



**Old Stables, Framfield, East Sussex, TN22 5PN**

Guide Price **£1,000,000 – £1,100,000**

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# Old Stables

Framfield, Uckfield

A magnificent 4 bedroom 3 bathroom detached country home occupying a stunning south facing half an acre plot with an attached double garage, detached garden room and gym and a range of outbuildings. Situated on the outskirts of this ever desirable village.

Old Stables is believed to have been built in 1886, a former coach house and stables for Framfield Manor and converted in the 1950's to an imposing country home. The property has been partly improved over the recent years, impeccably finished and boasts largely open plan living accommodation on the ground floor with underfloor heating and 3 en-suite bedrooms on the first floor. Outside the gardens have been beautifully arranged with a secluded walled garden with hot tub, a large pond, a vegetable garden with fruit cages and a recently converted brick outbuilding serving as a bar.

The accommodation is arranged over 2 storeys and extends to 1887 sq ft entered via an entrance hall with a shower room and continuing through to the most distinguishing feature of the home - the kitchen/family/sitting room. Made up of a newly fitted bespoke kitchen to one side with a matching range of units with antique brass ware and taps, a freestanding Aga and continuing through to a dining room with French doors leading to the walled garden.







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The sitting room enjoys a double aspect with an exposed brick feature wall and an attractive fireplace with wood burning stove and a set of French doors leading to the formal gardens. Found to one side of the hallway is a large utility/boot room.

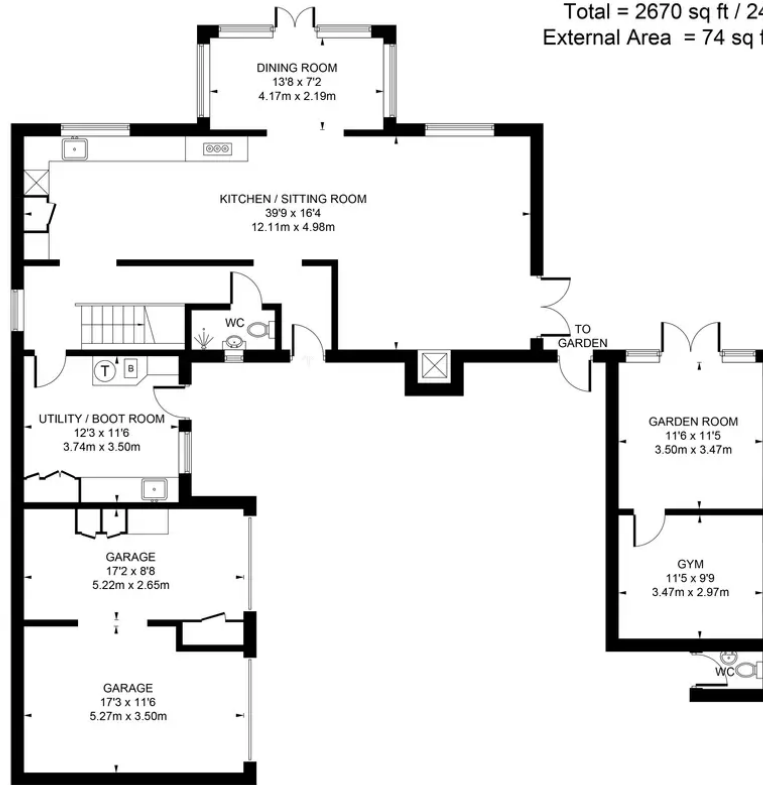
The first floor provides, a spacious landing with the principal bedroom having a double aspect with built-in bespoke wardrobes and an en-suite shower room comprising of a walk-in shower with glass screen and underfloor heating. There are two further en-suite bedrooms with bedroom 2 having a roll top bath and a 4th bedroom.

Outside, the front of the property is approached via wrought iron gates, a driveway providing parking for a number of vehicles and the attached double garage with electric up and over doors. Adjoining the rear of the property is a brick paved terrace where you will find the detached brick summer house, gym and adjoining gardeners toilet. The formal gardens are laid to lawn with a beautiful large pond, a well screened treehouse and play area, a parking area with five bar gate giving access to the lane and the bar. The vegetable garden is full of produce and has a number of fruit trees and fine box hedging, all enjoying a fine back drop of woodland beyond. The walled garden encloses a well-tended lawn with a hot tub to one side.

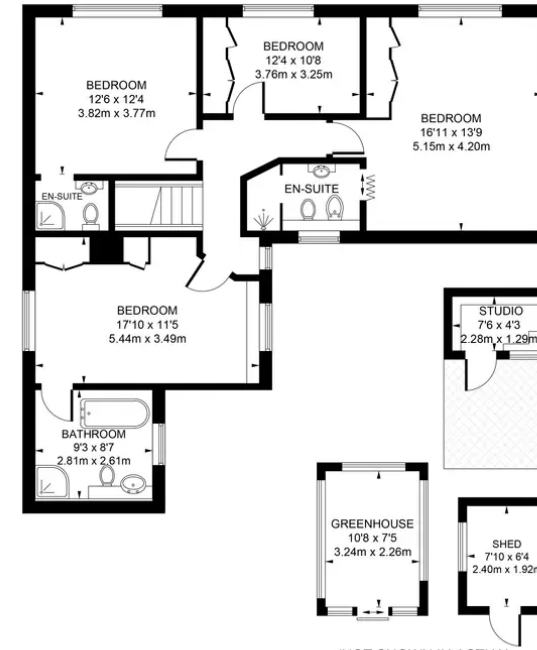


# Old Stables, Blackboys Road, Framfield, TN22

Approximate Gross Internal Area = 1887 sq ft / 175.3 sq m  
Garage = 356 sq ft / 33.1 sq m  
Outbuildings = 427 sq ft / 39.7 sq m  
Total = 2670 sq ft / 248.1 sq m  
External Area = 74 sq ft / 6.9 sq m



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID788698)

## Mansell McTaggart Uckfield

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