



## Pipers Field, Ridgewood

Uckfield, East Sussex TN22 5YH

Guide Price £385,000 – £415,000

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# Pipers Field

## Ridgewood, Uckfield

A beautifully presented and modern 3 bedroom end of terrace family home occupying a generous corner plot of 0.11 acres and two allocated parking spaces. Situated within a quiet courtyard on the southern outskirts of Uckfield.

This delightful home has been much improved over the years and boasts light and spacious accommodation and an impressive plot with potential to create further parking and a garage (stpp). The garden wraps around the property on two sides and benefits from various seating areas to enjoy the sun throughout the day.

The property is entered via a hallway with a cloakroom, a useful cupboard currently used as a utility space and provides access to the modern kitchen fitted with a matching range of units to eye and base level. Off the kitchen is the conservatory benefitting from two sets of doors to the garden, there is also a set of sliding doors that flow nicely into the sitting/dining room with an understairs storage cupboard and another set of French doors leading to an outside seating terrace.

From the entrance hallway a staircase rises to the first floor offering a landing providing access to a large principal bedroom with built-in wardrobes, a second double bedroom, a beautifully fitted and fully tiled bathroom with a separate shower cubicle and bath and a good size third bedroom.

Outside, the generous garden surrounds the property on two sides and benefits from various seating areas to enjoy the sun throughout the day. A decked seating terrace immediately adjoins the rear of the property, the garden is predominantly laid to level lawn leading to a further decked terrace with a timber outbuilding ideal for a home office/gym with power and light connected.







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To the side of the property is a south-westerly facing patio area with a brick built BBQ, a large timber storage shed and a gate providing access to the front.

The front of the property is approached via a communal courtyard, there are two allocated parking spaces to the front with scope to add more by either taking out the front garden or removing part of the wall to the side which could provide space for a garage (stpp).

EPC rating D & Council tax band D

Services: Gas fired central heating and mains drainage

The property is situated on the desirable southern outskirts of Ridgewood forming part of the Pipers Field development. There are numerous playing fields and public recreation areas nearby as well as the Highlands public inn. Uckfield town centre is close by offering a vast array of shops and leisure facilities including a public library and cinema, several bars and restaurants, supermarkets and a popular leisure centre, as well as schooling for all ages including a sixth form community college. The nearby A272 offers swift vehicular access to Haywards Heath and the surrounding areas which also offers a fast and regular service to London (Victoria and London Bridge both approx 47mins) and the motor way network the A/M23 the latter lying west of either Bolney or Warminglid. The coastal resorts of Eastbourne and Brighton city centre are also within driving distance of approx 18/19 miles respectively. The spectacular 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books, is also within close proximity offering extensive scenic walks and bridle paths.

Tenure: Freehold



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Approximate Gross Internal Area = 1202 sq ft / 111.67 sq m  
(Including Office/ Studio)



Illustration for identification purposes only, measurements are approximate,  
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