



1 Putlands Cottages, Fairwarp, Uckfield, TN22 3BJ

Offers in Region of £700,000

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1 Putlands Cottages, Fairwarp

A beautifully positioned 4/5 bedroom, 2 bath/shower room semi-detached cottage enjoying a stunning outlook across and direct access to the Ashdown Forest, occupying a generous 0.20 acre plot with driveway for several vehicles, a detached garage and workshop.

This enviably located cottage boasts a wealth of period features and benefits from, in brief, on the ground floor; an entrance hall, a downstairs shower room, a living room with hardwood flooring, double doors opening onto the outside seating terrace and a double sided log burning stove, a dining room with hardwood flooring and log burning stove, a kitchen with a range of shaker style units to eye and base level and timber worksurfaces, a porch and a useful utility room.

From the porch a staircase rises to the first floor offering; two double bedrooms enjoying glorious far reaching views across the Ashdown Forest, a modern family bathroom and a single bedroom/study.

From the first floor landing a staircase rises to the second floor benefiting from two further generous bedrooms with glorious far reaching views across the Ashdown Forest.

Outside the rear garden is a particular feature, extending to approximately 0.20 acres, mainly laid to level lawn bordered by mature hedgerows, a seating terrace immediately adjoins the rear of the property and a personal door provides access to a workshop behind the detached garage.





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The front of the property is approached via a private driveway with parking for several vehicles enclosed by a five bar gate, a pedestrian gate opens onto a brick path leading to the front door with a covered entrance.

Putlands Cottages is beautifully situated in a rural position enjoying breathtaking views across 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.

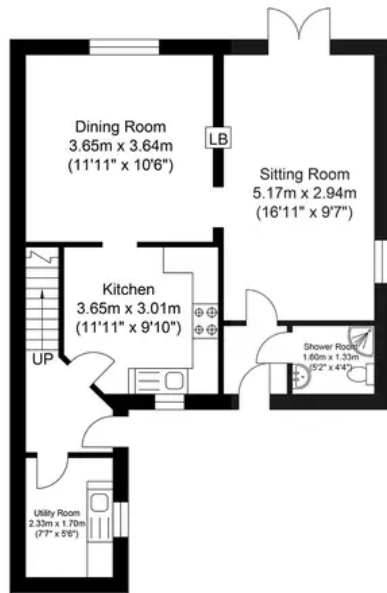
Nearby Uckfield and Crowborough towns offer an extensive range of shopping and leisure facilities as well as comprehensive schooling for all age groups. Both towns offer railway services to London and the nearby A272 provides swift vehicular access to Haywards Heath which boasts commuting times to London Victoria (47mins approx). The royal spa town of Tunbridge Wells is also within a short drive and also offers railway links to London.

Council Tax band: D

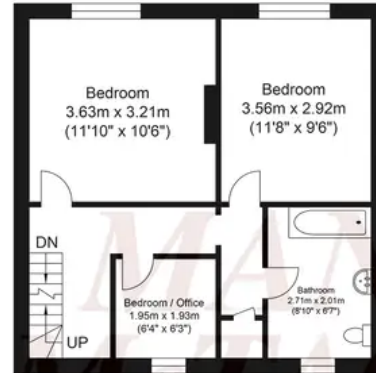
Tenure: Freehold

EPC Rating: E

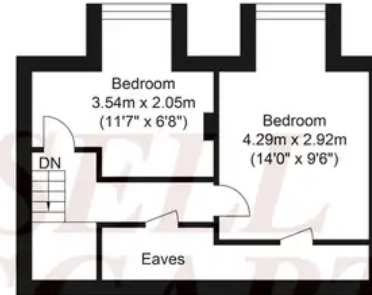




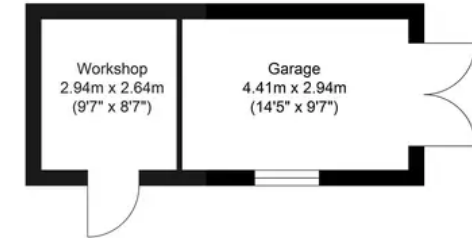
Ground Floor
Approximate Floor Area
547.56 sq ft
(50.87 sq m)



First Floor
Approximate Floor Area
472.42 sq ft
(43.89 sq m)



Second Floor
Approximate Floor Area
316.24 sq ft
(29.38 sq m)



Garage
Approximate Floor Area
226.25 sq ft
(21.02 sq m)

Approximate Gross Internal Area (Excluding Garage) = 124.14 sq m / 1336.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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