



6 The Green, Blackboys

Uckfield

Guide Price £800,000 – £850,000

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6 The Green

Blackboys, Uckfield

A magnificent 5 bedroom, 2 bath/shower room detached family home occupying a generous plot in this highly sought-after cul-de-sac offering a detached double garage and over 2,600 sq ft of accommodation over three storeys.

This spacious family home has been improved by the current owners and benefits from, in brief, on the ground floor; an impressive entrance hallway, a dual aspect living room with parquet flooring and a log burning stove, a stunning kitchen/dining/family room with a range of matching units to eye and base level, integrated Miele appliances, granite worksurfaces and bi-folding doors, a useful coats cupboard, a downstairs WC and a conservatory with double doors opening onto the outside seating terrace.

From the entrance hall a staircase rises to the first floor offering; a principle bedroom suite with a range of fitted wardrobes and en-suite shower room, a second large double bedroom with built-in wardrobes and a Jack and Jill en-suite bathroom, a further double with built-in wardrobes and another good size bedroom.

From the first floor landing a staircase rises to the second floor offering a large bedroom/games room/office with access to the eaves storage space.

Council Tax: G EPC: E

Oil fired central heating and mains drainage





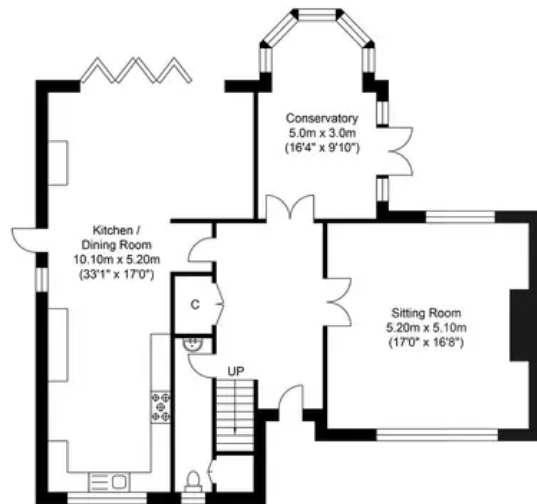
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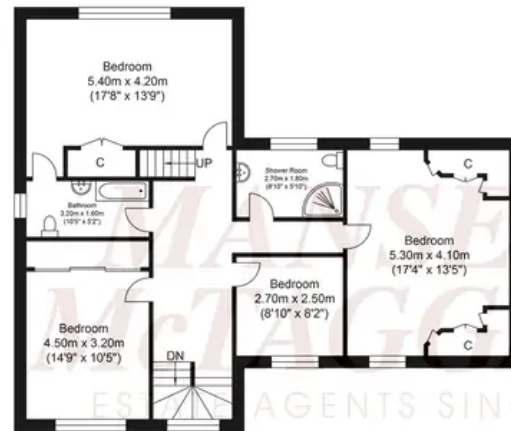
Outside the south facing rear garden is mainly laid to level lawn bordered by mature trees and shrubs, a seating terrace immediately adjoins the rear of the property and a side passage provides access front to rear. The property is approached via a long driveway leading to the detached double garage which offers power and light.

6 The Green forms part of a peaceful cul de sac off School Lane, situated in a semi-rural location in the heart of the highly desirable village of Blackboys within striking distance of the popular Blackboys Inn and a highly regarded local primary school. Blackboys is surrounded by areas of outstanding natural beauty and is conveniently placed within a short distance of Uckfield and Heathfield Town Centres offering a range of shopping and leisure facilities including numerous bars/restaurants, a cinema, public library and supermarkets as well as providing a railway service station to London. The nearby village of Buxted also provides a railway service to London (London Bridge approx. 1hr 07mins). The nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuter service to London (Victoria/London Bridge approx. 47 mins) whilst the motor way network, the A/M23, can be found to the west of Haywards Heath. The picturesque 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's world famous Winnie the Pooh books, is situated within driving distance offering numerous bridle paths, scenic walks and outdoor pursuits.

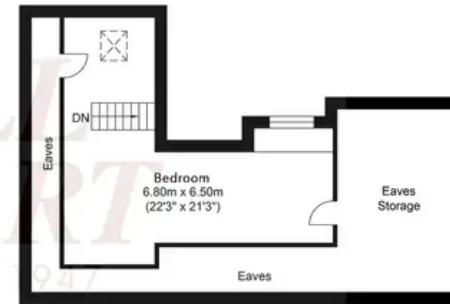




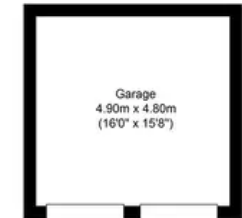
Ground Floor
Approximate Floor Area
1094.04 sq ft
(101.64 sq m)



First Floor
Approximate Floor Area
957.12 sq ft
(88.92 sq m)



Second Floor
Approximate Floor Area
568.76 sq ft
(52.84 sq m)



Garage
Approximate Floor Area
253.16 sq ft
(23.52 sq m)

Approximate Gross Internal Area (Excluding Garage) = 243.40 sq m / 2619.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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