



Chapel Lane, Blackboys, TN22 5LB

£850,000 Freehold

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## *in brief...*

- 5 Bedroom detached house
  - 4 acre paddock
  - Breath-taking far reaching views
  - Beautiful formal gardens
  - Swimming pool
- En-suite shower room
  - Highly sought after village
  - Close to well-regarded primary school
  - Double garage
  - Quiet rural position





## *in more detail...*

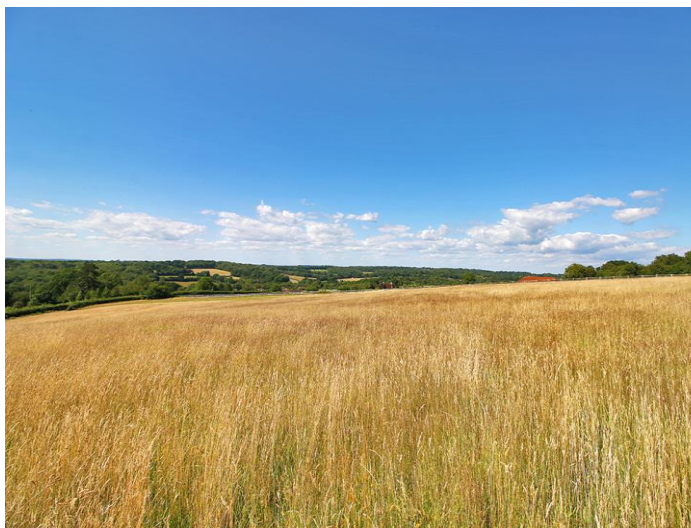
A light and spacious 5 bedroom detached home enjoying breath-taking far reaching views across the neighbouring countryside with approx. 4 acres land, swimming pool, integral double garage, beautiful gardens, balcony, kitchen breakfast room, separate dining room, study, substantial utility.

Occupying a generous plot this spacious family home also benefits from a 4 acre paddock accessible from the garden enviably position on a rural country lane in this highly sought after village.

Enjoying extraordinarily beautiful far reaching views across the neighbouring countryside and generous accommodation extending to approximately 2,566 sq ft this property offers in brief; an entrance porch with quarry tiled floor leading to an entrance hallway providing access to a study/playroom with stunning views, a living room with a door into the dining room, log burner and a wall of sliding doors opening out onto a balcony enjoying the far reaching views, a downstairs cloakroom and the kitchen breakfast room with integrated fridge, Neff hob, Siemens double oven, access to the very large utility room with a butler sink a door leading to the rear garden seating terrace and a door leading to the porch/log store to the side of the property.

The kitchen also provides access to the dining room and a staircase to the lower ground floor play room/studio with a window to the side and a personal door onto the double garage. The separate dining room has sliding doors onto the rear seating terrace and access back into the living room.

From the entrance hall a staircase raises to the first floor galleried landing with a large window overlooking the rear gardens and grounds towards the paddock, the impressive principle bedroom offers an en-suite shower room, a range of fitted wardrobes and views, bedroom 2 a generous double with a built in wardrobes and views, bedroom 3 a further double with built in wardrobes and a views over the rear gardens, a modern bathroom with a shower above the bath and two single bedrooms.



## *outside and the location...*

The gardens and grounds are a particular feature with substantial formal gardens of approximately 1/3 acre and a separate paddock of approximately 4 acres accessible from the gardens or via separate vehicle access further down the lane.

The southerly formal gardens consist of a seating terrace immediately adjoining the rear of the property, a swimming pool with filtration system and air source heat pump, a summer house, dedicated vegetable patch, apple trees, a green house, two timber sheds and access to the paddock.

The formal gardens are mainly laid to lawn bordered by mature trees and hedges, power and water is connected to the gardens and the paddock, the paddock benefits from a field shelter and separate vehicular access further down the lane.

The property is approach via a sweeping driveway leading to the integral double garage and parking for several vehicles, steps take you through the front gardens to the covered entrance porch.

Chapel Lane is conveniently positioned in a quite no through lane within walking distance of the highly regarded primary school and public inn. Blackboys is surrounded by open fields and countryside with numerous pathways and bridle paths linking with the neighbouring districts.

A more comprehensive range of shopping and leisure facilities can be found in nearby Uckfield which offers numerous bars/restaurants, a cinema, public library, supermarkets and other public facilities including a leisure centre and sixth form college as well as railway station with lines to London.

Additional rail services can be found at nearby Buxted village which offers a service to London in just over 1 hour. Haywards Heath with a faster a direct train service to London (Victoria) and London Bridge 47 mins can be accessed via the A272 and is approximately 13 miles distant.

The county town of Lewes and Tunbridge Wells are also within driving distance offering a more comprehensive range of shopping and leisure facilities.

Please check google maps for exact distances and travel times (property postcode: TN22 5LB)

# Ramsden, Chapel lane, Blackboys, TN22

Approximate Gross Internal Area = 238.4 sq m / 2566 sq ft

Summer House = 6.2 sq m / 67 sq ft

Pool House = 5.9 sq m / 63 sq ft

Total = 250.5 sq m / 2696 sq ft

Balcony = 8 sq m / 86 sq ft

Swimming Pool = 42.3 sq m / 455 sq ft

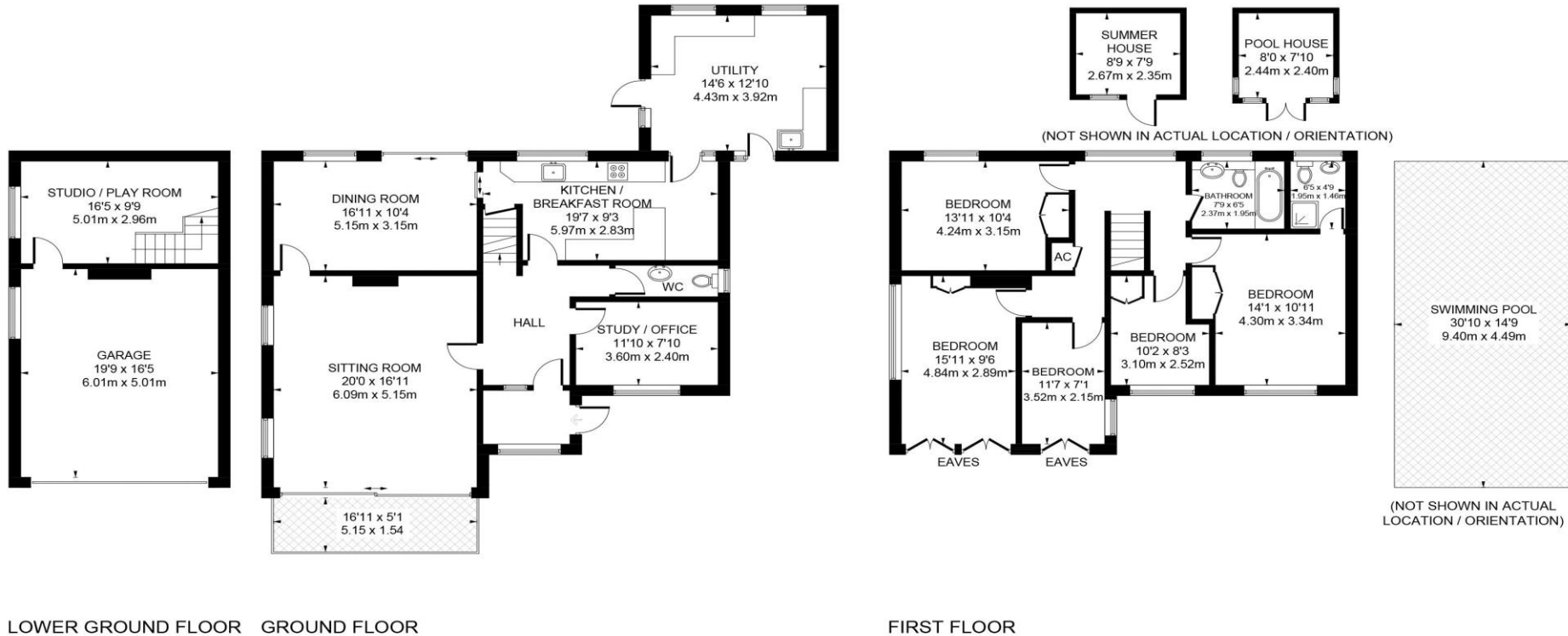


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID656826)

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