



# burnett's

Individual Property : Individual Service



A delightful modernised and extended semi-detached house, enjoying open and bright accommodation, to include a kitchen/dining room, sitting room, three bedrooms, en-suite and family bathroom, hallways, cloakroom and utility, with generous gardens and ample parking. Located conveniently on the edges of Hadlow Down. NO CHAIN. EPC Rated D

Offers in excess of £495,000 Freehold



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Individual Property : Individual Service

Mayfield Office:

3 Church View House,  
High Street, Mayfield,  
East Sussex. TN20 6AB

mayfield@burnetts-ea.com  
01435 874450

Wadhurst Office:

The Clock House,  
High Street, Wadhurst,  
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com  
01892 782287



BEST ESTATE AGENT GUIDE  
AWARD WINNER  
SALES 2024



BEST ESTATE AGENT GUIDE  
AWARD WINNER  
SALES 2025



BEST  
ESTATE AGENT GUIDE  
2025 : EXCEPTIONAL  
SALES



# 18 School Lane Cottages

School Lane, Hadlow Down, TN22 4JD

Offers in excess of £495,000 Freehold

This semi-detached property is ideal for a family home, enjoying a generous size garden and driveway. The property is situated in a wooded, rural setting, while being close to the school and local playing field.

Modernised and extended in 2018 to comprise of a side entrance porch welcoming one into the open plan kitchen/dining room featuring sage green units, oak worktops and slate tile flooring. The kitchen area benefits from underfloor heating. A range cooker and one and a half bowl sink overlook the garden.

A utility adjoins the kitchen, which houses the hot water system connecting to the external boiler, with additional space for appliances and butler sink.

The open plan dining space links to the kitchen enjoying a great family space. The room features wooden flooring and sliding doors, which lead to the paved patio and garden.

The cloakroom is accessed from the dining room within the hallway, which in turn gives access to the front door and porchway. The WC comprises of WC, basin and tiled floor.

The sitting room enjoys windows to the front and rear overlooking the garden and features a fireplace

Bedroom one is accessed from the spacious landing on the first floor with windows to the front and rear, with additional Juliet balcony overlooking the garden. The room further enjoys an en-suite welcoming a walk-in shower, WC, basin with vanity unit, tiled floor and part tiled walls with window to the side.

Bedroom two is a double room and enjoys a window with views of the rear garden.

Bedroom three is located at the end of the hallway adjacent to the bathroom. The room equally features a window overlooking the rear garden.

The family bathroom comprises of the original suite to include bath, shower cubical, WC and basin with window to the front.

The house is approached up a private driveway via a shared parking area accessed from the road, with gates leading to the private gravelled parking area allowing for two to three vehicles. It is noted that there is planning permission (as part of the 2016 extension drawings) to add a garage to the corner of the garden and driveway.

The front garden comprises of various flower beds and trees, with a shed and oil tank to the side. The rear garden has an expanse of lawn, a paved patio

and greenhouse/vegetable patch, with a gate leading out to the playing fields behind.

The property is pleasantly situated on the edge of Hadlow Down, close to Wilderness Wood and the highly regarded St Marks C of E primary school and public inn.

The nearest mainline railway station is at Buxted (approximately 2 miles distance) offering services of trains to London in just over an hour (London Bridge/Victoria 67 minutes). There are further main line rail services in Crowborough, Uckfield and Tunbridge wells.

These towns, and Heathfield, also provide hair salons/barbers, a charity shop, outdoor clothing outlet and ironmongers, pet food store, vets, doctors surgery, churches of various denominations and a variety of excellent local schools in both the public and private sectors and for all ages.

The local area is criss-crossed with footpaths for extensive walks, the popular Bedgebury Pinetum, Bewl Reservoir and Dale Hill Golf Club are also all within striking distance and provide a vast range of leisure facilities.

## Material Information

Council Tax Band D (rates are not expected to rise upon completion).

Mains electricity, oil, water and sewerage.

The property is believed to be brick and block and timber construction with a clay tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within an AONB and conservation area.

The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

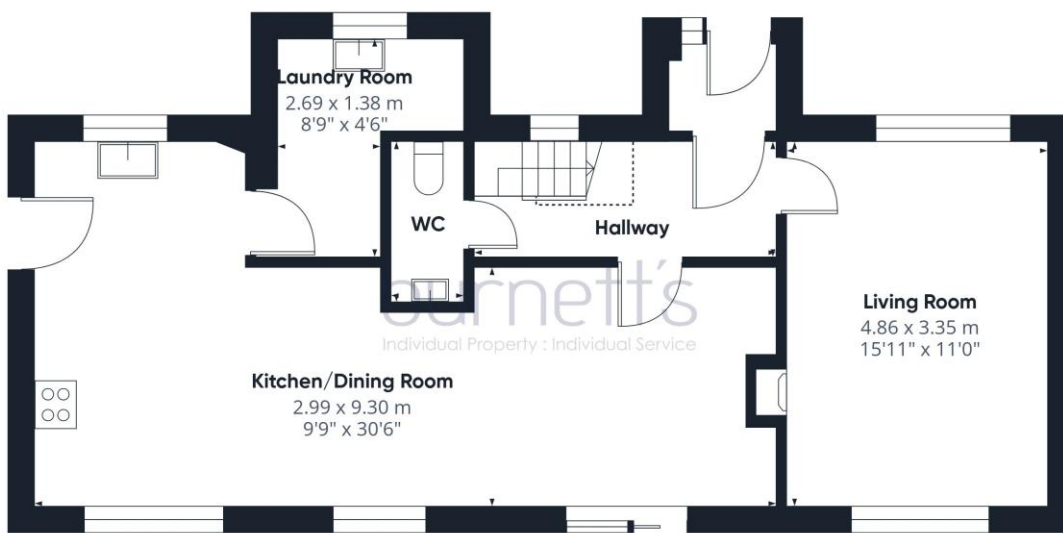
Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity

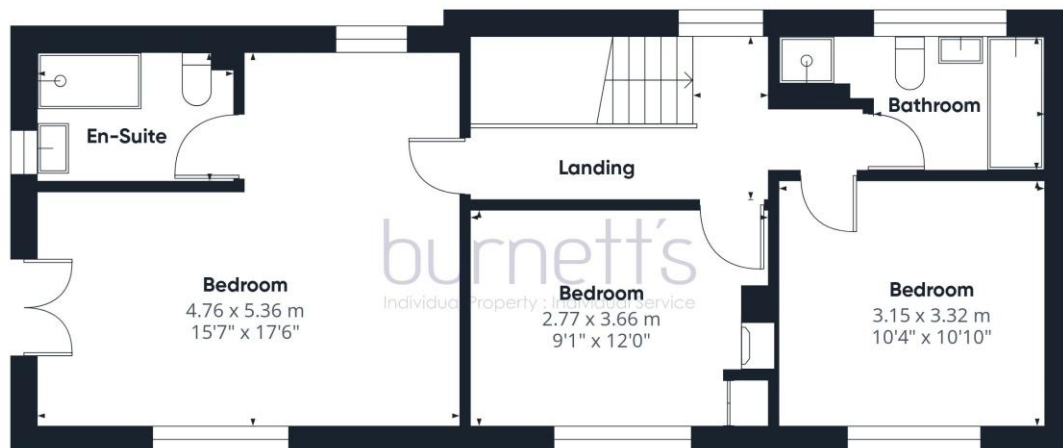
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access.

**Planning Permission:** There is still planning from the 2016 plans to add a garage to the drive/garden area, under Ref: WD/2016/1314/F



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

119.3 m<sup>2</sup>  
1284 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy performance certificate (EPC)

18 School Lane Cottages  
School Lane  
Hadlow Down  
UCKFIELD  
TN22 4JD

Energy rating

**D**

Valid until:

2 October 2027

Certificate number:

8343-6420-4159-3402-9906



