



Shelings, Off Station Road, Isfield, Uckfield, TN22 5UL

Guide Price **£750,000 – £800,000**

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Shelings

Isfield, Uckfield

A deceptively spacious 3 bedroom detached family home, occupying a generous plot of 0.21 of an acre with a stunning landscaped garden, an integral double garage and detached cedar clad garden studio. Forming part of this desirable village within walking distance of the public inn.

Shelings is an exceptional chalet style village home lying well within its plot, having been beautifully improved by the current owners and affording tremendous scope for enlargement. The gardens are a particular feature, fully landscaped and well established. To the rear, is an allotment and the owners currently manage a patch. The internal accommodation is arranged over 2 storeys and boasts largely open plan and spacious living accommodation on the ground floor, the whole property extends to 1954.40 sq ft.

The property is entered via a central reception hall which continues through to a reception area and a cloakroom. The kitchen/breakfast room is found nearby, double aspect and is made up by a matching range of modern handle less units to either side of the room with a freestanding electric stove. The utility room is accessed from the kitchen and adjoins the double garage. The sitting/dining room is impressive, triple aspect and L-shaped, affording generous living space with a wood burning stove and large patio doors opening to the rear garden.





Shelings

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The first floor provides a spacious landing, a double aspect principal bedroom and built-in wardrobes. There are two further bedrooms and a family bathroom comprising of an enclosed bath.

Outside, the front of the property is set behind a large level lawn, approached via a driveway to one side which in turn leads to the double garage.

The rear garden has been beautifully arranged and is host to a wide variety of established plant and shrub specimens which creates a wonderful environment. A detached cedar clad studio lies to one corner, fully insulated and accessed via French doors. The whole plot enjoys a good degree of seclusion, all of which is 0.21 of an acre.

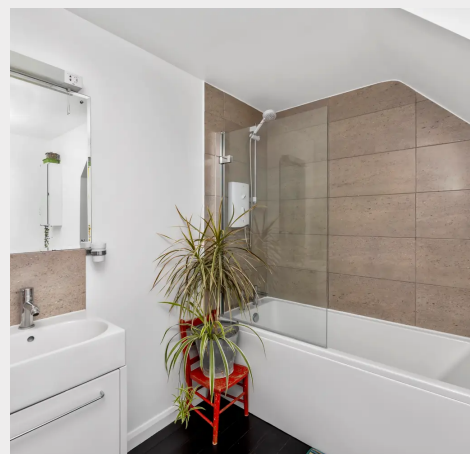
Isfield village is one of the area's most desirable locations and offers a range of facilities including a well-stocked farm shop, the Laughing Fish Public Inn and the picturesque Lavender Steam Line.

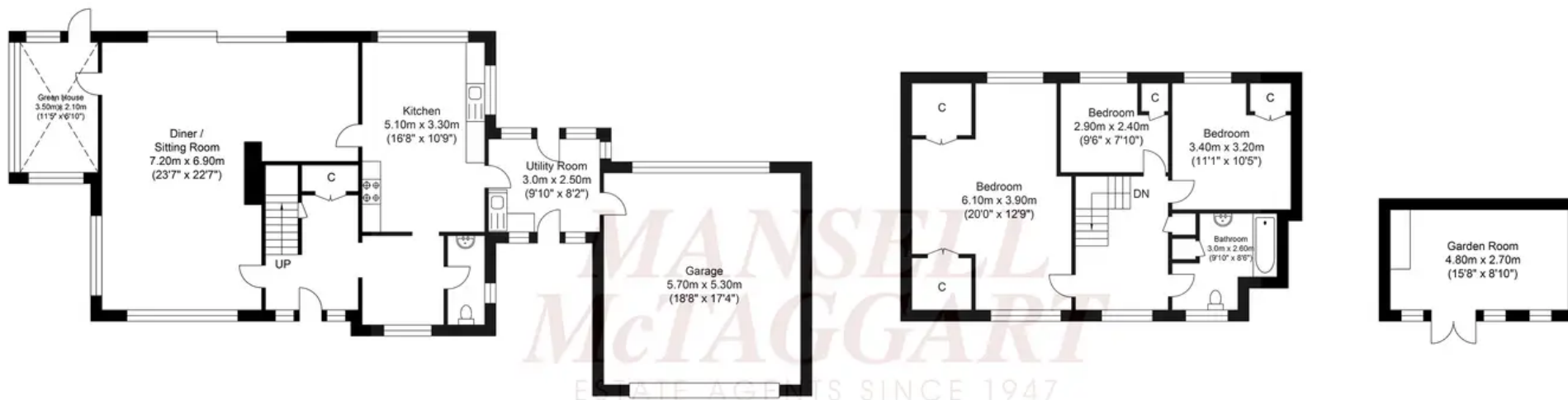
In addition, there is a bus route which links to the neighbouring districts. A comprehensive range of shopping and leisure facilities can be found in nearby Uckfield providing numerous public facilities to including a cinema, supermarkets, numerous bars/restaurants and individual shops.

EPC Rating F

Council tax band F

Electric heating & Mains drainage





Ground Floor
Approximate Floor Area
1305.66 sq ft
(121.30 sq m)

First Floor
Approximate Floor Area
648.74 sq ft
(60.27 sq m)

Outbuilding
Approximate Floor Area
139.50 sq ft
(12.96 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 181.57 sq m / 1954.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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