



School Lane, Hadlow Down, East Sussex, TN22 4JD

£465,000 to £485,000

**MANSELL
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School Lane

Hadlow Down, Uckfield

A deceptively spacious and beautifully presented 3 bedroom semi-detached village home enviably position on this quiet country lane a short walk from the village green, local primary school, public house and Wilderness Wood.

Occupying a generous plot this impressive home has been sympathetically extended and much improved by the current owners with the installation of a host of smart home features, a new luxury kitchen with high end appliances, new flooring throughout and benefits from, in brief, on the ground floor; a new luxury kitchen with a range of matching units to eye and base level, high end appliances and quartz worksurfaces, a living room with double doors opening onto the outside seating terrace, a family room with a large storage cupboard and a formal dining room with an atrium skylight and double doors opening onto the outside seating terrace.

From the entrance hall a staircase rises to the first floor, offering; a principle bedroom with a range of fitted wardrobes, a generous second bedroom with a large built-in wardrobe, a modern family bathroom and a third double bedroom.

Outside, the rear garden is a particular feature, south westerly facing and mainly laid to level lawn bordered by mature trees and hedges with a seating terrace immediately adjoining the rear of the property.





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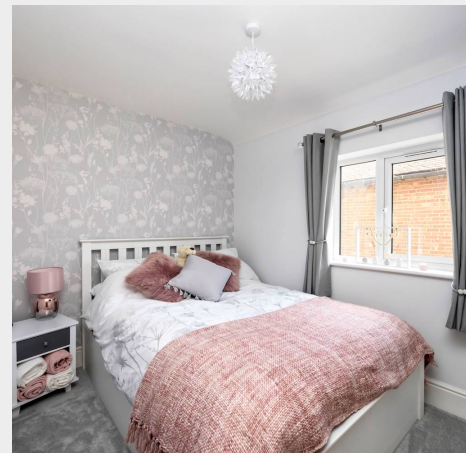
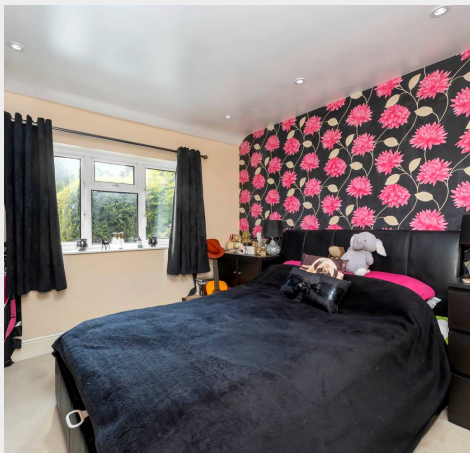
The front of the property is approached via a five bar gate providing access to the driveway which offers parking for 2 vehicles and in turn leads to the attached garage boasting power and light. A flagstone pathway leads to the covered entrance.

Council tax band: C

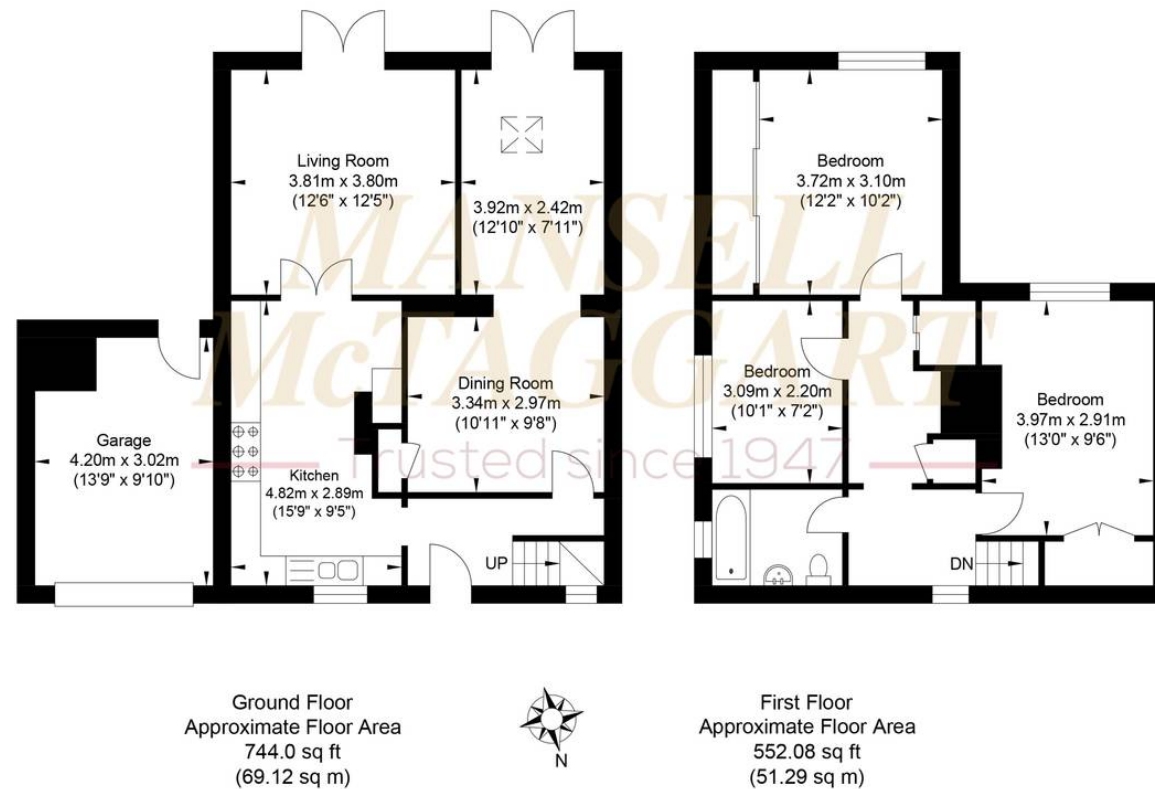
EPC rating: TBV

Electric boiler and mains drainage

School Lane is positioned in a delightful rural location in 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's of Crowborough, Uckfield and Heathfield are about five miles and offer a comprehensive range of shopping and leisure facilities.



School Lane Cottage



Approximate Gross Internal Area (Including Garage) = 120.41 sq m / 1296.08 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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