



## March Cottage, Court Lane, Five Ash Down

Uckfield, TN22 3AG

Guide Price **£625,000**

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# March Cottage, Court Lane

Five Ash Down, Uckfield

A versatile and deceptively spacious four bedroom, two bathroom detached 1930's home with later additions built in the 1970's and a 15'5 x 13'6 garage. The property occupies a stunning plot of 0.18 of an acre with a beautifully arranged South West facing rear garden. Situated off a peaceful rarely used lane within walking distance of the village store/post office and public inn.

This charming versatile home extends to 1944 sq ft with most rooms benefiting from built-in cupboards. There are several spacious reception rooms on the ground floor and an additional bathroom, easily adaptable to suit the needs for a bedroom suite. Over recent months parts of the property have been improved and features some new floor coverings, a new Worcester Bosch boiler installed in October 2021 and a new electricity consumer unit installed in June 2023. The rear garden is a particular feature, mainly laid to level lawn offering a good degree of seclusion enclosed by hedging.

The accommodation comprises in brief on the ground floor, an entrance porch with multi pane glass windows and personal door into the integral 15'5 x 13'6 garage with inspection pit, an inner lobby and hallway with staircase rising to the first floor with exposed brick feature wall to one side and useful under stairs cupboard. A 15'5 x 13'6 reception/family room, a double aspect snug/dining room with attractive tiled open fireplace with a door opening to a separate kitchenette/larder with stainless steel sink. Ground floor bathroom: comprising a panel enclosed bath. 14'2 x 14'2 sitting room with sliding patio doors giving access to a fully glazed 20'4 x 7'6 conservatory, a ground floor cloakroom, and a kitchen/breakfast room: comprising stainless steel bowl and drainer, matching range of timber units to eye and base level, space and plumbing for domestic appliances and breakfast bar.





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From the entrance hallway a staircase rises to the first floor with hatch giving access to the loft space, useful walk in airing cupboard housing the hot water cylinder, double aspect principle bedroom, three further double bedrooms and a family bathroom.

The sunny rear garden is mainly laid to level lawn, enclosed by hedging and containing many established shrubs and trees. To one side is a green house and a small courtyard with a timber shed. The front of the property is approached via a driveway and enclosed lawn. A pathway leads to the entrance porch.

Court Lane forms part of the highly desirable village of Five Ash Down with its post office/general store, public inn and village hall. The area is surrounded by open fields and rolling countryside providing vast scenic walks linking with the neighbouring district. The nearby A272 provides swift access to the nearby Buxted railway station which offers services to London in just over an hour. A more comprehensive range of shopping and leisure facilities can be found in the neighbouring town of Uckfield offering numerous bars/restaurants, a cinema, a public library and several supermarkets

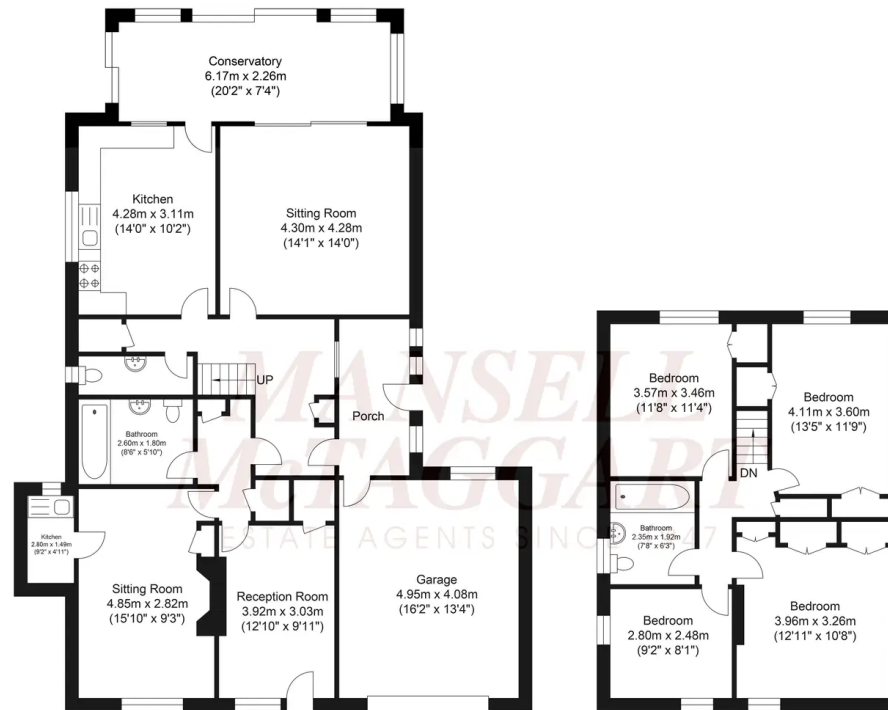
Tenure: Freehold

EPC Rating: D & Council Tax band: F

Gas fired central heating & Mains drainage

N.B The front lower elevation of the 1933 part of the property is of steel construction and poured concrete, there is no cavity. Please refer to your lender for mortgage purposes.





Ground Floor  
Approximate Floor Area  
1362.92 sq ft  
(126.62 sq m)

First Floor  
Approximate Floor Area  
581.25 sq ft  
(54.0 sq m)

Approximate Gross Internal Area (Including Garage) = 180.62 sq m / 1944.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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