



5 Bretts Cottages Sandy Lane, Framfield TN22 5PX

£425,000
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5 Bretts Cottages Sandy Lane

Framfield, Uckfield

A charming and characterful 18th Century two bedroom cottage with an additional loft room, beautifully positioned along a quiet rural lane and enjoying a delightful westerly facing garden extending to approximately 70ft, off road parking, and a wonderful setting just a stone's throw from the Wealden Way.

This attractive period home has been sympathetically extended to create a spacious and light-filled kitchen/dining room while retaining an abundance of original character throughout. The property offers excellent scope for further enlargement, with footings already in place for a first floor extension (subject to the necessary planning permissions), making it an ideal home for those seeking both charm and future potential.

The accommodation is entered via a stable door leading into the generous sitting room, enjoying delightful views over the front garden and open countryside beyond. A feature wood-burning stove provides an attractive focal point, whilst a staircase rises to the first floor and a doorway leads through to the impressive kitchen/dining room.





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The first floor provides a generous principal bedroom with attractive views across the front garden and surrounding countryside, a spacious family bathroom overlooking the rear garden, and a second bedroom, also enjoying views to the front. A staircase rises to the versatile loft room, which is currently utilised as additional accommodation but would equally make an ideal home office, hobbies room or children's playroom.

Outside, the delightful west facing rear garden extends to approximately 70ft and has been beautifully established with a wide variety of mature trees, flowering plants and shrubs, creating a private and peaceful setting. A paved seating terrace immediately adjoins the rear of the property, providing an ideal space for outdoor dining and entertaining, whilst the remainder of the garden offers areas of lawn and well-stocked borders. The property also benefits from off-road parking and enjoys a highly desirable position within easy reach of picturesque countryside walks along the Wealden Way.



Sandy Lane, Framfield, TN22

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft

Outbuilding = 5 sq m / 54 sq ft

Total = 80.0 sq m / 861 sq ft

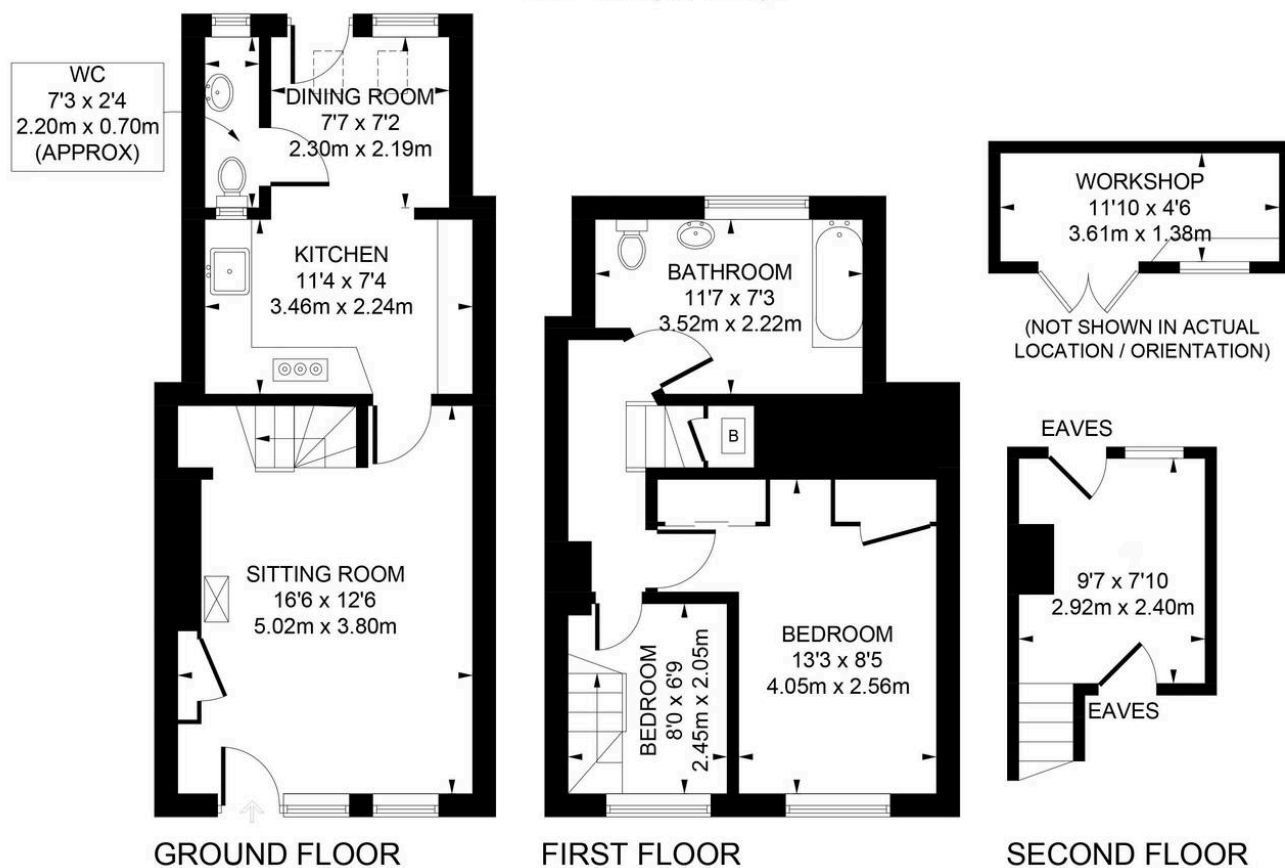


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID650851)

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