



15 Willows Rise, Framfield, TN22 5PH

Uckfield

Guide Price **£400,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

15 Willows Rise

Framfield, Uckfield

An enviably positioned 2 bedroom, 2 bath/shower room CHAIN FREE detached bungalow enjoying a delightful outlook across the neighbouring countryside with a detached garage, parking for several vehicles and modern conservatory.

This delightful bungalow, is beautifully positioned in a traffic free position towards the end of this popular cul-de-sac in the highly sought after village of Framfield and benefits from, in brief; an entrance hall, a kitchen with a range of matching units to eye and base level, an impressive 22 ft living room diner with sliding doors leading to a modern conservatory which in turn offers double doors opening onto the rear garden and enjoys a delightful outlook across the adjacent countryside, a principle bedroom suite with a range of fitted wardrobes and en-suite shower room, a second double bedroom with fitted wardrobes, a family bathroom and a separate WC.

- CHAIN FREE
- Detached bungalow
- 2 double bedrooms
- 2 bath/shower rooms
- Beautiful outlook over neighbouring countryside
- Detached garage and driveway
- Quiet cul-de-sac location
- Conservatory





15 Willows Rise

Framfield, Uckfield

Outside the rear garden offers a beautiful outlook across the neighbouring fields, a seating terrace immediately adjoining the rear of the property, a personal door allows pedestrian access to the garage and a passage provides side access front to rear.

The property is pleasantly positioned within the heart of this sought after village surrounded by open fields and countryside with meandering bridle paths linking with the neighbouring districts. The village itself offers a strong sense of community spirit with the highly regarded primary school, a village pub, a large recreation ground and a picturesque church.

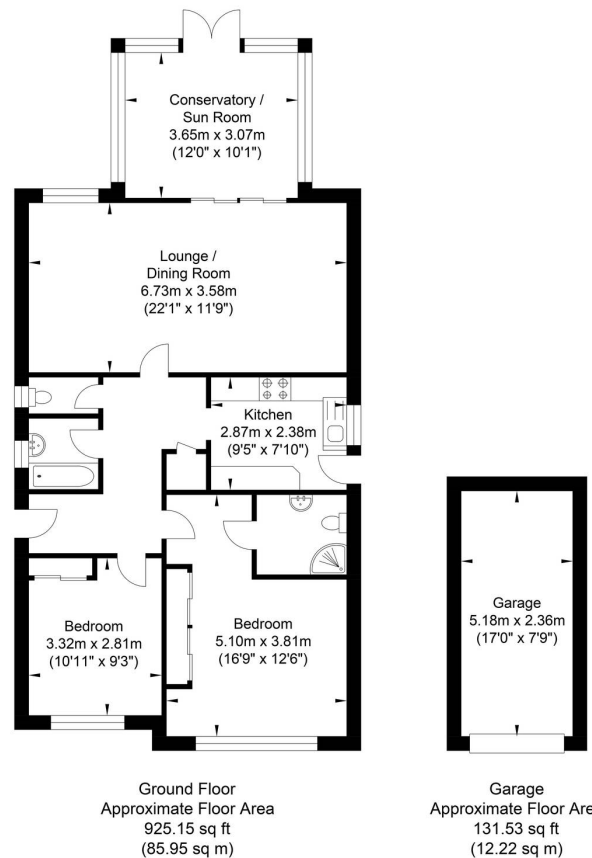
Shopping and leisure facilities can be found in nearby Uckfield offering a comprehensive range of public facilities including a library, numerous bars/restaurants, supermarkets and individual shops. In addition Uckfield offers a railway stations offering services to London, further rail services can be found in nearby Buxted providing swift rail services to London in just over one hour.

Council Tax band: D

Tenure: Freehold



Willows Rise, Framfield



Approximate Gross Internal Area = 98.17 sq m / 1056.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.