



Horney Common, Nr Nutley

Uckfield, East Sussex, TN22 3LW

Guide Price £1,200,000 to £1,300,000

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Waterside House Old Forge Lane

Horney Common, Uckfield

An exceptional 4 bedroom 3 bathroom detached country home occupying a stunning plot of an acre with a detached double garage, outdoor kitchen and a range of outbuildings. Situated off a rarely used country lane on the edge of the Ashdown Forest.

Waterside House lies well within its plot behind tall timber electric gates enjoying complete seclusion. The property was constructed in 2011 and offers many modern luxuries as well as underfloor heating throughout the ground floor. Over the years the current owners have significantly improved the property, remodifying the layout in part to the ground floor accommodation and in addition installed air conditioning units within the sitting room and principal bedroom. Externally, the rear garden has been fully landscaped, there is an impressive outdoor kitchen with wood burning pizza oven to one side, solar panels which generate a FIT payment of £650.00, EV charging point and a substantial workshop with power and light connected, a chicken run with electric door and vegetable garden.

The property is entered via a central reception hall with a cloakroom found nearby and a study to the front. The sitting room enjoys a triple aspect with a fireplace and wood burning stove. Continuing from the reception hall double doors flow through to a dining room. The kitchen/breakfast room enjoys a double aspect with bi-fold doors. The kitchen is made up to one side by a range of matching oak units, there is a central island with stone worksurface and a separate utility room.





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The first floor provides a landing, a principal bedroom with dressing room and en-suite bathroom with his and hers sink, an enclosed shower and a corner bath. The guest room has a dressing area and ensuite shower room. There are 2 further double bedrooms and family bathroom comprising a white suite with a separate shower cubicle.

Outside, the front to the property is approached via tall timber electric gates with a long brick paved driveway which leads to a parking area with electric charging point and in turn leads to the detached double garage. The rear garden is a particular feature of the property having been beautifully landscaped with a generous terrace for entertaining and a well equipped outdoor kitchen with bar and pizza oven. Shallow steps rise to a level lawn, to one side is the workshop, woodstore, chicken run and vegetable garden, the whole flanked by stunning well stocked flower and shrub beds.

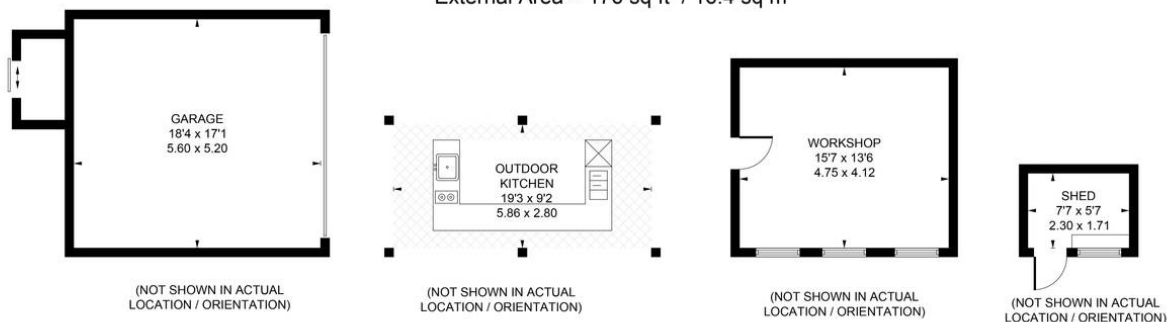


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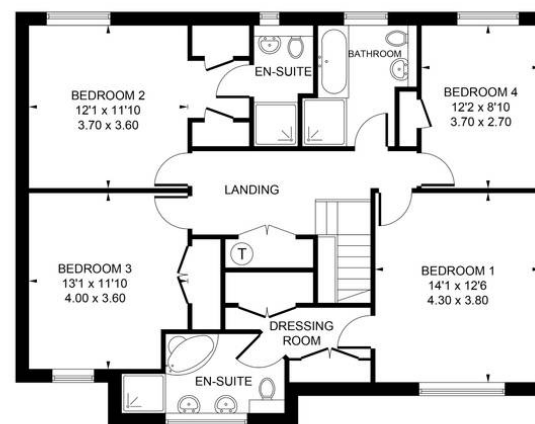
Council Tax band: G

Tenure: Freehold

Approximate Gross Internal Area = 2091 sq ft / 194.3 sq m
Outbuildings = 589 sq ft / 54.7 sq m
Total = 2680 sq ft / 249 sq m
External Area = 176 sq ft / 16.4 sq m



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1095424)

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