



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

OIEO £650,000

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## 2 Westrow House Rocks Lane

High Hurstwood, Uckfield

A most distinctive country home offering vast accommodation of 1946 sq ft, arranged over 3 storeys with five large double bedrooms, perfect for a large or growing family. Situated in one of the area's most desirable villages with a COE primary school, village hall and a fabulous gastro pub – The Hurstwood.

High Hurstwood village offers a wonderful sense of community, with a popular primary school and property is rarely seen to come to the market. The village is within easy reach of two towns with great amenities – Uckfield is within 3.4 miles to the south and 5.6 miles to the north is Crowborough. Both railway stations direct to London.

Westrow House was divided into two dwellings in 1987 with a 999 year lease, with no ground rent, just a small annual service charge for a water treatment plant and shared building insurance. Viewing is highly recommended to appreciate the sense of space, finish and situations of the home.

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 with Aqualisa showers.







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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.

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 borders, a timber shed and boiler house which include storage and a space for an additional fridge/freezer. The whole is enclosed by hedging and enjoys a good degree of seclusion.

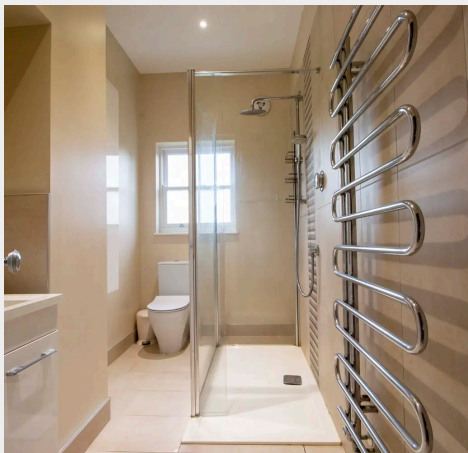
999 year lease granted in 1987; service charge £61.92 per month.

EPC C – Council Tax E

Tenure: leasehold

Service charge: £61.92 per month for building insurance.

Freeholder: resides in the adjoining property.



## Rocks Lane, High Hurstwood, Uckfield

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

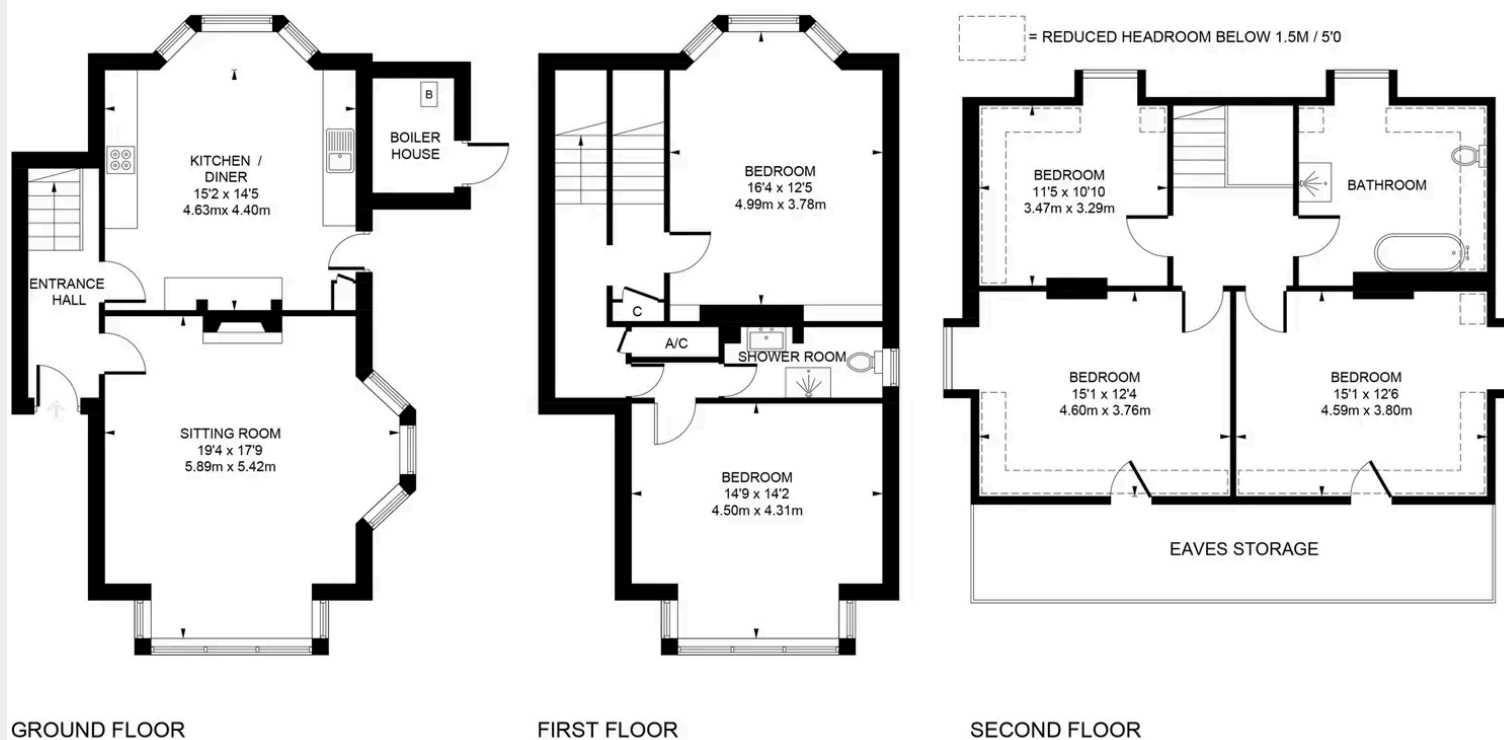


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID1091117)

## Mansell McTaggart Uckfield

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