



Duddleswell, Uckfield, TN22 3BH

£475,000 Freehold

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# *in brief...*

- Seldom found bungalow within the Ashdown Forest
- Southerly facing well established rear garden
- Separate plot of 0.2 of an acre with a barn available by separate negotiation
- Character features
- Kitchen/dining room with vaulted ceiling and exposed beams

- Utility room
- Sitting room with attractive bay window and fireplace
- Master bedroom with en-suite
- Family bathroom
- Single garage





## *in more detail...*

An attached characterful 2 bedroom 2 bathroom bungalow with a single garage, well established southerly facing rear garden and an additional plot of 0.2 of an acre with a detached barn and road access available by separate negotiation. Beautifully positioned in a peaceful setting within the stunning Ashdown Forest.

Moorside Cottage has been significantly improved over the recent years by the current owners and is finished to an exceptional standard. The kitchen/dining room is a distinguishing feature of the home with a beautiful exposed sandstone wall, vaulted ceiling with exposed timber beams and tiled flooring with underfloor heating.

The additional plot of land extends to 0.2 of an acre and has a detached 739 sq ft barn with power connected and a WC. The land has an agricultural tie, fronting the road, accessed via a five bar gate and is offered for sale by separate negotiation.

The accommodation of the home comprises in brief on the ground floor, entering from the side of the property, a utility room, a 19'1 x 9'9 kitchen/dining room fitted with a matching range of shaker style units with a peninsular, double ovens, grill and four ring gas hob. An inner hall with French doors opening to the rear garden, a family bathroom comprising a modern white suite with bidet and underfloor heating. An impressive sitting room with attractive bay window and fireplace. A double bedroom. There is the main entrance hallway which has a useful built-in cupboard and a master bedroom with built-in wardrobe and en-suite shower room.



## *outside and the location...*

The rear garden has been beautifully improved with a sandstone seating terrace which immediately adjoins the rear of the property. The remainder of the garden is laid to lawn interspersed and flanked by well stocked shrubs beds. There is a timber shed and access to the separate plot of land.

The front of the property is accessed via a long drive and five bar gate leading in to the courtyard. The garage is accessed to one side.

Moorside Cottage is beautifully situated in a rural position within the adjoining Ashdown Forest, yet within a short drive of Nutley village which offers a village church and convenience store/post office and Inn. The area itself is considered one of the most desirable locations within the Sussex area and offers exceptional riding, walking and country pursuits.

Nearby Uckfield and Crowborough towns offer an extensive range of shopping and leisure facilities as well as comprehensive schooling for all age groups. Both towns offer railway services to London and the nearby A272 provides swift vehicular access to Haywards Heath which boasts commuting times to London Victoria (47mins approx).

The royal spa town of Tunbridge Wells is also within a short drive and also offers railway links to London.

Please check google maps for exact distances and travel times (property postcode: TN22 3BH)

# Duddleswell Road, Duddleswell, East Sussex, TN22

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

Barn / Shed = 68.7 sq m / 739 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 164 sq m / 1764 sq ft

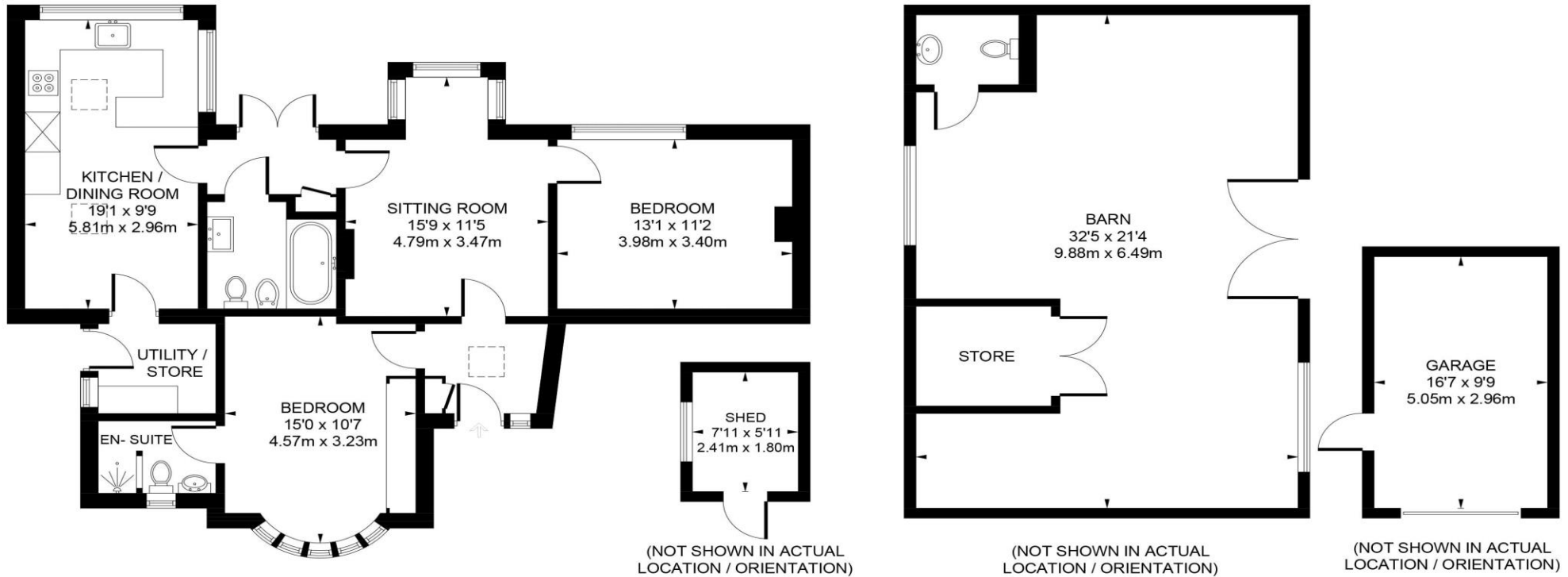


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID732434)

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