



## Royal Oak Lane, High Hurstwood

Uckfield, East Sussex TN22 4AL

£850,000 to £875,000

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# Royal Oak Lane

High Hurstwood, Uckfield

A beautifully positioned 4 bedroom 3 bathroom detached period character cottage occupying a pleasant corner plot adjoining the neighbouring farmland and countryside to the rear. Situated off a country lane within walking distance to the Public Inn.

Pheasants Cottage is believed to date from 1690 and the current owners have extended and significantly improved the home over the years. The property lies well within its plot having landscaped gardens and ample parking to the front and the rear enjoying fine rural views across the adjoining farmland and countryside beyond. The extension is an impressive addition, accessed separately affording open plan living accommodation on the ground floor and an en-suite bedroom on the first floor. Most rooms throughout the property boast a wealth of period features and enjoy a double aspect. Planning permission has been granted to enlarge the kitchen and create a vaulted breakfast room. Planning reference: WD/2013/0590/F.

The property is entered via an entrance porch which continues through to a sitting room which has an attractive bay window and wood burning stove. There is a dining room found nearby which has a set of French doors leading out to a stone seating terrace. The kitchen flows from the dining room and is fitted with a matching range of shaker style units with a granite worksurface and central island with a large utility/laundry room nearby. There is an inner hallway which provides a bathroom with a freestanding roll top bath and a study.







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A concealed staircase from the sitting room rises to the first floor which provides three bedrooms with the principal bedroom enjoying a triple aspect, an en-suite shower room and built-in wardrobes.

The annex/secondary accommodation is largely open plan on the ground floor made up of a sitting/dining room, a cloakroom and a beautifully fitted kitchen with French doors leading to the rear garden. A spiral staircase rises to the first floor which provides a generous bedroom with a walk-in wardrobe and en-suite shower room.

Outside, the front of the property is approached via timber gates and a large driveway which provides parking for a number of vehicles. Beyond the driveway is a wrought iron gate which leads to a pathway leading to the front of the property flanked by well stocked beds with a timber shed to one side. The rear garden is mainly laid to level lawn with well stocked borders and an attractive fully insulated summerhouse/home office is found to one side. The whole enclosed by mature hedging and enjoying far reaching rural views.

EPC rating E & Council tax band D

Services: Electric heating and mains drainage

Tenure: Freehold

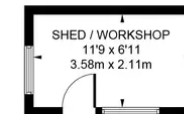
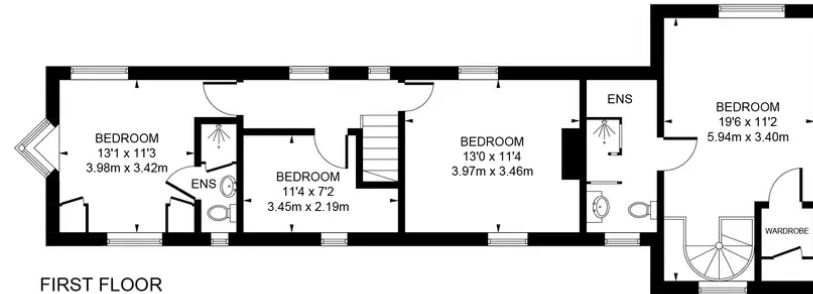


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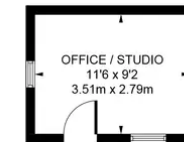
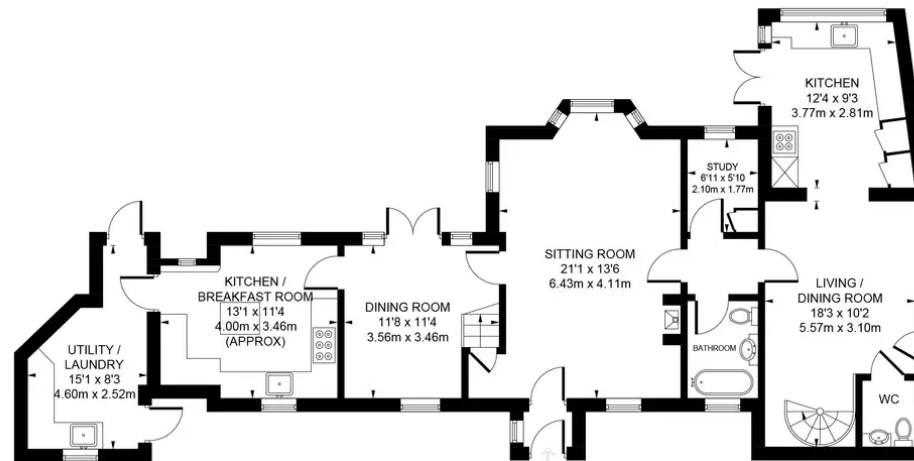
Approximate Gross Internal Area = 1851 sq ft / 172 sq m

Outbuildings = 183 sq ft / 17.0 sq m

Total = 2034 sq ft / 189 sq m



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromap ltd.co.uk](http://www.enviromap ltd.co.uk) (ID1022155)

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