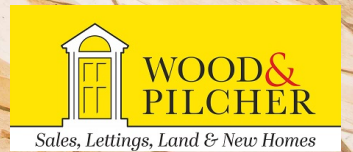


REAR VIEW

PIPPINS HURSTWOOD ROAD
UCKFIELD - OFFERS IN EXCESS OF: £795,000



Pippins

Hurstwood Road, High Hurstwood,
Uckfield, TN22 4BE

**Open Plan Dining/Family Room With Large Rear Terrace
Kitchen - Inner Hallway - Sitting Room - Study - Utility
Room - WC - Lower Ground Floor Bedroom/Annexe
Ancillary Accommodation With Wet Room & Rear Decked
Area - Main Bedroom With En Suite Shower Room - Three
Further Bedrooms - Family Bathroom - Large Rear Garden
& Decked Area - Off Road Parking To Front**

Pippins is a five-bedroom semi-detached house situated in an elevated position with stunning views on the outskirts of High Hurstwood village. This property stands out for its exceptionally spacious and unique design, offering accommodation across four floors. The current owners have significantly remodelled and extended the home, resulting in a beautiful open-plan living space that showcases high-quality fittings and fixtures. The interior is light, spacious, and airy, with lower ground accommodation that is well-suited as a bedroom or for multi-generational living. Further features include a fantastic west-facing rear garden, ideal for outdoor entertaining, and off-road parking at the front. The attached photos and floorplan provide a good sense of the property's style, layout, and the quality of its design.

DINING ROOM/FAMILY ROOM

Vaulted ceilings with oak beams and attractive stain glass window with coloured remote controlled backlit lighting, coir entrance matting, grey slate tiled flooring with underfloor heating, ample space for sofa seating and dining furniture with windows and patio doors open to a rear terrace.





LARGE REAR TERRACE:

Enjoying fantastic views this sandstone patio is well suited for outside entertaining with ample space for a BBQ and outside furniture.

KITCHEN:

Modern range of low level units with worksurfaces above incorporating a sink, floor to ceiling unit housing three Smeg ovens, a tall fridge and two fridge draws. In addition is a centre island with worksurfaces over, an induction hob and wine fridge and storage below. Oak flooring, two column radiators and two windows to front.

INNER HALLWAY:

Under stairs storage cupboard, separate cupboard housing consumer unit, oak flooring access into Boot Room.

BOOT ROOM:

Radiator, coir entrance matting and door to rear.

SITTING ROOM:

Fireplace with stone plinth, three radiators, oak flooring, large skylight and two windows to front.

STUDY:

Oak flooring and window to rear.

UTILITY ROOM:

Grey slate tiled flooring with underfloor heating, oak work bench, oil boiler and roller shutter blind to front.

WC:

WC, pedestal wash hand basin with vanity unit, grey slate tiled flooring, window to rear and door to rear decking and garden beyond.

LOWER GROUND FLOOR BEDROOM/ANNEXE ANCILLARY ACCOMMODATION:

Concrete painted floor with underfloor heating, bifold doors opening out to a decked area, wardrobe cupboard and door into:

WET ROOM:

Shower, pedestal sink, wc and walk-in cupboard.

FIRST FLOOR LANDING:

Fitted carpet, radiator and doors to:

BEDROOM:

Fitted carpet, radiator and windows to front and side.

BEDROOM:

Fitted carpet, radiator, Velux window and window to front.

BEDROOM:

Fitted carpet, radiator and window to rear overlooking the garden.

FAMILY BATHROOM:

Bath with handheld shower, twin sinks housed in vanity units and mirrored cabinets above, towel rail and window to front.

SECOND FLOOR LANDING:

Fitted carpet, area of shelving and skylight.

MAIN BEDROOM:

(Limited head height) Fitted carpet, door with direct access to loft space, large window to rear with views over garden and valley, three Velux windows, radiator and door into:

EN SUITE SHOWER ROOM:

Large walk-in shower with rainfall showerhead, vanity unit with sink, towel rail and skylight.

OUTSIDE REAR:

Enjoying a large garden principally laid to lawn with a decked area adjacent to the annexe/ancillary accommodation. In addition to the middle of the garden is a further decked seating area. Accessed via the wc is a ramp leading down to the rear garden.

OUTSIDE FRONT:

Gravel driveway providing off road parking surrounded by mature planting, oil tank, and a sandstone paved area leads to the main entrance. Wooden covered storage area.



SITUATION:

High Hurstwood is a popular village situated between the towns of Uckfield and Crowborough in the county of East Sussex and comes within the High Weald Area of Outstanding Natural Beauty. High Hurstwood itself has a favoured primary school, popular local pub and is close to the village of Buxted, which also benefits from a junior school, together with main line rail station with services of trains to London. The larger towns of both Uckfield and Crowborough are approximately 3 and 4 miles respectively and here there are more comprehensive shopping facilities, wide range of junior and senior schooling, together with alternate main line rail service.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water & Electricity

Heating - Oil

Private Drainage - Septic Tank shared with three other properties

Rights and Easements - Access granted for Septic Tank

TENURE:

Freehold

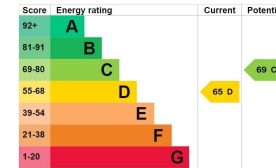
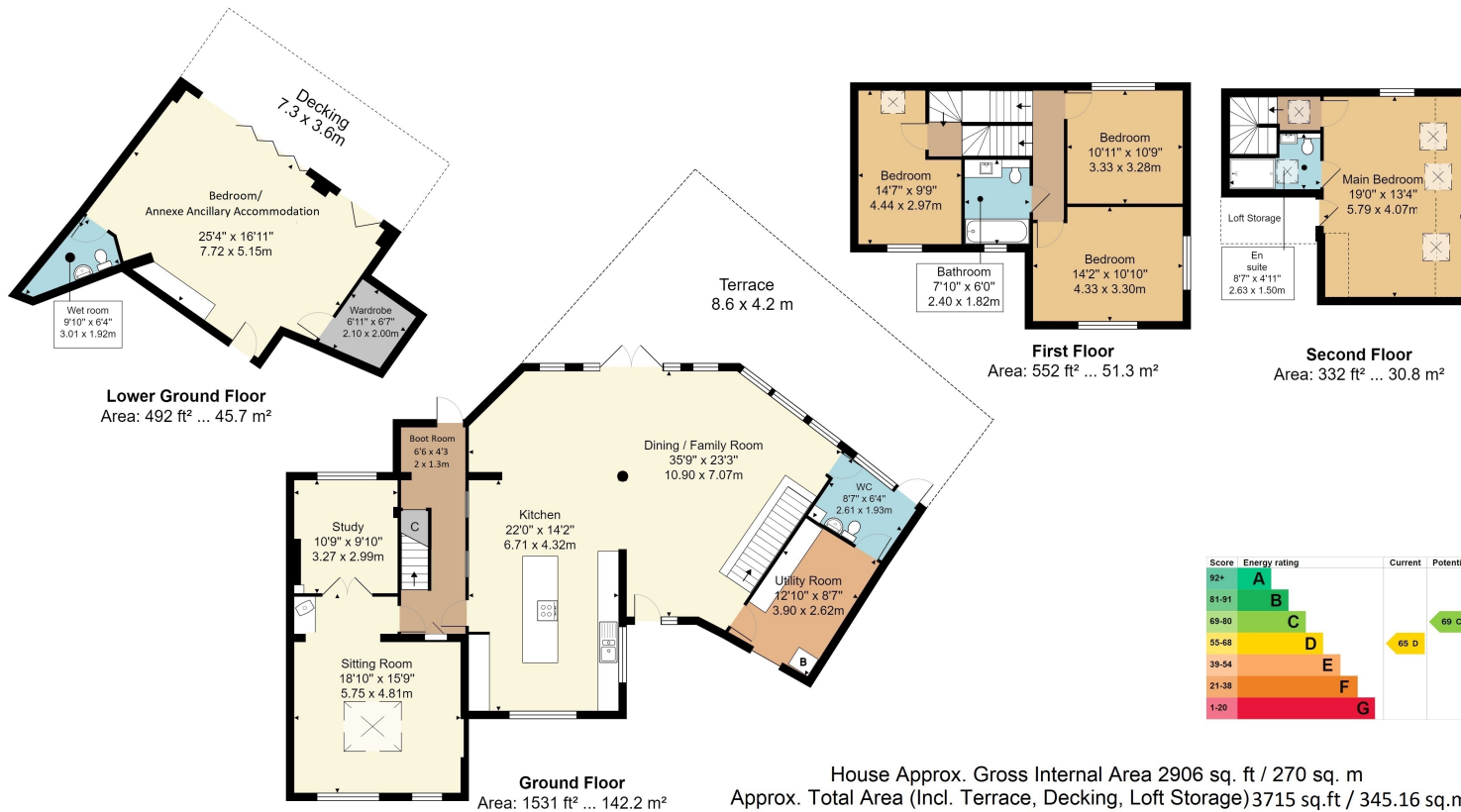
COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





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