

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Coopers Row, Five Ash Down, TN22 3ES

- ▼ Modernised Detached House
- ▼ 4 Bedrooms, Bathroom, En-Suite
- ▼ Impressive Kitchen/Diner
- ▼ Lounge, Conservatory, Study
- ▼ Generous Driveway
- ▼ Large Garden With Patio



### EPC RATING

Current:  Potential:  
EPC Awaited

**£650,000**



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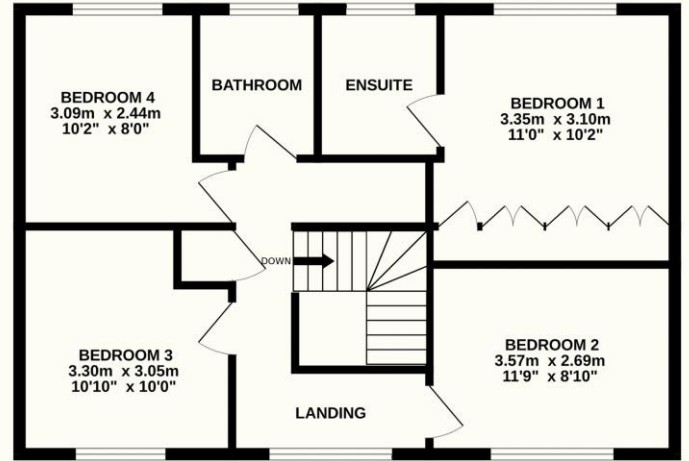
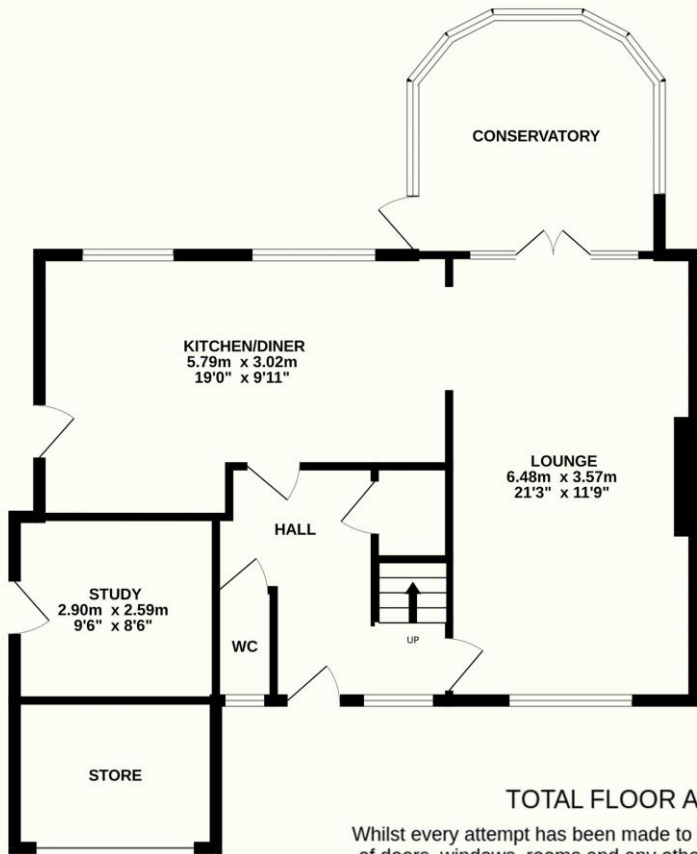
Offering approximately 1,532 sq/ft of well-planned accommodation, this attractive four-bedroom detached home is perfectly suited to modern family living. Combining generous reception space with practical everyday features, the property provides flexible accommodation in a desirable layout. The ground floor welcomes you with a central entrance hall leading to a bright and spacious lounge, ideal for relaxing or entertaining. To the rear, the impressive open plan kitchen/diner offers ample space for family meals and social gatherings, and the lounge opens directly into a delightful conservatory, creating a wonderful flow between indoor and outdoor living. A separate study provides the perfect home office, playroom or snug, while a convenient ground floor WC and useful store to front with garage door add further practicality. Upstairs, the property features four well-proportioned bedrooms, making it an ideal family home. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a family bathroom, ensuring plenty of space for growing families and visiting guests. The thoughtful layout offers flexibility for home working, entertaining and family life, with generous room sizes throughout and excellent natural light. Outside, the property is approached via a driveway suitable for several cars, while a gate and passage to side lead to the rear garden that boasts a large patio ideal for outdoor dining with outdoor kitchen arranged to the side perfect for the summer BBQs. The garden enjoys a large expanse of lawn perfect for the kids to play or for keen gardeners alike whilst benefitting from good levels of privacy. This impressive home offers the perfect balance of comfort, space and versatility, making it an excellent opportunity for families looking to upsize or buyers seeking a property that can easily adapt to changing lifestyle needs. The location is also something to enjoy with a village pub and Post Office just a few strides away along with nearby bus stops. A short distance from Five Ash Down is Uckfield's bustling high street with excellent range of shops, restaurants, and cinema, whilst the mainline train station in Uckfield and Buxted directly serve London.

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TOTAL FLOOR AREA : 142.3 sq.m. (1532 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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