



Fircroft, Horney Common

Uckfield, East Sussex TN22 3EA

Guide Price £750,000 – £800,000

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Fircroft

Horney Common, Uckfield

A spacious and beautifully finished 4 bedroom, 2 bath/shower room detached family home boasting highly versatile accommodation over approx. 2,250 sq ft with a partially converted outbuilding offering potential to provide secondary accommodation with the breath-taking Ashdown Forest on the doorstep.

The property offers spacious and versatile accommodation throughout extending to approximately 2,250 sq ft comprising in brief on the ground floor; a reception hall, downstairs cloakroom, a beautifully fitted kitchen/breakfast room with a range of matching shaker style units to eye and base level, integrated dishwasher and wine fridge, breakfast bar and a useful utility room, separate spacious double aspect bay fronted dining room, a bay fronted living room with double doors opening to the side of the property, a double aspect family room and a useful laundry room.

From the reception hall a staircase rises to the first floor offering; a principal bedroom with dressing area and en-suite shower room, 3 further bedrooms and a beautifully fitted family bathroom with a separate walk-in shower.

Outside, the property is approached via electronically controlled double gates leading to a sweeping private driveway and a large parking area. There are further areas of gardens located to the front and side laid to lawn with a paved seating terrace adjoining the sitting room.

The gardens and outside space are a particular feature with attractive westerly facing gardens neighbouring a large mature paddock and light woodland, the majority laid to level lawn flanked and interspersed with numerous mature shrubs and trees, the whole offering almost total seclusion.





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Within the grounds there is a substantial detached outbuilding, currently being used as a double garage and insulated gym with power and light, which offers tremendous potential for full conversion to provide secondary accommodation or a large home office/hobbies area subject to the necessary consents.

EPC rating TBC & Council tax band G

Services: Oil fired central heating and private drainage

Fircroft is situated in a rural position on the edge of the Ashdown Forest, yet within striking distance of Nutley village which offers a village store, highly regarded primary school, petrol station also with a shop, a popular café, two restaurants and a public inn. Additional facilities can be found at Maresfield which is also nearby offering a general store, a post office, an additional public inn and a popular primary school. The area itself is considered one of the most desirable locations within the Sussex area and offers exceptional riding, walking and country pursuits across the Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books. Uckfield is approx 3 ½ miles distant and offer an extensive range of shopping and leisure facilities including numerous bars/restaurants, a public library and cinema, supermarkets as well as comprehensive schooling for all age groups. The town offers a railway service to London in just over an hour 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 driving distance and also offers railway links to London Bridge/Charing Cross 49 mins.

Tenure: Freehold



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Approximate Gross Internal Area = 2053 sq ft / 190.7 sq m

Outbuilding = 672 sq ft / 62.4 sq m

Total = 2725 sq ft / 253.1 sq m

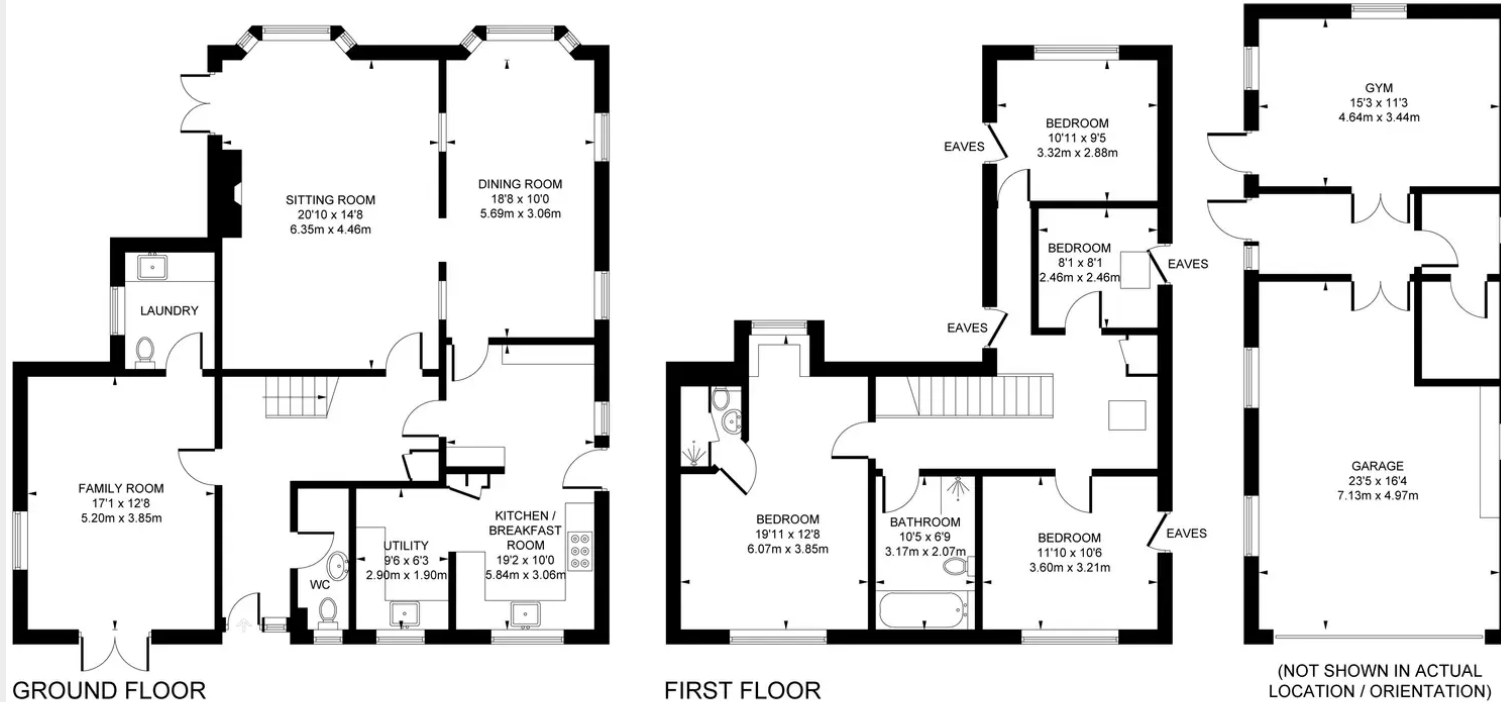


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromap ltd.co.uk (ID1029859)

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