



**Willow House, Coopers Green. TN22 3AA**  
Uckfield

Offers in Region of **£950,000**

**MANSELL  
McTAGGART**  
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# Willow House

Coopers Green, Uckfield

An exceptional four bedroom four bath/shower room detached character home, occupying a stunning plot of approximately 1/3 acre with an outdoor swimming pool and additional 'secret garden' affording nearly 2,000 sq ft of accommodation.

Willow House is a fine country home situated in a semi rural setting yet within close proximity to Uckfield town centre. The property lies well within its plot beyond a long driveway, a particular feature of the home is a 'secret garden' found to the far rear of the boundary and offers scope for a home office. The property has been beautifully maintained, offering spacious accommodation and character features over two storeys.

The property is entered via an entrance vestibule which continues through to an entrance hallway. There is an impressive and largely open plan living area which provides a dining room and sitting room with a wood burning stove and stone fireplace surround. The kitchen breakfast room is fitted with a matching range of units to eye and base level with a set of French doors opening to the rear garden. Beyond the kitchen is a large utility room and downstairs shower room, a versatile further reception room downstairs could be used as a sitting room, study, playroom or 5th bedroom.

From the entrance hall a staircase rises to the first floor, offering; a principle bedroom with a range of fitted wardrobes, a dressing area and en-suite shower room, a second en-suite bedroom, a four piece family bathroom with bath and separate shower cubicle and two further double bedrooms both of which have fitted wardrobes.





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Outside the rear garden is a particular feature, mainly laid to level lawn bordered by mature trees and hedges, a seating terrace immediately adjoins the rear of the property with a swimming pool and substantial timber workshop/shed. At the far end a gate leads to a 'secret garden'. The front of the property is approached via a long driveway providing parking for several vehicles leading to the garage.

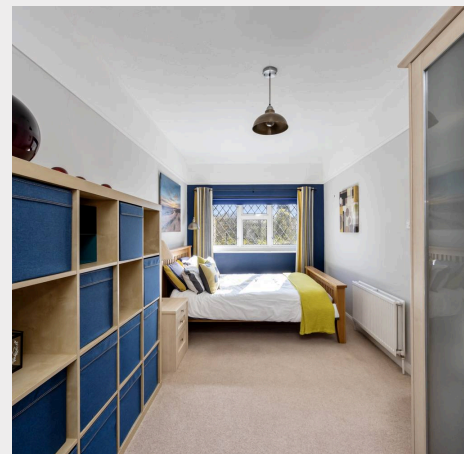
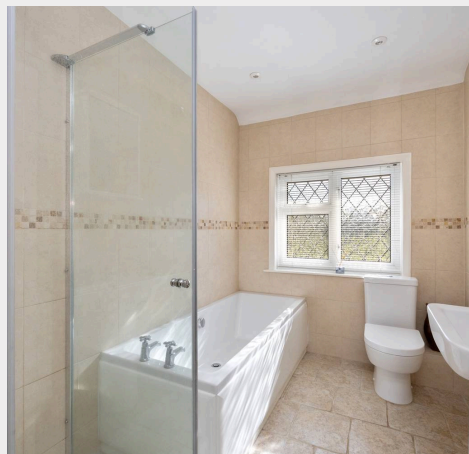
The property is situated in a uniquely semi-rural position yet towards the northern outskirts of Uckfield town centre which offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre. Uckfield boasts a wide selection of schools for all age groups including a sixth form community college.

The near by A272 provides swift vehicular access to Haywards Heath which offers an excellent commuter train service to London (Victoria/London Bridge both approximately 47 mins) whilst the motorway network of the M23/25 is also easily accessed west of Haywards Heath at Bolney village. The coastal resorts of Eastbourne and Brighton city centre are also close by.

Council Tax band: G

EPC rating: D

Mains gas and mains drainage



## Coopers Green Road



Garage  
Approximate Floor Area  
277.38 sq ft  
(25.77 sq m)

Ground Floor  
Approximate Floor Area  
1066.05 sq ft  
(99.04 sq m)

First Floor  
Approximate Floor Area  
865.41 sq ft  
(80.40 sq m)



Approximate Gross Internal (Excluding Garage) Area = 179.44 sq m / 1931.46 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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