designed to take advantage of the fabulous views over the beautiful grounds to the South Downs beyond. The broad dining hall with limestone flooring offers an impressive entrance leading to the main reception rooms. To one side, there is an excellent drawing room with a large inglenook fireplace and exposed brick surround, windows on three sides, doors opening to the terrace and a window seat.

There is a delightful sitting room with windows and doors opening onto the gardens at the rear. The superb farmhouse kitchen, with its vaulted ceilings and ceiling timbers, has a four-oven oil fired Aga set into the recess, granite working surfaces, wooden units, limestone flooring and a walk-in pantry. To the side is the utility room with a stable door to the side, range of units and space for washing machine and tumble dryer. There is also a double aspect study/playroom to the rear, ideally situated off the kitchen.

An oak staircase leads to the first floor where the bedrooms enjoy far reaching views over the gardens and grounds to the South Downs. The principal bedroom has a vaulted timber ceiling with double aspect windows and en suite bath/shower room. The guest bedroom enjoys views to the rear and also benefits from en suite facilities. There is also a family bathroom on this level.

On the second floor there are two further bedrooms. A secondary staircase from the first floor gives access to a further guest bedroom with an en suite shower room and a second floor attic room.





This wonderful property offers substantial and well-proportioned family accommodation.



## Gardens and Grounds

The property is approached over a long driveway which culminates in a large parking and turning area in front of a double cart lodge garage which has two offices over and a shower room and tractor store with a workshop to one side. There is also a single garage. To either side of the drive there are paddocks enclosed by post and rail and mixed hedging. The paddock opposite the front of the house has a seasonal pond. To the rear of the house is a broad terrace which incorporates a rill water feature and a treehouse to one side together with a greenhouse. The large level lawn offers a more formal area with knot garden, box hedging and standard roses. There is a ha-ha, protecting the view and it borders the field to the south of the house which opens to the croquet lawn with adjoining apple arch and lavender walk. Beyond this is the swimming pool 40' x 20' set into a broad terrace, heat exchanger and pool house which has an excellent gym area with sauna and kitchen. The real joy of Woodlands Farm is its aspect across its own land, and its excellent protection and privacy. The land is primarily arranged with paddocks and superb woodland including established ancient trees and masses of bluebells. In all about 52.87 acres.







## Situation

Woodlands Farm is located in the small village of Hadlow Down and just over two miles from the popular village of Buxted which offers local shops, primary school, gastro pub/restaurant and a mainline station serving London. The larger town of Uckfield offers a wider range of shops for everyday needs as well as a mainline station with services to London. Royal Tunbridge Wells provides a comprehensive range of shopping, recreational and cultural amenities.

There is an excellent choice of schools in the area including local primary schools, St Mark's Primary (Hadlow Down), Skippers Hill Preparatory, Cumnor House Sussex, Mayfield School (girls), Vinehall, Bede's (Prep and Senior), Eastbourne College, Holmewood House, and Community Colleges at Heathfield, Wadhurst and Robertsbridge.

Leisure activities in the area include riding and walking in the surrounding countryside, local rugby and cricket clubs, golf at a number of courses including Piltdown, Dewlands Manor, East Sussex National, Crowborough and Lewes. Sailing and water sports are available at Bewl Water and at Brighton, Newhaven, Eastbourne and Chichester marinas.

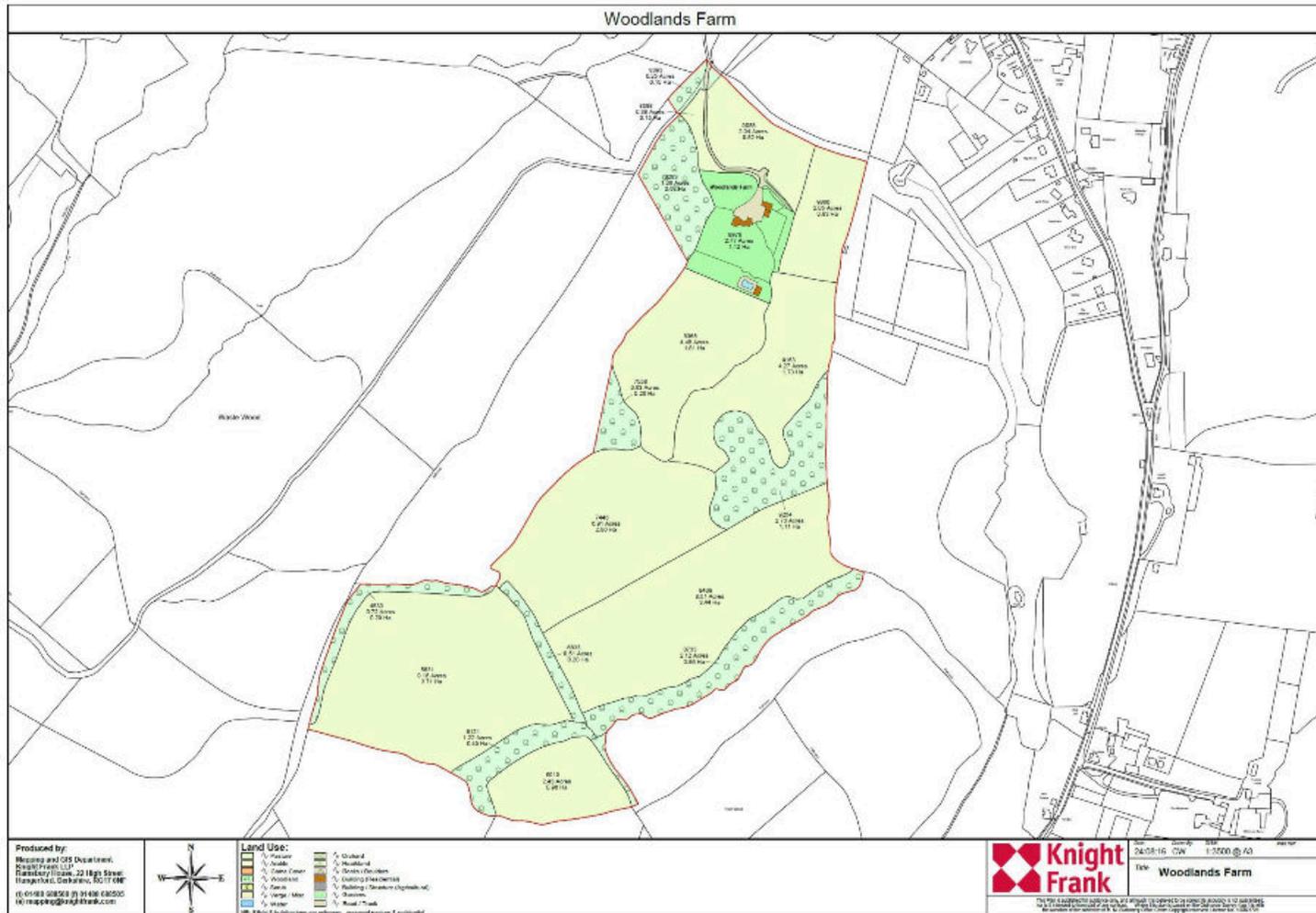
## Directions (TN22 4HH)

From Tunbridge Wells, proceed south on the A267 for approximately 12 miles, bypassing Mayfield. After passing through Five Ashes, turn right onto the A272 (signposted Hadlow Down). Continue for 1.5 miles and, shortly after passing St Marks Church on the right, turn left onto the entrance driveway for Woodlands Farm. Continue down the track and the property will be found beyond the electric gates.

**Approximate Gross Internal Floor Area**  
**377 sq m / 4059 sq ft**  
(excluding restricted head height/garage/outbuildings)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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