



Horsted Green, Little Horsted

Uckfield, East Sussex TN22 5TH

Guide Price **£950,000 – £1,000,000**

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Horsted Green

Little Horsted, Uckfield

An outstanding 4 bedroom detached sandstone chalet style country home with a substantial and beautifully constructed adjoining 3 bedroom annex with an extensive range of large timber barn style outbuildings and a beautiful pond, all within 1.25 acres of well-kept grounds.

Horsted Pond Cottage is a most distinctive family home which lies well within its plot off a rarely used country lane with a pleasant and beautifully maintained pond found to one side. The annex is a significant addition, having been constructed and finished to a high specification offering a wealth of exposed oak structural beams and vaulted ceilings extending the property as a whole to 3242 sq ft.

The main dwelling has been much improved by the current owners over the years and provides versatile living accommodation on the ground floor, made up by a vaulted entrance hall/utility room with a cloakroom found nearby, a spacious double aspect kitchen/breakfast room, an inner hallway with a separate dining room, a family bathroom, a formal double aspect sitting room with wood burning stove and French doors leading to a beautiful pond and 2 double bedrooms. There is also a small cellar which can be accessed via the sitting room or courtyard.

The first floor provides a landing which has good eaves storage, a WC, a principal bedroom having a large built-in cupboard and a further double bedroom.





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The annex can be accessed from the main dwelling or privately via an entrance porch. The accommodation provides a stunning open plan kitchen/living area with a set of French doors opening to the gardens, a modern family bathroom, 3 bedrooms with the principal bedroom having a large walk-in wardrobe.

The gardens and grounds are arranged in a number of sections with each dwelling enjoying a generous private lawn. There are a number of outbuildings with the annex having a large detached home office/studio which currently serves as a cinema room. Further outbuildings are found off the driveway and offer tremendous scope to run a business from home or use as storage/garaging for vehicles. The property is approached via a carriage driveway and the whole enjoys much seclusion all within 1.25 acres.

EPC rating TBC

Council tax band: Main dwelling F & Annex B

Services: Gas fired central heating and private drainage

Tenure: Freehold



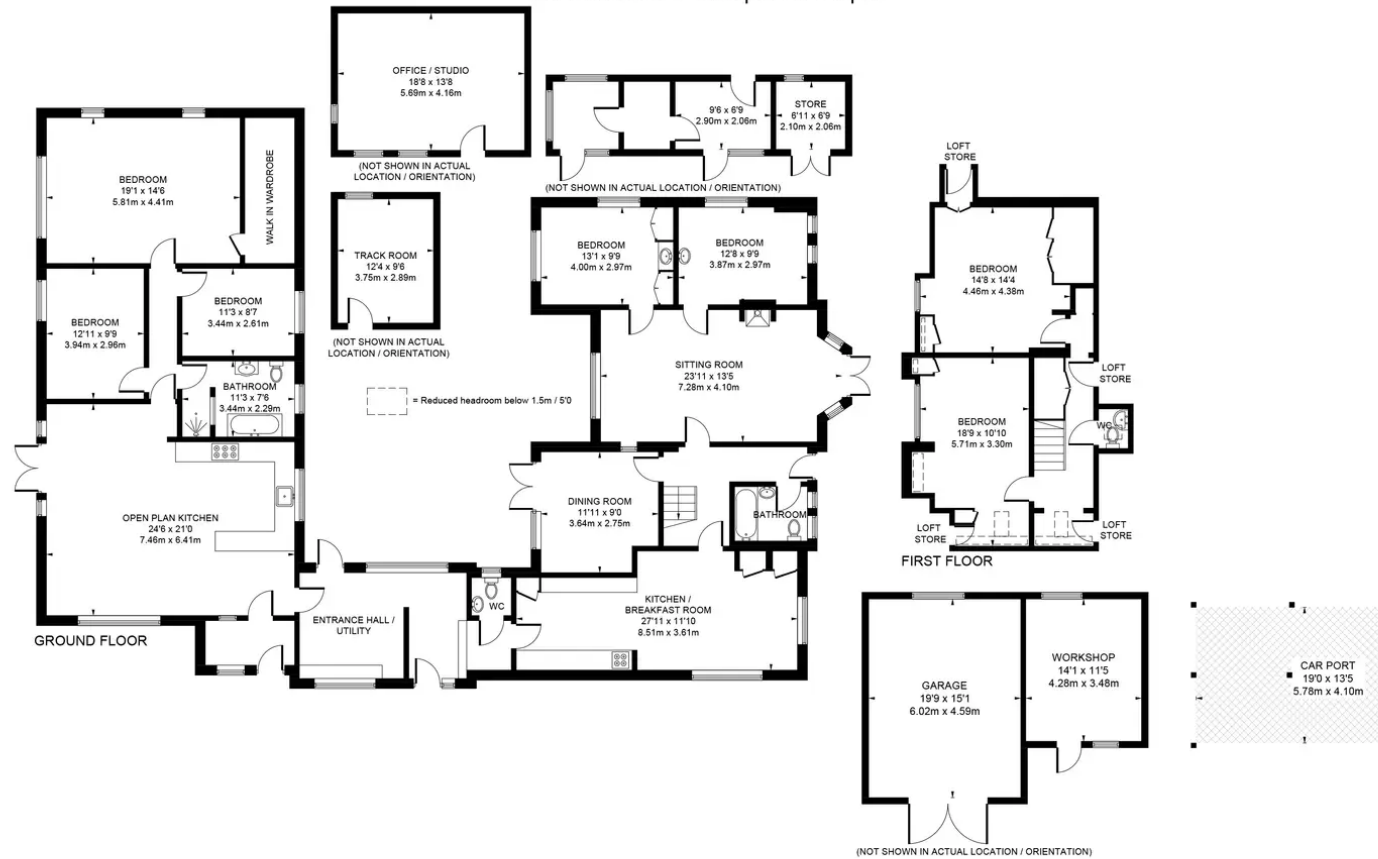
Horsted Green, Little Horsted, TN22

Approximate Gross Internal Area = 3242 sq ft / 301.2 sq m

Outbuildings = 1031 sq ft / 95.8 sq m

Total = 4273 sq ft / 397.0 sq m

Car Port Area = 256 sq ft / 23.8 sq m



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