

The Oast House

Picketts Lane, Horney Common, Uckfield East Sussex, TN22 3EG

Open Vaulted Porch - Entrance Hall - Cloakroom - Sitting
Room - Family Room - Study - Dining Room
Kitchen/Breakfast Room - Utility Room - Downstairs
Bedroom & En Suite Shower Room - Main Bedroom With
Dressing Room & En Suite Bathroom - Three Further
Bedrooms - Family Bathroom - Shower Room
Double Garage - Off Road Parking - Gardens & Grounds

This is a truly exceptional opportunity to acquire a beautiful period detached Oast house, nestled in a wonderfully tranquil and picturesque location, just a stone's throw from farmland. The property boasts an abundance of character, with charming features such as original fireplaces and exposed beams throughout many of the rooms. As you step inside, you're welcomed by a vaulted porch and a spacious entrance hall, which leads to a convenient downstairs cloakroom. The light-filled sitting room features a stunning limestone fireplace, while the family room also offers a period fireplace. Additionally, there's a well-appointed study, and a unique roundel dining room, which flows seamlessly into the traditional kitchen/breakfast room. From the kitchen, you can enjoy direct access the rear courtyard garden. The ground floor also benefits from a utility room and a downstairs bedroom with its own en suite shower room. This bedroom is located next to the garage, offering potential for creating a self-contained annexe, subject to the necessary planning permissions and building regulations. Upstairs, the first floor is home to four generously sized bedrooms, with the main bedroom suite enjoying a private dressing room and an elegantly styled Victorian en suite bathroom. The remaining bedrooms are well-served by a traditional family bathroom and a separate shower room. Outside, the property is accessed via a gravelled driveway leading to a double garage, with a seven-bar gate opening onto the driveway and gardens, which span approximately just over an acre. The landscaped gardens are a true delight, offering breathtaking views to front and filled with a wide variety of mature plantings including various fruit trees. There's also a further courtyard garden area to rear featuring a paved patio, raised flower beds and a greenhouse. This exquisite home offers a rare blend of character, space, and natural beauty, making it an ideal place to call home.









OPEN VAULTED PORCH:

Ornate oval stained glass windows and a traditional wooden door opens into:

ENTRANCE HALL:

Understairs cupboard, black and brown quarry tiled flooring and smoke alarm.

CLOAKROOM:

Low level wc, traditional style sink with Victorian style tiled splashback, period style heated radiator/towel rail, black and brown quarry tiled flooring and obscured window to side.

SITTING ROOM:

Imposing Limestone fireplace with log burning stove, cheeks, hearth and mantle, fitted carpet, two radiators, wall lighting, triple aspect with windows and fitted blinds overlooking the front garden with far reaching views, two windows to side with fitted blinds and French doors opening to the courtyard garden.

FAMILY ROOM:

Fireplace incorporating a log burning stove with period surround and stone hearth, selection of built-in storage cupboards, fitted carpet, radiator, wall lighting and double aspect with window to rear and two windows to front both with fitted blinds.

STUDY:

Fitted cupboard, fitted carpet, radiator and double aspect with window to front and door to courtyard garden.

ROUNDEL DINING ROOM:

Plenty of room for large dining furniture, radiator, light oak flooring and two windows to front.

KITCHEN/BREAKFAST ROOM:

Traditional style farmhouse range of high and low level units with under unit lighting, oak rolltop worksurface and double Butler sink. Appliances include an oil-fired Nobel range cooker incorporating four ovens, warming plate, two hotplates, a tiled splashback and oak beam feature above. Integrated items include a microwave, Neff fan assisted oven, dishwasher and fridge. Good size walk-in larder cupboard, large loft hatch, tiled flooring, window and door overlooking and accessing the courtyard garden.

ENTRANCE LOBBY:

Composite door to front, tiled flooring and door into Utility Room.

UTILITY ROOM:

Range of high and low level units with stainless steel sink and spaces for a washing machine, tumble dryer, tall fridge and freezer. Freestanding recently installed Grant condensing boiler, hatch with ladder to boarded loft with light and window to rear.

DOWNSTAIRS BEDROOM:

Feature beam, fitted carpet, radiator, window with blind to front and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle, low level wc, pedestal wash hand basin with tiled splashback, tiled flooring, extractor fan and obscured window to rear.

FIRST FLOOR LANDING:

Generous airing cupboard, fitted carpet, two radiators and three windows to rear, one enjoying views towards the South Downs.

BEDROOM:

Fitted carpet, radiator and two windows, both with fitted blinds enjoying fabulous views over farmland and towards the South Downs.

BEDROOM:

Fitted carpet, radiator and window to front with fitted blind and views over farmland.

BEDROOM:

Traditional period fireplace, fitted carpet, radiator and two windows to front with far reaching farmland views.

ROUNDEL MAIN BEDROOM:

Bedroom Area:

Folding wooden ladder to large fully boarded loft with lighting, fitted carpet, two radiators, wall lighting and two windows with lovely views.

Dressing Room:

Two separate fitted wardrobes, fitted carpet, hatch to loft (not boarded), window to front with views and door to:

EN SUITE BATHROOM:

Freestanding rolltop bath with additional handheld shower attachment, low level wc, traditional style basin and mixer tap, chrome heated towel rail, tiled flooring, painted wood panelling and window to front.

FAMILY SHOWER ROOM:

Fully tiled enclosure with rainfall shower head and additional handheld shower attachment, low level wc, traditional basin with mirror and light above, heated towel rail, tiled flooring, fully tiled walling and window overlooking courtyard garden.

FAMILY BATHROOM:

Rolltop bath with traditional style mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, period style radiator/towel rail, tiled flooring, hatch with ladder to loft (not boarded) with light and window overlooking front garden.



OUTSIDE:

A gravelled driveway leads to a vaulted garage with concrete floor, electric lighting, two cold water taps and a recently installed key fob operated garage door. A seven bar wooden gate opens with access to a further driveway with off road parking for numerous vehicles and the garden. The garden sits in a plot size of approximately just over one acre and enjoys beautiful countryside views, is well appointed and principally laid to lawn with a selection of fruit trees to include apple, pear, plum and a cherry tree. Additionally, are two wooden sheds, good size vegetable patch and an abundance of flower bed borders and established planting.

SITUATION:

This house is situated in a quiet off road location up a shared private driveway in a small group of converted farm buildings. It is within walking distance of Ashdown Forest and other scenic countryside walks, including public footpaths leading to Fletching. The nearby village of Nutley offers a village shop, garage, two restaurants, and a village school, while Maresfield village, also nearby by, provides a general store, pub, and another village school. The larger town of Uckfield is around five miles away, offering a wider range of shopping and leisure amenities, including a swimming pool, cinema, numerous bars and restaurants, a public library, supermarkets, as well as primary and secondary schools. Train services to London are available from Buxted Railway Station, approximately four miles from the property.

TENURE:

Freehold

COUNCIL TAX BAND:

G

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

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 Central Heating

Private Drainage - Sewage Treatment Plant

Rights & Easements - Access rights over private drive/track









House Approx. Gross Internal Area 2764 sq. ft / 256.8 sq. m Approx. Gross Internal Area (Incl. Garage) 3070 sq. ft / 285.2 sq. m

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



