

STONE



*Fairwarp TN22*

£1,250,000



*“At Stone, we’re passionate about  
the unique and awe-inspiring  
architectural elements that transform  
houses into dream homes.”*

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*The Stone Family*



Tucked within the verdant boundary of Ashdown Forest, this detached five bedroom home offers a rare harmony of seclusion, charm, and rural beauty. Originally built in the early 1980s and thoughtfully extended in the 1990s, it has evolved into a wonderfully versatile home, where every window frames a tree-lined view and life moves to the rhythm of the forest beyond.

Approached along a winding country lane, a gated entrance opens onto a private drive, where a double garage with electric doors is discreetly positioned. The main entrance is a wide, welcoming hallway, with a conveniently located WC.

At its heart lies a double-aspect reception room, bathed in soft light and framed by woodland views. A handsome brick fireplace with a log burner forms a natural focal point, perfect for winter evenings or quiet Sunday afternoons. To one side, double doors open into the dining room — an elegant space with its own outlook across the gardens, ideal for family meals and entertaining. On the opposite side, the traditional kitchen adjoins a practical utility room with side access.







Completing the ground floor, a principal bedroom opens onto the balcony, a perfect spot for morning coffee among the treetops, and a generous en-suite adjoins. Two further bedrooms — one currently a music and reading room — share a generous family bathroom. The lower ground floor reveals another layer of flexibility, with two further bedrooms opening directly onto the garden and patio; One, currently used as a tranquil workspace. There is also a third generous bathroom.

Outside, the south-facing garden is an oasis of calm, bordered by mature trees and hedging that cocoon the space in privacy. A sunlit terrace overlooks a swimming pool set against a heather-filled bank — a secluded retreat that feels both restorative and alive with nature. Beyond the boundary, Ashdown Forest stretches for miles, offering direct access to ancient heathland for walking and horse riding amid one of England's most storied landscapes.













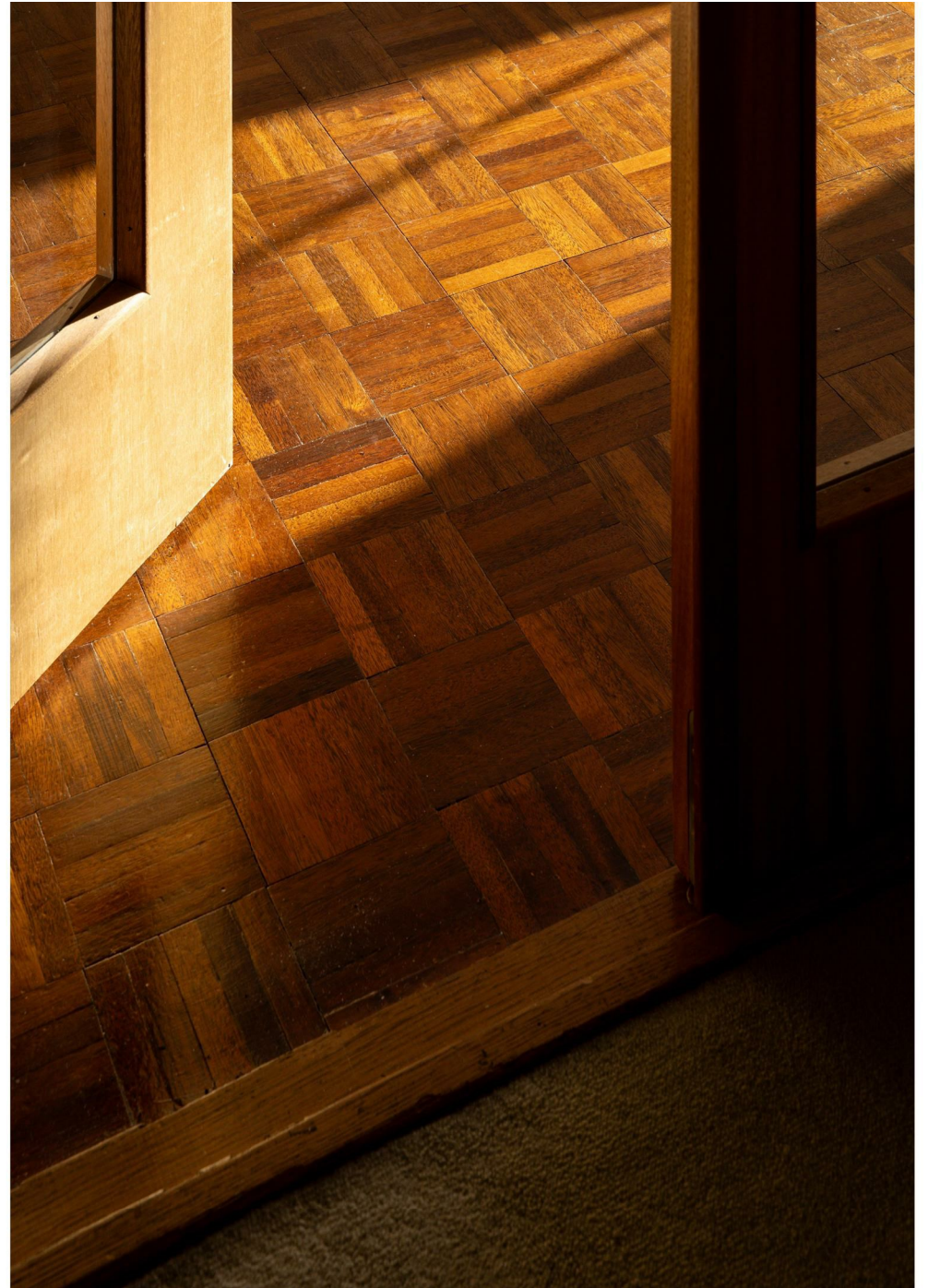
Fairwarp is a quintessentially peaceful village, perched on the southern edge of Ashdown Forest, where life moves at a gentler pace. Residents enjoy direct access to beautiful surrounding walks, from heather-clad trails to ancient woodland paths, offering endless opportunities for recreation, from horse-riding and walking to picnics and wildlife watching.

Local amenities include the charming Duddleswell Café & Lifestyle, perfect for leisurely breakfasts and artisanal treats, while The Foresters Arms serves as a charming village pub, offering hearty meals and a warm welcome. At the same time, essential shops and services are only a short drive away and the community here is friendly and supportive.

Families are well catered for with a selection of reputable schools within easy reach, ensuring that education is both accessible and of high quality. Transport links are equally appealing, with Buxted train station just 3 miles away and Uckfield station 4 miles distant, providing straightforward access to London and the wider South East.



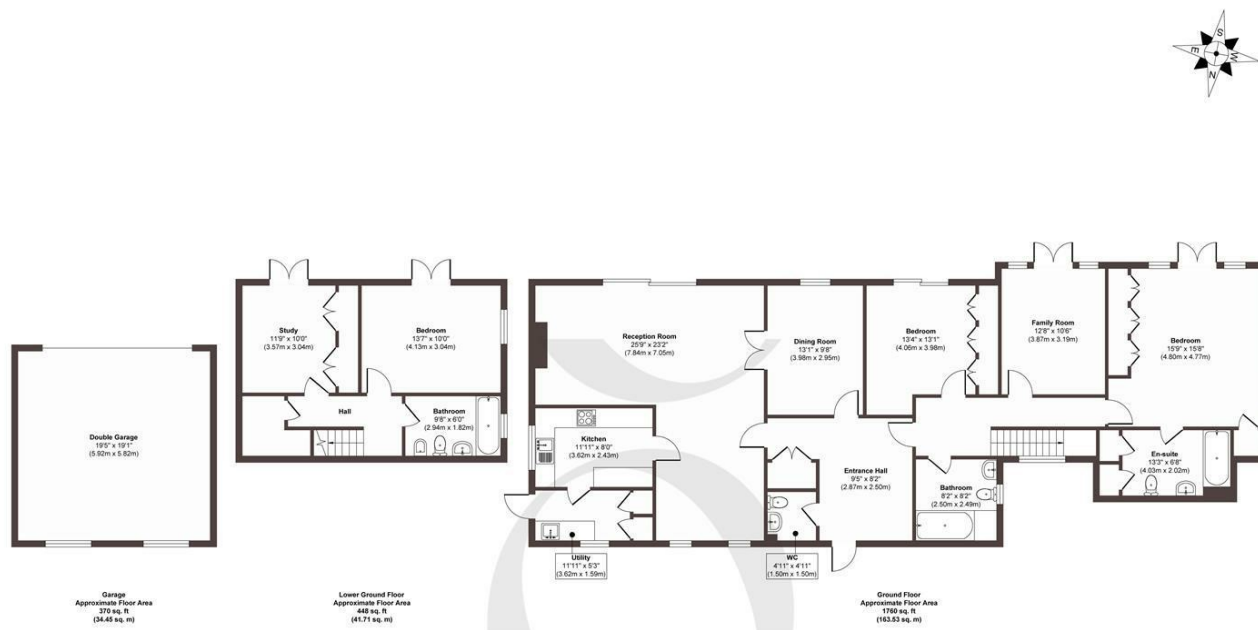












**Approx. Gross Internal Floor Area 2578 sq. ft / 239.69 sq. m (Including Garage)**

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

Produced by Elements Property

**STONE**

## The Details

- Detached five bedroom, three bathroom home set within the boundary of the Ashdown Forest
- Flexible layout, with potential to modernise the kitchen and bathrooms
- Spacious light-filled reception with an exposed brick fireplace and cosy log burner
- Stunning views of forest treetops and a landscaped 0.6 acre garden, with a swimming pool set below the heather-lined bank below the terrace
- Ideal location for a retreat from city life, with direct access to ancient heathland trails
- Private gated driveway suitable for multiple vehicles, and a double garage providing secure parking
- A boarded and insulated loft offers additional storage space
- Here, life unfolds at a gentler pace, amid the dappled light of the forest, offering a rare retreat from the bustle of city life

Size  
Approx 2578.00 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
G





# STONE

## Let's *Talk*

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