



The Oast House
Picketts Lane | Horney Common | Uckfield | TN22 3EG

FINE & COUNTRY



Step inside

The Oast House

If you are looking for privacy and seclusion in a rural environment surrounded by fields and woodland, this characterful Oast house could be the answer. It is to be found up a private track that ultimately leads to a farm but provides access to an enclave of four properties that includes two barn conversions and the Oast, each surrounded by their own gardens and land in different directions, so each garden is not overlooked.

The property is surrounded by just over an acre of beautiful gardens and grounds. It is approached via a gravel driveway with a double garage and a seven bar gate leading to a spacious inner parking area and a pathway to the main entrance flanked by shrub beds and lawned areas.

With its roundel, attractive Victorian brickwork, chimneystacks, diamond pane windows and a charming pitched roof porch with an arched entrance it has instant appeal even before you walk through the front door and see the internal period features. These include exposed beams, beautiful fireplaces and the circular rooms.

The period front door opens into the hallway with quarry tiled flooring, the staircase and understairs cupboard as well as the cloakroom. There is a very spacious light and bright triple aspect sitting room with exposed ceiling beams, French doors to the rear walled garden and an impressive limestone fireplace with a log burner you can cosy up to on a cool winter's evening.

A well-proportioned dual aspect family room provides a delightful place for relaxing in front of the TV or playing games with the family. It also has a fireplace with an unusual surround, a stone hearth and a log burning stove for cosy evenings in the winter. The very useful study includes a fitted cupboard and a door to the rear walled garden.

Guests will enjoy being invited to sit down to a meal in the charming circular dining room with oak flooring and a westerly facing window that catches the evening sun. The dining room has direct access to the modern country style kitchen/breakfast room with its terracotta tiled flooring, Nobel oil fired four oven

range cooker with a tiled splashback and attractive wall and floor units with oak worktops. Appliances include a fan assisted built in NEFF oven, and an integrated microwave, fridge and dishwasher. There is also a walk-in larder, a hatch to an un-boarded loft and a composite door to the rear walled garden.

A secondary entrance lobby provides access to the utility room including a condensing Grant boiler (installed 2023), and spaces for washing machine, dryer, fridge and upright freezer. There is also access to a boarded loft.

From the lobby, there is also a door to a double bedroom with an ensuite shower room. This is very useful for guests who find the stairs difficult, or it would make an excellent office for anyone working from home, as business visitors could use the secondary entrance and not venture into the private part of the home. However, because it is adjacent to the integral garage, there is the potential to create a totally self-contained annex, subject to the appropriate planning permissions.

Upstairs, the landing leads to a contemporary family bathroom with loft access, a family shower room, and four double bedrooms. One of the bedrooms has a period cast iron fireplace while all the bedrooms have wonderful rural views across farmland and, in some cases, as far as the South Downs. The superb master suite is in the circular oast. The bedroom leads to a good sized dressing area with fitted wardrobes, and a door to a luxury ensuite bathroom with a claw footed rolltop bath. The bedroom has access to a boarded loft in the roof of the oast. There is access to a further unboarded loft from the dressing room.

The secluded and secure grounds are another special feature of this property. There are swathes of lawn, beautiful specimen trees, recently planted fruit trees, delightful shrub and flower beds, and a vegetable garden all surrounded by six foot stock fencing covered by a beech hedge so is extremely safe for children and animals. It keeps the pets in and the deer out. There is also an underground rain water tank with a submersible pump providing water for the garden as well as two garden storage sheds and a greenhouse.



Seller Insight



It took us a long time to find this delightful and unusual family home but we just fell in love with it the moment we saw it. However, after 29 years it is now time to downsize and pass the baton on to new owners.

Prior to our moving in, the property was upgraded with a new slate roof, new plumbing, rewiring, new kitchen and bathrooms and double glazed diamond pane windows. We have completely redesigned the garden and grounds since much of it was originally a sheep field!

Although we are discreetly hidden away in a rural idyll, we have easy access to the A22/A26/A272 for Tunbridge Wells, Eastbourne and Haywards Heath.

Nearby, 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 one hour 20 minutes. There is parking opposite the station.

Uckfield College secondary school is rated Outstanding by Ofsted, while there are numerous primary schools in and around the town, the nearest being Nutley Primary School.

There are many beautiful walks directly from the house. Footpaths take you across the fields to Fletching and its famous pub The Griffin. The Ashdown Forest is a short stroll up the lane, where you can walk for miles on Henry VIII's old hunting grounds, while Pooh Bridge is a short drive away near Hartfield on top of the forest.

*There is golf at Piltdown, the Royal Ashdown Forest and East Sussex National golf clubs. The local villages play cricket, football and tennis and there is a bowls club in Nutley. There is also horse riding available here on the farm.**

* 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
 Uckfield 5.1 miles
 Buxted Station 5.2 miles
 Tunbridge Wells 13.1 miles
 Haywards Heath 13.4 miles
 Eastbourne 24.7 miles
 Euro Tunnel Folkestone 67 miles
 Gatwick Airport 25.3 miles

By train from Buxted
 London Bridge 1hr 16 mins

By Train from Uckfield
 London Bridge 1hr 20 mins

By Train from Haywards Heath
 Victoria 50 mins
 London Bridge 49 minutes

Leisure Clubs & Facilities

Royal Ashdown Forest Golf Club 01342 822018
 Piltown Golf Club 01825 722033
 East Sussex Golf Resort and Spa 01825 880088
 Fletching Football Club
 Fletching Cricket Club
 Fletching Stoolball Club
 Maresfield Cricket Club
 Maresfield Football Club
 Maresfield Tennis Club

Healthcare

Buxted Medical Centre 01825 732333
 Meads Medical Centre Uckfield 01825766055
 Uckfield Hospital 01825 769999

Education

Primary Schools
 Nutley Primary School 01825 712575
 Fletching Primary School 01825 722356
 Bonners Primary school Maresfield 01825 762381
 Great Walstead Prep School (Independent) 01444 483528
 Brambletye (Independent) 01342 321004

Secondary Schools

Uckfield College 01825 764844
 Beacon Academy 01892 603000
 Mayfield School (independent) 01435 874600
 Ardingly College (independent) 01444 893000
 Bedes (Independent) 01323 843252
 Burgess Hill (Independent) 01444 241050

Entertainment

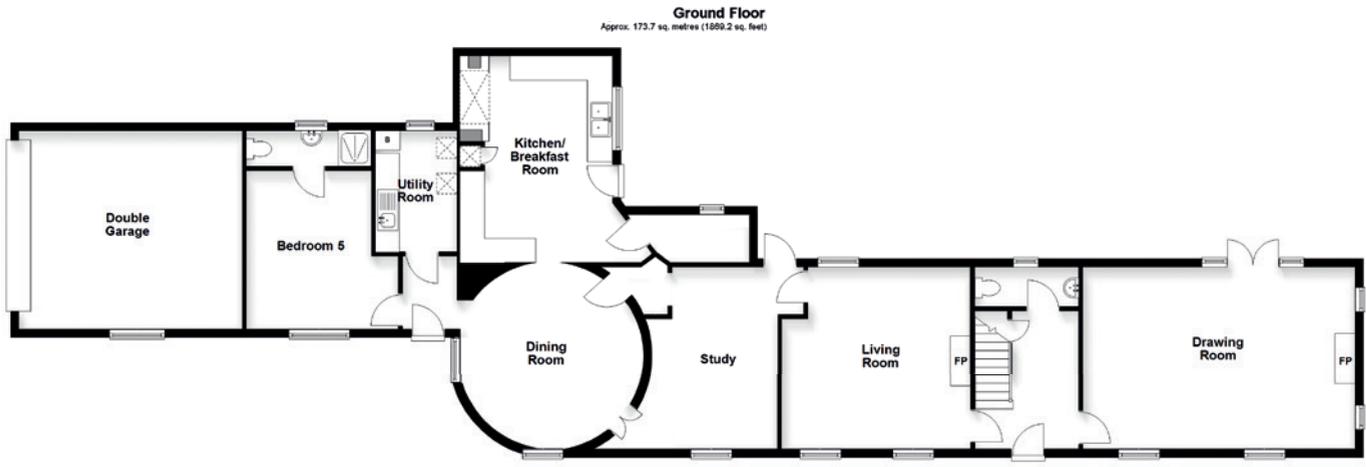
The Griffin Inn Fletching 01825 722890
 The White Hart Buxted 01825 732068
 The Chequers Maresfield 01285 749970
 The Peacock Piltown 01825762463
 Picture House Cinema/Restaurant Uckfield 01825 764909

Nearest Food Shops

Marks & Spencer Maresfield
 Village Shop Nutley
 Village Shop Maresfield

Local Attractions / Landmarks

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



Ground Floor

- Entrance
- Porch
- Entrance Hall
- Drawing room 21' reducing to 20'10 by 14'8
- Living room 14'10 x 15'3 reducing to 13'3
- Kitchen/Breakfast room 16'9 x 12'2
- Dining room 15'4 x 15'4
- Study 15' x 9'9 extending to 10'4
- Utility room
- Rear hallway
- Bedroom 5 13' x 12'4 reducing to 9'11
- (En-Suite Shower room)
- Downstairs cloakroom



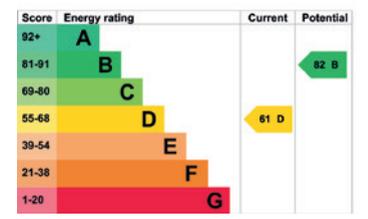
First Floor Landing

- Bedroom 1 15' x 15'
- Dressing area
- En-Suite Bathroom 9' x 6'3
- Bedroom 2 15'2 x 11'3 reducing to 10'3
- Bedroom 3 13'11 reducing to 12'4 by 11'9
- Bedroom 4 10'4 x 11'10
- Shower room
- Bathroom

OUTSIDE

- Double garage
- Gated driveway
- Gardens & grounds

Council Tax Band: G
Tenure: Freehold



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 © 2025 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



Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

