



Old Forge Farm  
Old Forge Lane | Horney Common | Uckfield | TN22 3EL

 FINE & COUNTRY





# Step inside

## 5 The Ridgeway

Located just a short walk from Ashdown Forest is this delightful detached and secluded four-bedroom Victorian farmhouse nestling within 4.66 acres of picturesque gardens, grounds and paddocks. It is surrounded by beautiful countryside within the High Weald National Landscape providing stunning and uninterrupted rural views and is ideal for horsey enthusiasts as it also includes stables, a manège and the opportunity to enjoy 75 miles of wonderful riding routes within Ashdown Forest as well as along local country lanes. The property also includes an excellent annex and another barn that could also be converted, subject to planning.

Approached down the leafy Forge Lane the property is accessed via a driveway with plenty of parking. The attractive Victorian house features original multi-pane casement and sash windows, chimneystacks and a pitched roof porch. There is a reception area with stairs to the first floor and a very wide beamed archway to the cosy sitting room. This has a log burning stove and is just the place to relax and enjoy a quiet read. While the 'heart of the house' is the superb triple aspect L-shaped family space that includes a seating area where you can spend time with the kids and a spacious dining area for friends and family to enjoy sitting round a table together. The contemporary kitchen area is a delight for anyone who enjoys catering as it includes an inset range cooker, a variety of charming country style units with a selection of built in appliances, French doors to the garden and access to the large utility room and a cloakroom. Upstairs there is a well-appointed modern family bathroom and four individually designed double bedrooms all with fabulous and far-reaching rural views. One is currently in use as an office, another has fitted shelving and hanging space while the triple aspect principal suite includes an ensuite shower room.

Another excellent feature of this property is the charming single storey barn conversion annex. The stylish design includes an open plan living space with a kitchen, seating and dining areas as well as a light and bright double bedroom and a shower room. This would make an excellent home for an adult family member or elderly relative or perhaps a groom. Alternatively, it would also be ideal as a country holiday let. While the other barn could also be converted for family or guests or could make an ideal gym, games room and bar or another income generating air b and b, subject to permissions and consent.

The superb and well-designed equestrian facilities are ideal for those who want the best for their horses. Much of the 4.66 acres of grounds is given over to well fenced paddocks, while the large manège provides an excellent training ground whatever the weather. The spacious stable block includes three well-maintained stables, a hay store and plenty of space for grooming and tacking up under cover. While it is just a 10-minute walk along Forge Lane to Ashdown Forest for those delightful off-road hacks where you can not only enjoy a ride but also the woodland, the heath and the local wildlife including a wide variety of birds, deer, badgers, weasels, foxes and stoats. You can also come across grazing animals including Exmoor ponies as well as rare breed cattle and sheep. While the stables are impressive the gardens are a delight. There is a large terrace with charming shrub and rockery borders where you can entertain your friends or just revel in the views across Ashdown Forest and beyond. This is bordered by swathes of lawn surrounded by trees, shrubs and high hedging providing privacy and seclusion.

This has been a delightful home for the past nine years but we now need to downsize. We love the uninterrupted views over Ashdown Forest and the countryside, the characterful house and the excellent equestrian facilities including access to the forest. It is very secluded but, at the same time, only a five minute drive to Marks and Spencer and Home Bargains while we can walk to the Foresters Arms in about 10 minutes.

It is not far from Maresfield and Nutley. Maresfield includes the Bonners primary school and the Chequers coaching inn, tennis, cricket, football and gymnastics clubs, a village store and post office. While Nutley offers a Londis, a farm shop, a petrol station, a bowls club, primary school and pubs and for golfers there are the Piltdown and Royal Ashdown Forest clubs. Nearby Uckfield includes two supermarkets, a cinema and leisure centre, independent shops and eateries. Trains to London Bridge taking an hour and 20 minutes while Uckfield College is rated Outstanding by Ofsted as is the Beacon Academy in Crowborough. There are also a number of excellent private schools in the vicinity including Cumnor House and Mayfield.



# Seller Insight

“ This has been a delightful home for us and our horses for the past nine years and we are only leaving because we feel it is time to downsize. We fell in love with the uninterrupted views over Ashdown Forest and the countryside, the charming characterful house and the excellent equestrian facilities including access to the forest. We also enjoy the fact that it is very secluded but, at the same time, it is only a five minute drive to Marks and Spencer and Home Bargains, which provide for our daily needs while we can walk to the lovely Foresters Arms for a drink and a meal in about 10 minutes.

Horney Common is a popular destination for nature lovers as it is home to a variety of wildlife. It is about a mile and half from the villages of Maresfield and Nutley and not far from Uckfield. Maresfield includes the Bonners primary school and the delightful 18th Century Chequers coaching in hotel and pub/restaurant. There are also tennis, cricket, football and gymnastics clubs as well as a village store and post office. While Nutley offers a Londis, a farm shop, a petrol station, a bowls club and a primary school as well as the cosy Nutley Arms and the Hatch Inn located in the forest and for golfing aficionados there are the Piltdown and Royal Ashdown Forest clubs.

Uckfield includes two supermarkets, a cinema and leisure centre with a swimming pool as well as a variety of independent shops and eateries. The railway station provides direct trains to London Bridge taking an hour and 20 minutes while Uckfield College secondary school is rated Outstanding by Ofsted as is the Beacon Academy in Crowborough. With regard to private education there are a number of excellent schools in the vicinity including Cumnor House and Mayfield.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel**

By Road:	
Maresfield	1.4 miles
Nutley	1.6 miles
Uckfield	3.8 miles
Tunbridge Wells	13.7 miles
Eastbourne	23.6 miles
Channel Tunnel	56.7 miles
Dover Docks	68.9 miles
Gatwick Airport	20.3 miles
Charing Cross	57.2 miles
By Train from Uckfield	
London Bridge	1hr 20 mins
Charing Cross	1hr 38 mins

**Leisure Clubs & Facilities**

- Royal Ashdown Forest Golf Club
- Piltdown Golf Club
- East Sussex Golf Resort and Spa
- Nutley Bowls Club
- Maresfield Cricket Club
- Maresfield Football Club
- Maresfield Tennis Club

**Healthcare**

Meads Medical Centre Uckfield	01825766055
Uckfield Hospital	01825 769999

**Education**

Primary Schools:	
Nutley Primary School	01825 712575
Bonnors Primary School Maresfield	01825 762381
Secondary Schools:	
Uckfield College	01825 764844
Beacon Academy	01892 603000
Mayfield School (independent)	01435 874600
Bedes (Independent)	01323 843252
Cumnor House	01825 790347

**Entertainment**

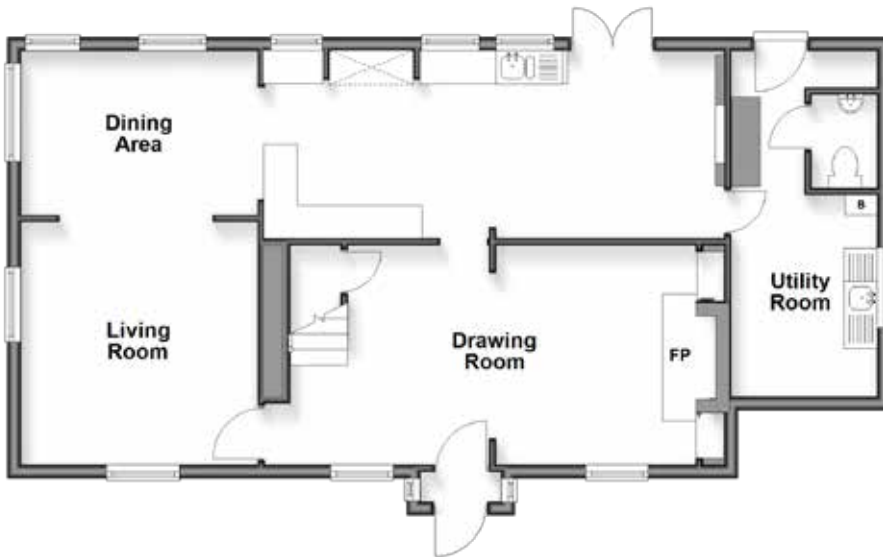
The Foresters Arms	01825 712808
The Nutley Arms	01825 508503
The Griffin Inn Fletching	01825 722890
The Chequers Inn Maresfield	01825 749970
The Peacock Piltdown	01825 762463
Picture House Cinema/Restaurant Uckfield	01825 764909

**Local Attractions / Landmarks**

- Ashdown Forest
- Sheffield Park (NT)
- Wakehurst Place
- Buxted Park
- Bluebell Railway
- Hever Castle
- Lewes Castle
- Glydebourne

### Ground Floor

Approx. 77.4 sq. metres (832.9 sq. feet)



### GROUND FLOOR

Utility Room	10'6 x 7'0 (3.20m x 2.14m)
Cloak Room	
Kitchen / Dining Room	34'8 x 9'0 (10.57m x 2.75m)
Living Room	12'4 x 11'7 (3.76m x 3.53m)
Drawing Room	19'8 x 10'9 (6.00m x 3.28m)

### FIRST FLOOR

Bathroom	10'5 x 7'2 maximum (3.18m x 2.19m)
Bedroom 1	20'2 maximum x 12'1 (6.15m x 3.69m)
Dressing Room	
En-Suite Shower Room	
Bedroom 2	11'5 (3.48m) x 10'9 maximum (3.28m) narrowing to 10'2 minimum (3.10m)
Bedroom 3	11'1 x 9'2 (3.38m x 2.80m)
Bedroom 4	11'8 x 9'5 (3.56m x 2.87m)

### ANNEXE

Kitchen / Living Room	28'11 x 11'3 (8.82m x 3.43m)
Bedroom	14'2 x 11'5 (4.32m x 3.48m)
En-Suite Shower Room	

### OUTSIDE

Out Building	24'0 x 14'3 (7.32m x 4.35m)
Stables	38'9 x 31'1 (11.82m x 9.48m)
Gardens	

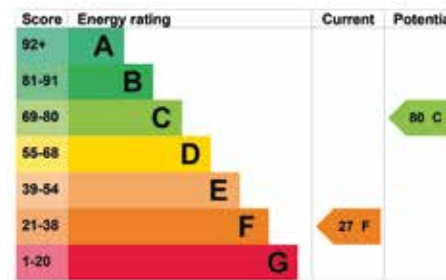
### First Floor

Approx. 68.6 sq. metres (738.8 sq. feet)



Council Tax Band: G  
Tenure: Freehold

Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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