



Old Forge Lane, Horney Common. Uckfield, TN22 3EL

Offers in Region of £840,000 Freehold

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in brief...

- Exceptional 4 bedroom detached country home
- Occupying secluded 0.36 acre plot
- Detached chalet/home office/studio
- Decked veranda with hot tub
- Stunning kitchen/breakfast room

- Detached double garage
- Adjoining the 6,500 acre Ashdown Forest
- Sitting room with wood burning stove
- Dining room with French doors opening to the decked veranda
- Master bedroom with en-suite



in more detail...

An exceptional four bedroom (two bath/shower room) detached country home occupying a plot of 0.36 of an acre with a detached chalet and double garage. Located on the edge of the breath-taking Ashdown Forest the inspiration behind A.A. Milne's Winnie the Pooh books.

This stunning home has undergone a significant renovation programme throughout, affording spacious and versatile living accommodation on the ground floor. A distinguishing feature of the home is the kitchen/breakfast room with a part vaulted ceiling and an elegant kitchen with Range Induction stove, Ouooker tap providing boiling water, integrated appliances and stylish door furniture.

The bathroom suites have been beautifully fitted with contemporary white sanity ware and have underfloor heating. The property is complemented by tiled flooring to the hallway and cloakroom, karndeian to the living space and wool carpets to the first floor. In addition, the property benefits from a new oil fired boiler and central heating system with Nest, LED lighting and venetians blinds throughout much of the property. The accommodation extends to 2033 sq ft and comprises in brief on the ground floor; an attractive tall timber gabled storm porch, an entrance hallway with cloakroom, a stunning double aspect sitting room with wood burning stove and French doors opening to a rear garden, a separate dining room with further French doors opening to the raised decked veranda, a ground floor bedroom 4/study, an 25'3 x 12'3 impressive kitchen/breakfast room and a separate utility room. The first floor which provides a double aspect master bedroom enjoying a pleasant view towards the adjoining forest with an extensive range of bespoke built-in wardrobes and en-suite bathroom with freestanding bath and separate shower room, two further good sized double bedrooms and a family bathroom.



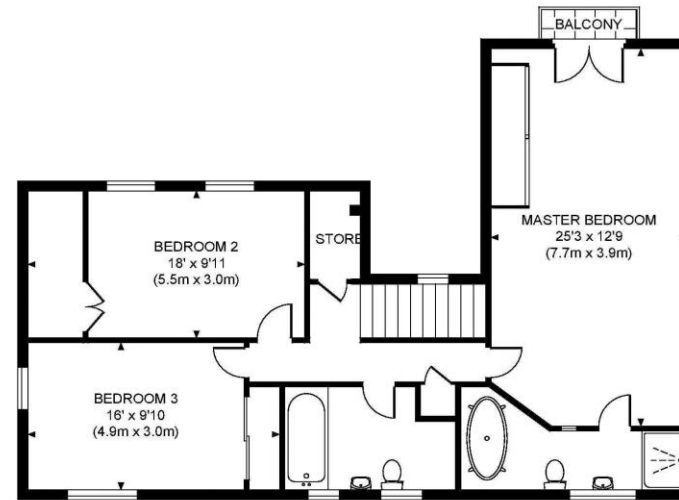
outside and the location...

Outside the front of the property is approached via a five bar gate with a block paved driveway, level lawns and a detached double garage. The rear garden surrounds the property on two sides with a raised decked veranda and hot tub enjoying a pleasant view towards the forest. Within the gardens is an attractive pitched roof chalet, newly carpeted with power and light connected and further timber sheds. N.B: Eco friendly - Solar panels provide hot water and electricity, excess is exported to the grid and provides an annual income.

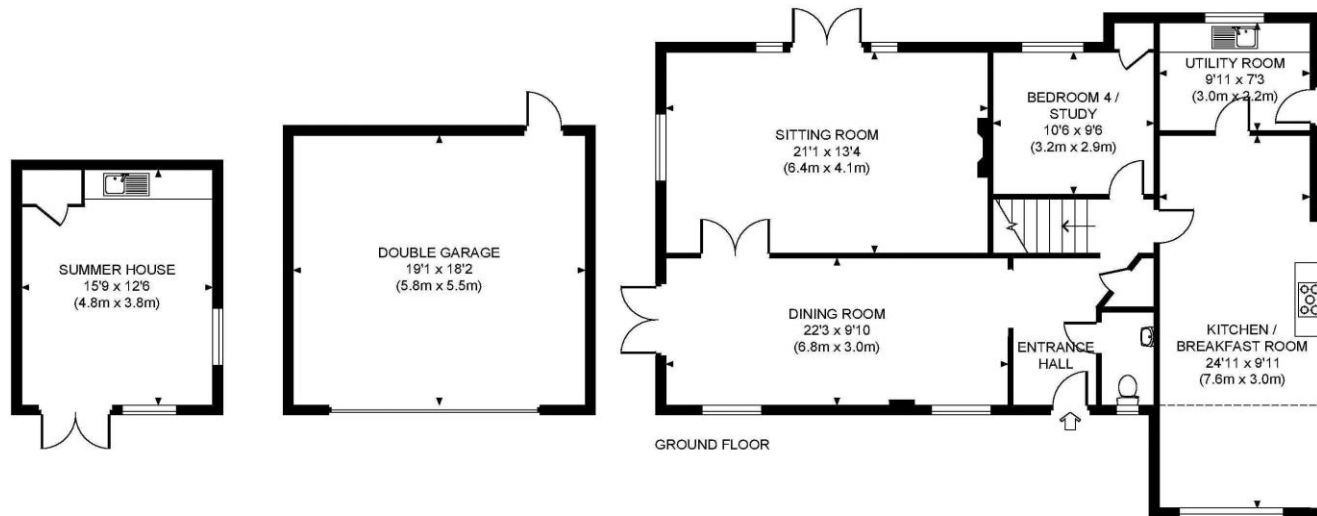
Badgers is beautifully situated in a rural position close to open countryside on the edge of the Ashdown Forest, yet within striking distance of Fairwarp village which offers a public inn, an historic church and a village green. Additional facilities can be found at nearby Maresfield offering a general store, a post office, an additional public inn and a popular primary school. The area itself is considered one of the most desirable locations within the Sussex area and offers exceptional riding, walking and country pursuits across the Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books. Uckfield is approx 3 1/2 miles distant and offer an extensive range of shopping and leisure facilities including numerous bars/restaurants, a public library and cinema, supermarkets as well as comprehensive schooling for all age groups. The town offers a railway service to London in just over an hour and the nearby A272 provides swift vehicular access to Haywards Heath which boasts commuting times to London Victoria (47mins approx). The royal spa town of Tunbridge Wells is also within driving distance and also offers railway links to London Bridge/Charing cross 49 mins.

Please check google maps for exact distances and travel times (property postcode: TN22 3EL)

Approximate Gross Internal Area
 2033 sq ft / 188.8 sq m
 Approximate Gross Internal Area Outbuildings
 539 sq ft / 50.1 sq m
 Total 2572 sq.ft / 238.9 sq.m



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