



Lewes Road, Blackboys, TN22 5JL

£750,000 Freehold

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# *in brief...*

- A beautifully positioned 4 bedroom detached 1930's country home
- Stunning plot of just under 4 acres
- Surrounded by open countryside
- Scope for enlargement
- Two detached garages

- Impressive triple aspect sitting room with brick fireplace
- Dining room
- Study/office
- Kitchen and a separate utility room
- Master bedroom with en-suite



## *in more detail...*

A beautifully positioned 4 bedroom 2 bathroom detached 1930s country home occupying a stunning plot of just under 4 acres with 2 detached garages. Beautifully positioned off a long driveway and surrounded by open countryside.

Stoneleigh is a most attractive half tile hung 1930s detached county home situated in an unrivalled elevated position enjoying fine views across the grounds. The property offers a wealth of character features with wood block flooring and an impressive brick fireplace to the sitting room. The grounds are a particular feature of the home made up of formal gardens of 0.25 of an acre and two individual paddocks lying either side of the property.

The property offers tremendous scope for enlargement and is in need of some modernisation. The accommodation is arranged over 2 storeys and comprises in brief on the ground floor an entrance porch with cloakroom, a spacious reception hall flowing through to a double aspect dining room continuing through to a separate study/office. There is a 20'1 x 18'3 stunning sitting room with 2 sets of French doors opening to the rear gardens. A kitchen with pantry style cupboard and a utility room.

The first floor provides a large landing, a master bedroom enjoying a double aspect with en-suite shower room, three further bedrooms, a family bathroom and a separate toilet.



## *outside and the location...*

The property is approached via a long shared driveway which meet the private drive of the home and in turn the pitched roof garage. A further garage lies to one side. The formal gardens surround the property on all sides and are mainly laid to lawn with a greenhouse and timber shed. A gate gives access to the additional paddock.

Stoneleigh is conveniently positioned off a long drive found almost opposite Blackboys Baptist Church. Blackboys is surrounded by open fields and countryside with numerous pathways and bridle paths linking with the neighbouring districts. There is a public Inn and primary school located in the village centre.

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 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 towns 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 5JL)

# Lewes Road, Blackboys, TN22



Approximate Gross Internal Area = 1665 sq ft / 154.7 sq m  
Garage = 181 sq ft / 16.8 sq m  
Shed = 68 sq ft / 6.3 sq m  
Total = 1914 sq ft / 177.8 sq m

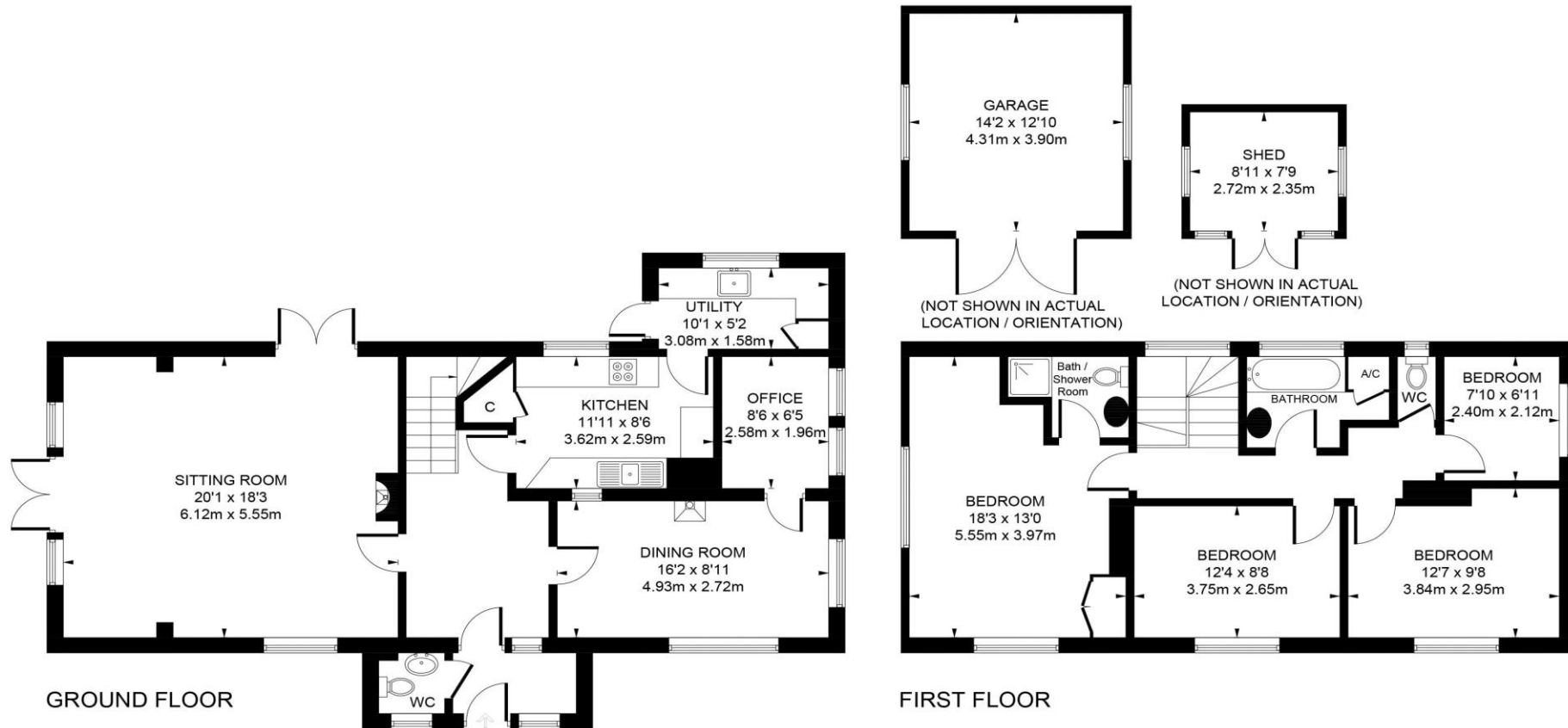


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID684956)

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