FINE & COUNTRY

Oldlands Corner Cottage

Fairwarp, Uckfield, East Sussex TN22 3BY

Oldlands Corner Cottage

Property at a glance

- Beautiful period cottage full of charm and original features
- Quiet no-through lane in a sought-after semi-rural location
- Kitchen/breakfast room, perfect for everyday family living
- Sitting room, cosy snug with woodburner & home office
- Four bedrooms, including two en-suites + family bathroom
- Principal bedroom with far-reaching garden & forest views
- Exceptional, sun-filled garden with terraces & pond
- Private plot backing onto woodland, ideal for outdoor living

There are some homes that simply feel different…Oldlands Corner Cottage is one of them.
Tucked away on a quiet no-through lane, on the edge of Ashdown Forest, life here moves at a gentler pace, where the soundtrack is birdsong, footsteps on the Wealdway, and the occasional horse passing by. Believed to be around 200 years old, this is a home full of soul. Exposed timbers, latched doors, and beautifully preserved details sit effortlessly alongside thoughtful updates that make everyday living easy.

At the heart of the home, a warm and welcoming kitchen/breakfast room invites slow mornings and long, relaxed conversations, while the formal sitting room offers a more elegant space to unwind. Mornings here begin with coffee on the patio, overlooking the garden. For quieter moments, there is a cosy snug, perfect for evenings in front of the woodburning stove, alongside a dedicated office and a ground-floor shower room. Upstairs, four bedrooms provide a calm and restful space. Two enjoy their own en-suites, while the others are served by a family bathroom. The main bedroom has views out over the garden and towards the forest beyond.

And then there is the garden. Bathed in sunlight from morning through to sunset, it is truly special. Manicured lawns, abundant borders and terraces made for entertaining all gently unfold towards the forest backdrop. Just above the patio, a pond, complete with a fountain, adds a sense of calm.
It is private, peaceful and utterly beautiful, quite simply, the perfect setting for family life. A place for children to run and explore, for long summer lunches and for gathering with friends as the sun sets over the forest beyond. At the far edges, the garden softens into something more natural, lightly wooded, with hidden corners to explore, a place to pause, to breathe and to reconnect.

This is not just a house. It is a way of life. Fresh air, open space, timeless charm and a home that has been loved for generations, ready now for the next family.

Setting

Oldlands Corner Cottage sits on the edge of the charming village of Fairwarp, with direct access to the six and a half thousand acres of the enchanting Ashdown Forest; an Area of Outstanding Natural Beauty offering superb walking, cycling and riding across open heathland and ancient woodland. The village itself is anchored by the characterful Foresters Arms, a beamed inn dating from 1898 which serves real ales and food and is a firm favourite with walkers and locals alike, alongside Christ Church and a thriving village hall hosting regular events and a monthly farmers' market.

For more comprehensive day-to-day shopping, the nearby towns of Uckfield (approximately 4.5 miles) and Crowborough (approximately 4 miles) provide a good range of supermarkets, shops, restaurants and leisure facilities, whilst the historic county town of Lewes and Royal Tunbridge Wells are within comfortable reach for broader retail and cultural pursuits, including world-class opera at Glyndebourne.

Locally there is a good choice of state schools including Bonners CE Primary at Maresfield and Nutley CE Primary, whilst further afield are a number of well-regarded independent schools serving the area. Buxted Station, just a short drive away, provides Southern Rail services to London Bridge with a journey time of approximately one hour fifteen minutes, with East Croydon also served en route.

For golfers, the area is exceptionally well served with East Sussex National Golf Club at Little Horsted, home to two championship courses that have hosted the European Open, Piltdown Golf Club with its historic heathland course carved from ancient Sussex heath and the beautifully situated Royal Ashdown Forest Golf Club at Forest Row, all within easy reach.

For equestrian enthusiasts, the Ashdown Forest Riding Centre at Duddleswell and Misbourne Riding Centre at Nutley are virtually on the doorstep, offering riding across some of the finest countryside in the South East.

O.I.E.O £1,000,000 Freehold

Approximate Gross Internal Area = 219.0 sq m / 2357 sq ft
Outbuildings = 10.5 sq m / 113 sq ft
(Excluding Car Port)
Total = 229.5 sq m / 2470 sq ft

= Reduced headroom below 1.5m / 5'0

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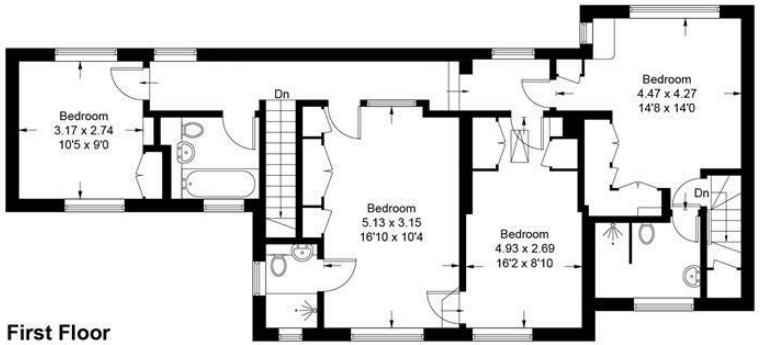
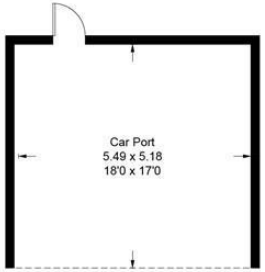


First Floor



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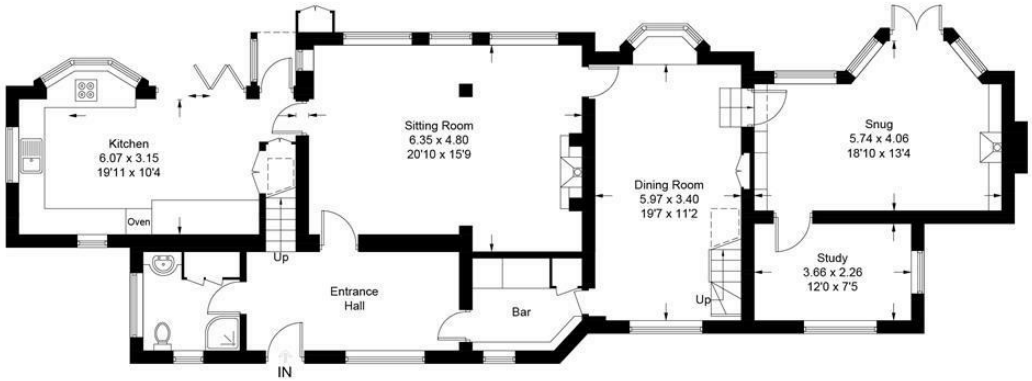
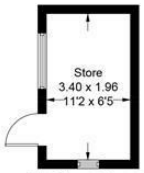


Ground Floor



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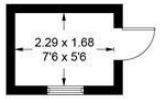

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1289640)

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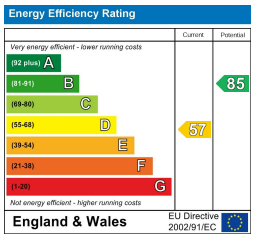
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and 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.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.



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