



2 Westrow House Rocks Lane, High Hurstwood, TN22 4BN

Guide Price £700,000 – £750,000

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2 Westrow House Rocks Lane

High Hurstwood, Uckfield

An outstanding 5 bedroom 2 bathroom semi-detached Edwardian country home occupying a pleasant corner plot set behind a large gravel driveway, situated off a peaceful country lane.

2 Westrow House is a distinctive country home with a red brick façade with attractive gables, underneath a clay hipped roof. The property has been significantly improved by the current owner over the years, finished to an impeccable order and features a stunning kitchen/diner and stylish bathroom suites. The property is leasehold for the soul purpose to preserve the original features of the dwelling.

The accommodation is arranged over 3 storeys extending to 1946 sq ft boasting a wealth of period features. The property is entered via a communal entrance which continues through to the private entrance hallway with a staircase rising to the first floor. There is a sitting room which enjoys a double aspect with 2 bay windows and a attractive marble fireplace. The kitchen/diner is a distinguishing feature of the home, fitted with a matching range of handleless units with integrated appliances and a personal dooring giving access to the rear garden.

The first provides two large double bedrooms with the principal bedroom found at the front and a shower room nearby. Three double bedrooms and a family bathroom occupying the third floor. The family bathroom features a separate glazed shower cubicle and a freestanding bath.





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Outside, the front of the property is approached via a five bar gate and a gravel driveway. A further gate provides access to the private rear garden which is predominately laid to level lawn with a flagstone seating terrace. There are established border, a timber shed and boiler house which provides storage and space for an additional fridge/freezer. The whole enclosed by hedging and enjoying a good degree of seclusion.

EPC C - Council Tax E

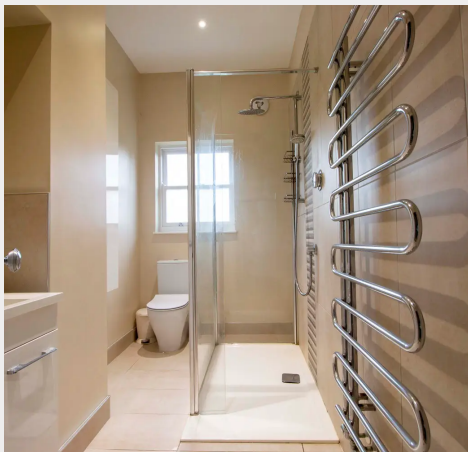
Tenure: leasehold - 999 years from 24.6.1987

Ground rent: peppercorn - Shared sewage treatment plant

Service charge: £61.92 per month for building insurance.

Freeholder: resides in the adjoining property.

The property is beautifully situated in a peaceful semi rural location in an area of outstanding natural beauty surrounded by open fields and countryside forming part of this sought after village. High Hurstwood offers a highly regarded village primary school, a church, village hall and the village Inn, The Hurstwood. The village of Buxted is nearby and offers a primary school, a doctors surgery, a church, local inns, a village store and a railway station.



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Approximate Gross Internal Area = 1946 sq ft / 180.7 sq m

Boiler House = 37 sq ft / 3.6 sq m

Total = 1983 sq ft / 184.3 sq m

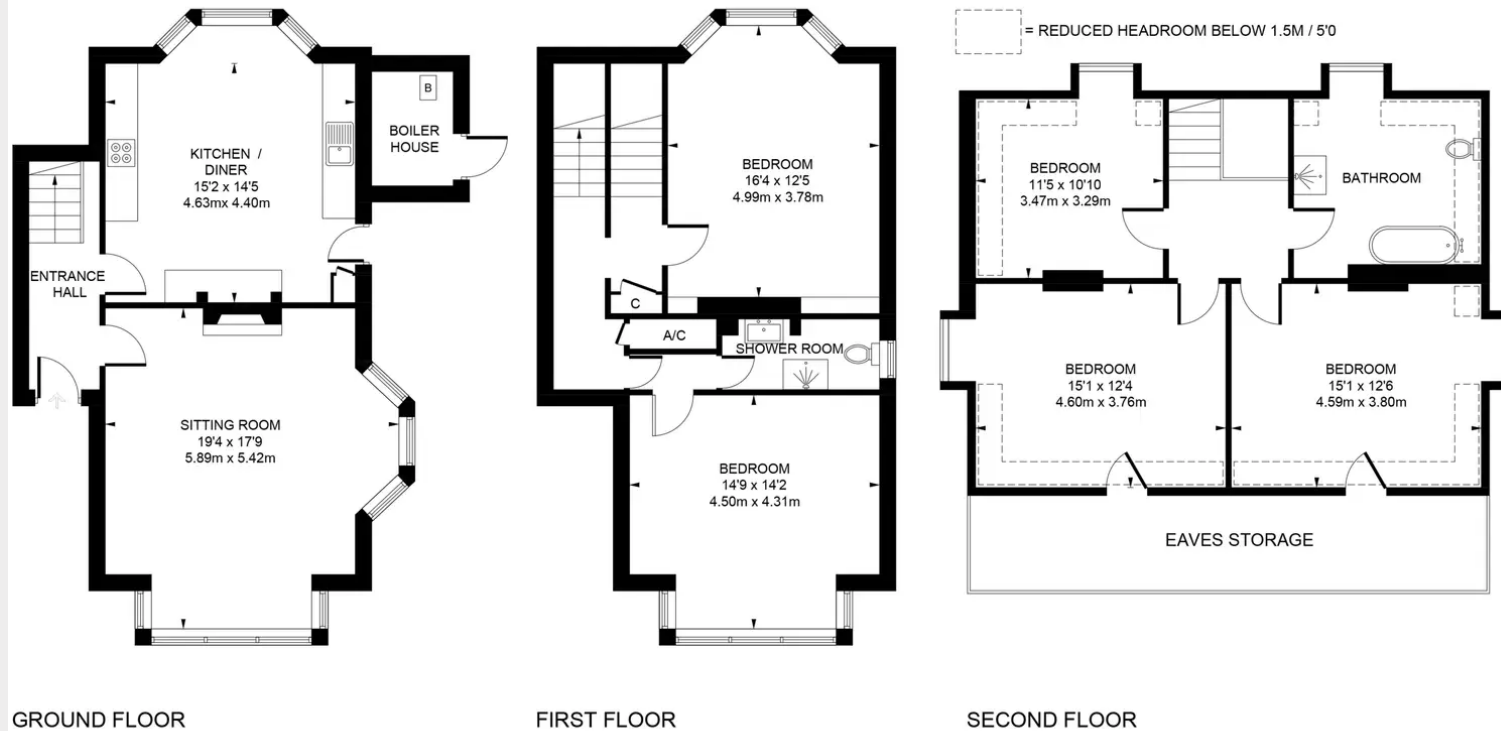


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromap ltd.co.uk (ID1091117)

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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