



1 Sunnybrooke Close, Uckfield, East Sussex, TN22 1EY

In Excess of **£1,200,000**

**MANSELL
McTAGGART**
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1 Sunnybrooke Close

Uckfield

An outstanding and substantial six bedroom five bathroom detached executive style family home occupying a pleasant south facing corner plot with an outdoor heated swimming pool, pool house and detached garage. Situated in a peaceful position adjoining the nature reserve and within walking distance of the town centre.

This exceptional property was constructed by Berkely Homes and forms part of an exclusive and private development. The property lies well within its plot, set beyond a long private driveway with a south facing garden and the backdrop of the nature reserve to the rear. The property has been much improved and remodified by the current owners over the years. The integral garage has been converted to provide an open plan living area, a bedroom/office and a shower room and within the rear garden is a stunning swimming pool and pool house.

The property is entered via a spacious reception hall with a cloakroom found nearby. There is an impressive double aspect sitting room, a family/dining room, a study, a living room, a separate bedroom/office and a shower room. The kitchen/breakfast room is beautifully fitted with a matching range of units with a peninsula and breakfast bar. The kitchen continues through the garden room which serves as living/dining area, having an impressive, vaulted ceiling and French doors opening to the seating terrace.





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Continuing through the hallway is a utility room and a staircase rising to the first floor. The first floor provides a large landing, five bedrooms and a family bathroom. The principal bedroom and guest bedroom are en-suite.

Outside, the front of the property is approached via a brick paved driveway way which in turn leads to the detached tandem length garage. The rear garden is predominantly laid to lawn with a stone seating terrace adjoining the rear of the property. The pool is enclosed by picket style fencing and has a timber pool house to one side. The whole enjoying a southerly aspect and much seclusion.

Sunnybrooke Close is an private cul-de-sac situated off Hempstead Lane. The property is ideally positioned within close proximity of Uckfield Town Centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a public cinema and library, supermarkets as well a railway station providing services to London. The area is well served with a wide selection of schooling for all age groups including a nearby sixth form community college and primary school.

EPC TBA

Council tax band G



Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 2710 sq ft / 251.8 sq m

Outbuildings = 437 sq ft / 40.6 sq m

Total = 3147 sq ft / 292.4 sq m

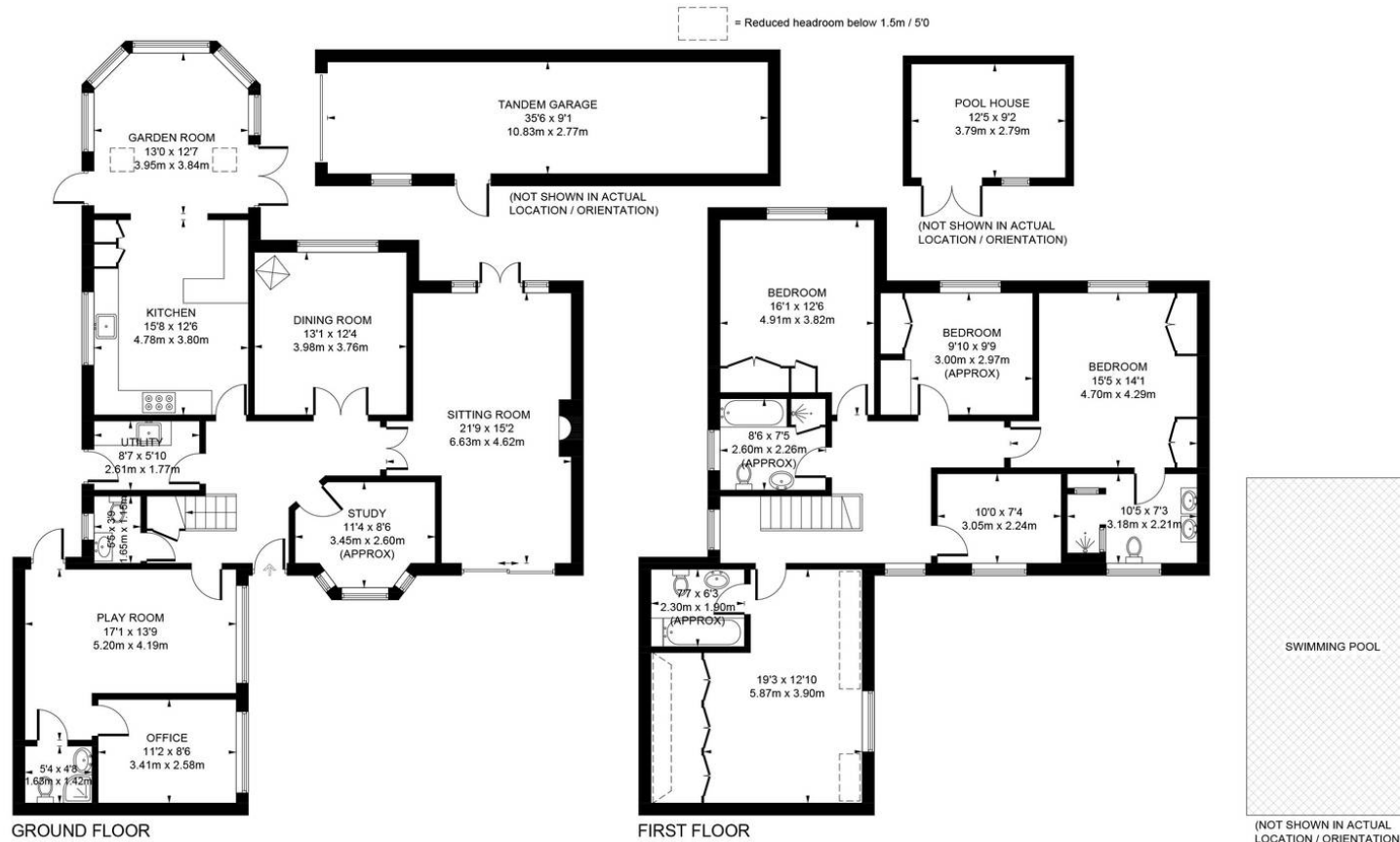


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1215450)

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