



**2 The Marlows School Lane, Hadlow Down. TN22 4HY**

**Offers in the region of: £795,000**

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## 2 The Marlows School Lane

Hadlow Down, Uckfield

A beautifully finished and exceptionally spacious 4 double bedroom, 3 bath/shower room newly converted executive townhouse boasting an air-source heat pump, underfloor heating, electric car charging point, integrated Bosch appliances among many other luxury features.

Enjoying approximately 2,400 sq feet of stunning accommodation this magnificent house was converted in 2020 to an exacting standard and benefits from, in brief, on the ground floor; an entrance hall with downstairs WC, an impressive 27 ft kitchen/dining/family room the kitchen enjoying a range of matching units to eye and base level, integrated Bosch appliances, a stylish peninsula with breakfast bar and Quartz worksurfaces. At the far end of the room is a set of bi-folding doors opening onto the outside seating terrace and a useful utility room also offering external access.

Across the entrance hall is an equally impressive living room boasting two sets of bi-folding doors.

From the entrance hall a staircase rises to the first floor, offering; a guest suite with a range of fitted wardrobes, an en-suite shower room and a dressing room, a four piece family bathroom with a bath and freestanding shower cubicle and two further large double bedrooms, one of which benefits from two walls of wardrobes.

From the first floor landing a staircase rises to the second floor principle bedroom suite with a beautifully fitted en-suite bathroom with a bath and separate walk-in shower, the bedroom is a delightful space filled with light and impressively spacious.





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Outside the South facing rear garden is mainly laid to level lawn and flanks the property on two sides, a seating terrace immediately adjoins the rear of the property accessed by three sets of bi-folding doors and the personal door into the utility room.

The front of the property is approached via a private road with parking allocated for 3 cars and an electric car charging point.

The Marlows is in the heart of the popular village of Hadlow Down with a primary school, picturesque church, village hall, village inn and Wilderness Wood which boasts a tearoom and playground. Buxted village is within short driving distance and offers a local store, a railway station with services to London (London Bridge: 67 minutes approx). The market town of Crowborough, Uckfield and Heathfield are about five miles and offer a comprehensive range of shopping and leisure facilities. The area is well served for a range of primary and secondary schooling both in state and in the private sector. The nearby A272 offers a swift access towards Haywards Heath which not only offers a fast and regular railway service to London (Victoria, London Bridge) both approximately 47 minutes but provides access to the nearby A/M23 into London. The picturesque Ashdown Forest is within a short drive and offers scenic walks and bridlepaths. The coastal towns of Brighton, Eastbourne and Hastings are all within 25 miles.

Council Tax band: F- EPC- B

Air source heating and mains drainage



# The Marlows, Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 221.6 sq m / 2385 sq ft

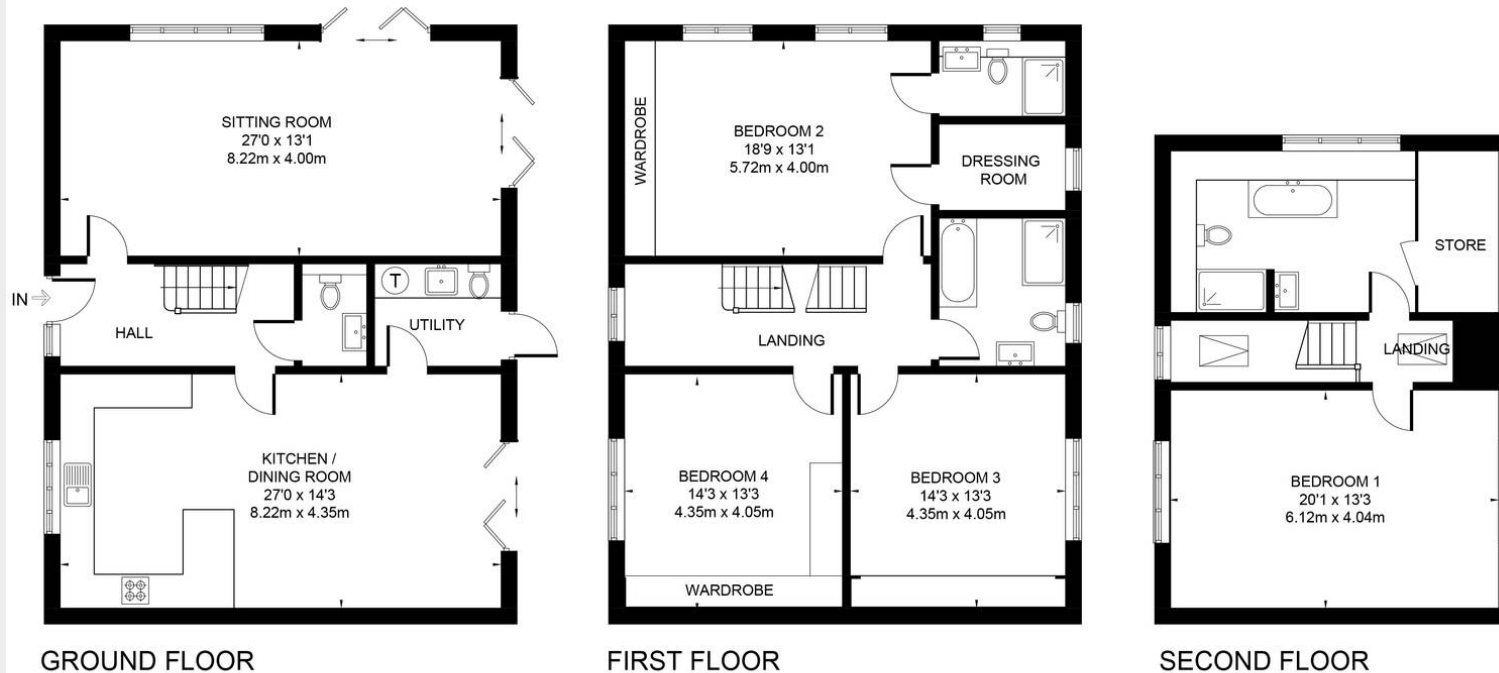


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapLtd.co.uk](http://www.enviromapLtd.co.uk) (ID1129793)

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