



THE YEWS, CAMPHILL COTTAGES
DUDDLESWELL, UCKFIELD - £675,000



The Yews, Camphill Cottages

Duddleswell,
Uckfield, TN22 3JJ

**Sitting Room - Family Room - Dining Room - Kitchen
Utility - Downstairs Wet Room - Downstairs Bathroom
Four Bedrooms - En Suite Shower Room - Extensive
Gardens Off Road Parking - Garaging - Workshop
Paddock**

The Yes, Camphill Cottages is a charming stone-built period property occupying an elevated position with far-reaching views over open countryside and the Ashdown Forest. Originally two separate cottages, it has been combined into a spacious detached four-bedroom home. Offered chain free, the property presents an exciting opportunity for modernisation and refurbishment by the next owners. Currently the accommodation includes multiple reception rooms, kitchen & utility, a downstairs wet room and separate bathroom and four first-floor bedrooms with an en suite to the master bedroom. Outside, the property benefits from extensive gardens, a paddock, off-road parking, garaging, and a range of outbuildings.

uPVC glass panelled door opening into:

KITCHEN:

Range of wall and base units with worktops and tiled splashbacks over, one and half bowl stainless steel sink with mixer tap, space for various kitchen appliances and a window.

INNER HALLWAY:

Radiator and window.

SITTING ROOM:

Wood burning stove with brick mantle, stone surround and hearth, fitted carpet, radiator and four windows.

WET ROOM:

Electric wall mounted Aqualisa shower with tiled surrounds, dual flush low level wc, pedestal wash hand basin, heated towel rail and obscured window.

DINING ROOM:

Rayburn style oil fired central heating unit (not in working order) with brick mantle, surround and hearth, storage cupboard, fitted carpet, three windows and a door.



FAMILY ROOM:

Fireplace with stone surround, brick mantle and hearth incorporating a wood burning stove, two wall mounted electric Dimplex radiators, fitted carpet, window and uPVC door.

INNER HALLWAY:

uPVC external door and further doors to:

UTILITY:

Range of wall and base units with worktops and tiled splashbacks over incorporating a stainless steel sink with drainer, space for appliances, lino flooring and a window. This room could be used as a utility room.

BATHROOM:

Panelled bath with electric shower over, dual flush low level wc, vanity wash hand basin with storage below, heated towel rail, roof window and additional obscured window.

Access to the first floor is via two staircases.

MASTER BEDROOM:

Feature fireplace with iron mantle and wood surround, fitted wardrobe cupboard with storage above, two chest of drawer units, radiator window and door into:

EN SUITE SHOWER ROOM:

Tiled enclosure with Aqualisa electric shower, low level wc, bidet, pedestal wash hand basin, louvre cupboard housing hot water tank, radiator, lino flooring and a roof window.

BEDROOM:

Electric heater, fitted carpet and window.

BEDROOM:

Two wardrobes cupboards with storage above and a chest of drawers, fitted carpet and a window.

BEDROOM:

Louvred cupboard housing hot water tank, wall mounted electric radiators and a window.

OUTSIDE:

Entry to the property is via a timber five bar gate leading to an extensive area of off road parking. In addition are three garages, a workshop and various outbuildings to include a summerhouse and timber shed. The gardens are extensive with large areas of lawn, a separate paddock which measures 1.23 acres in total and a considerable selection of planting and trees.

SITUATION:

Duddleswell is a village located in the heart of Ashdown Forest in East Sussex, It's known for its picturesque, rural setting and is a popular spot for walkers and nature enthusiasts. The village is also known for its proximity to the famous Pooh Bridge, a popular destination for fans of A.A. Milne's Winnie-the-Pooh stories.



Local amenities can be found in the nearby towns of Uckfield and Crowborough, both of which offer a variety of supermarkets, shops, schools, railway stations and bus routes.

COUNCIL TAX BAND:

The property has two council tax bandings - both are Band D

TENURE:

Freehold

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 – No Central Heating

Private Drainage - Private Drainage System

Rights and Easements - There is an annual charge payable to the Ashdown Forest Board of Conservators, currently £134.78. The new owners will be required to obtain a Perpetual Licence from the Ashdown Forest Board of Conservators at a one-off cost of £1,072.34.

TOWN & COUNTRY PLANNING

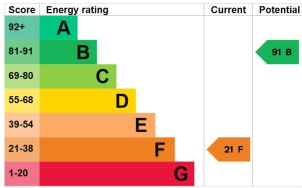
The property (notwithstanding any description contain in these particulars) is sold subject to any existing Town & Country Planning Legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the Vendor or his agents to specify them.

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.



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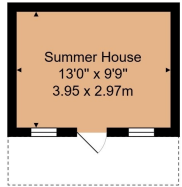
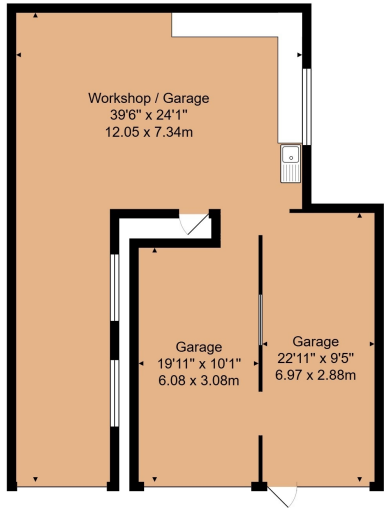
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First Floor



Ground Floor



House Approx. Gross Internal Area
1651 sq. ft / 153.4 sq. m

Approx. Gross Internal Area
(Incl. Garge, Workshop, Summer House)
2790 sq. ft / 259.2 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.