



**Herons Cottage, Uckfield Road, Herons Ghyll. TN22 4BY**  
Uckfield

Guide Price £875,000 – £895,000

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# Herons Cottage Uckfield Road

Herons Ghyll, Uckfield

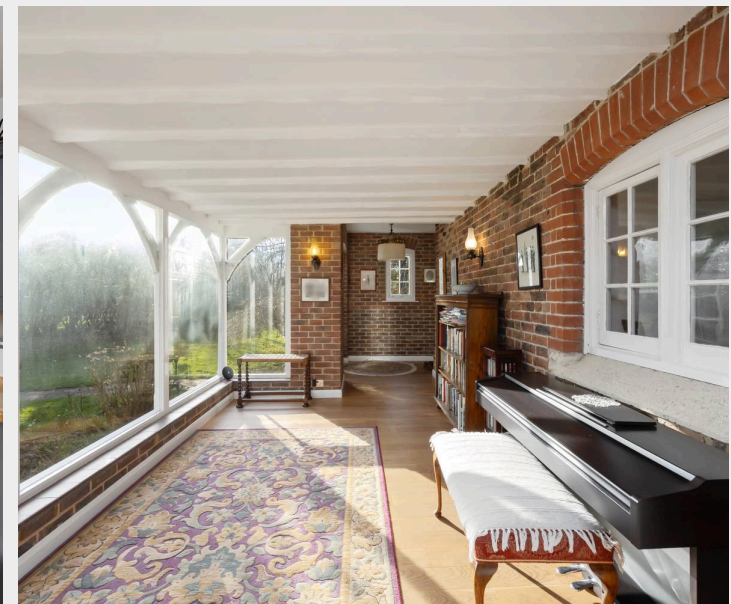
A stunning and beautifully renovated 4 double bedroom, 2 bathroom attached Victorian lodge boasting a wealth of period features, enviably position on the edge of the Ashdown Forest enjoying a delightful plot of 2 acres while enjoying in excess of 2,000 sq ft of accommodation.

This magnificent home has been completely renovated by the current owners to an exacting standard and benefits from, in brief, on the ground floor; an impressive entrance hall with a wall of glass overlooking the front of the property, a spacious dining room, a country kitchen breakfast room with a range of shaker style units to eye and base level and a door providing access to the rear garden, an stunning triple aspect vaulted ceiling living room with two sets of sliding double doors and a log burning stove and a useful downstairs WC.

The north wing of the downstairs provides a double bedroom and a principal bedroom suite with a generous bedroom and a beautifully fitted four piece bathroom boasting a bath and separate walk in shower.

From the inner hallway a staircase rises to the first floor offering two further double bedrooms and a modern family bathroom.

The property is approached via a long driveway leading to the substantial parking area also boasting a double car port.







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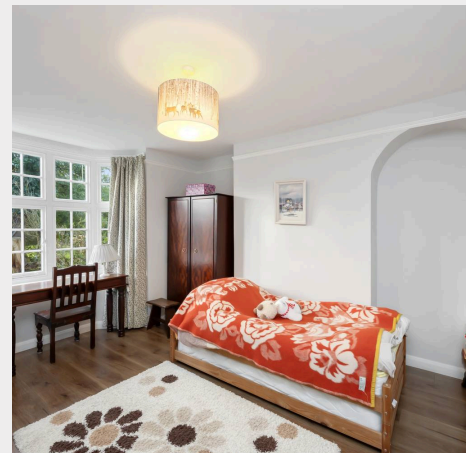
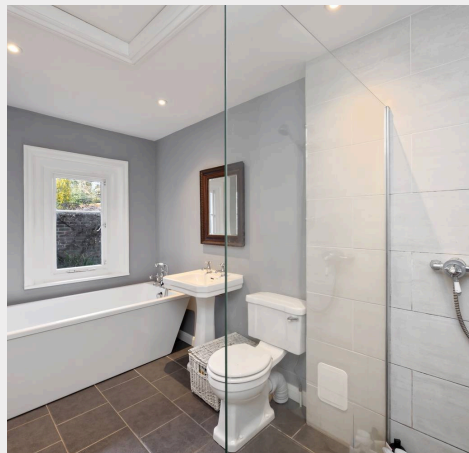
Herons Ghyll, Uckfield

Outside the gardens and grounds are a particular feature extending to 2 acres of formal gardens, paddock and an orchard.

The formal garden to the rear is mainly laid to level lawn bordered by mature trees, the paddock is currently a wildflower meadow but could be used for a variety of recreational or sporting pursuits. The Orchard at the front of the property hosts a variety of fruit trees.

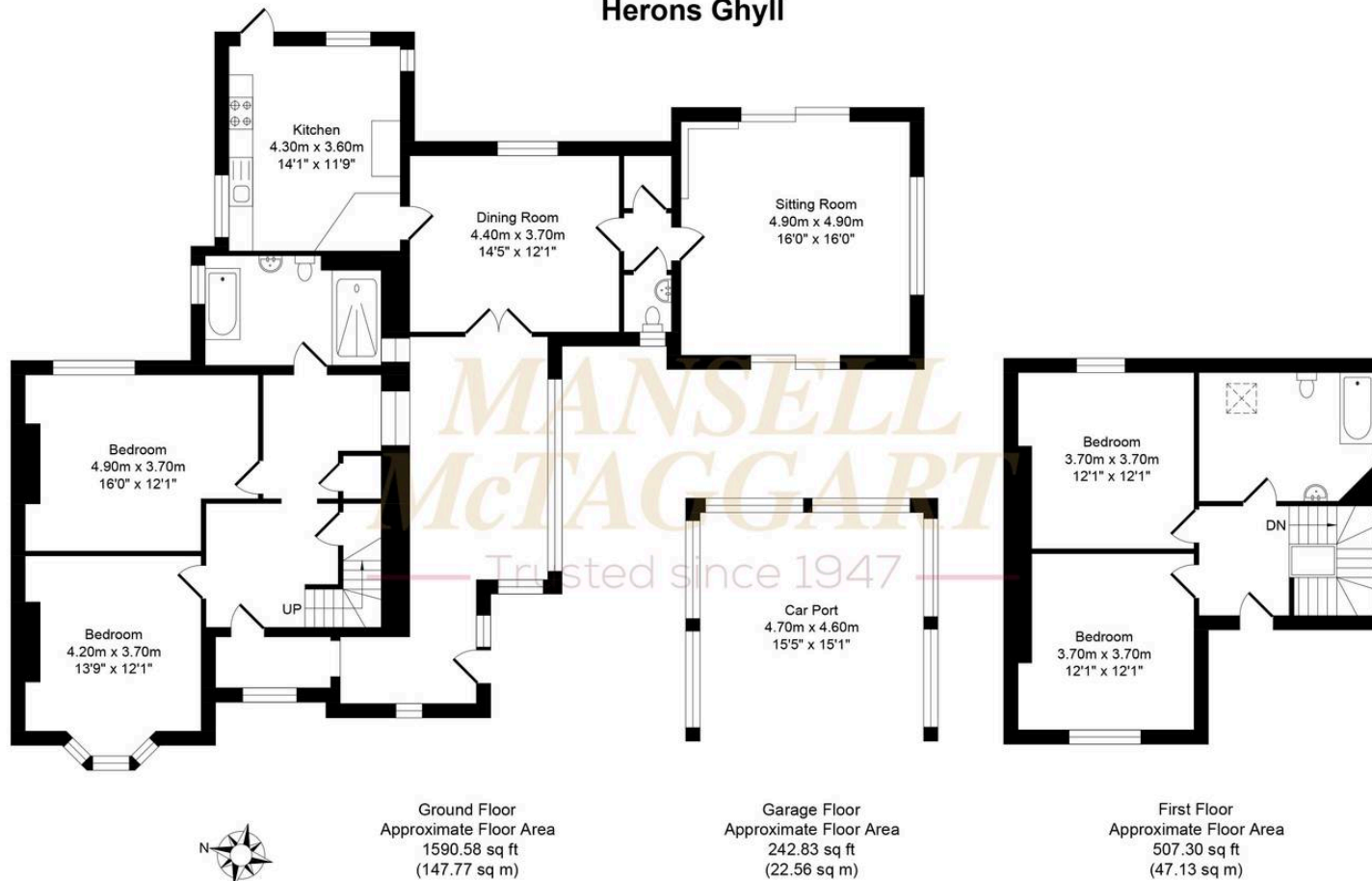
Herons Ghyll forms an area of outstanding natural beauty yet boasts swift links to the A26, A272 and the A22 all providing access to the M25. The village of Fairwarp with its church, public house and village hall lies approximately one mile distant to the southwest whilst a comprehensive range of shopping and leisure facilities can be found in nearby Uckfield which offers numerous bars/restaurants, a cinema, public library, supermarkets, and a railway station offering services to London.

The breath taking 6.500 acre Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books is accessible from the house on foot and provides vast scenic walks and meandering bridle paths. Tunbridge Wells and Haywards Heath are about about 10 miles distant and provide main line train services to London. From Tunbridge Wells there is a train service to London (Charing Cross/London Bridge in about 49 minutes) whilst in Haywards Heath there is a main line train service to London (London/Victoria approximately 47 minutes)





## Herons Ghyll



Approximate Gross Internal Area (Excluding Carport) = 194.9 sq m / 2097.88 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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