

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Framfield Road, Blackboys, TN22 5LS

- ▼ Impressive New Build
- ▼ 4 Bed Detached Home
- ▼ Bespoke High-Level Build
- ▼ Stunning Countryside Views
- ▼ Beautiful Village Position
- ▼ Large Garden & Double Oak Barn Garage



### EPC RATING

Current:

80 | C

Potential:

85 | B

**£999,000**



## Framfield Road, Blackboys, TN22 5LS

An Exceptional Brand-New Country Home. An exciting opportunity to purchase a brand-new detached home, built by an established developer renowned for delivering high quality, individually designed properties with bespoke materials and premium fixtures and fittings. Situated in a desirable semi-rural location, the home enjoys a plot extending to just under half an acre backing onto a vineyard with attractive distant views, creating a wonderful countryside setting. The house has been thoughtfully designed with tumbled bespoke brick elevations and treated shiplap boarding to the upper level beneath a handmade clay tiled roof, complemented by a charming oak-framed entrance porch. Inside, the property offers generous and well-balanced accommodation, including a spacious entrance hall, study, and a double-aspect sitting room with brick open fireplace and oak bressumer beam, with doors opening onto the garden. The impressive kitchen/dining room forms the heart of the home, featuring a wall of bi-fold doors to the rear garden and a handmade Rencraft kitchen with central island and Bora ventilation hob, together with integrated appliances, double Butler sink and space for an American-style fridge/freezer. The kitchen units are primed and ready to be hand painted in purchasers' choice of colour allowing for some personal touches. A separate utility/laundry room, boot room and cloakroom provide excellent practicality for modern living. Upstairs, a light galleried landing leads to four double bedrooms. The principal bedroom suite enjoys far-reaching views and benefits from an en-suite shower room and space for a dressing area. The second and third bedrooms also boast en-suite facilities, while the remaining bedroom is served by a luxurious family bathroom. Bathrooms and shower rooms are finished with Porcelanosa tiles. Externally, a gated entrance leads to a shingle driveway providing ample parking and turning space, together with a substantial oak-framed barn style garage. The generous rear garden is predominantly laid to lawn and includes a patio and pathways laid with Aitchison and Glover Killyleigh patio stones. Further features include an air source heat pump with underfloor heating throughout, Jerusalem limestone flooring to the kitchen and utility areas, and mains services. Council Tax: TBC

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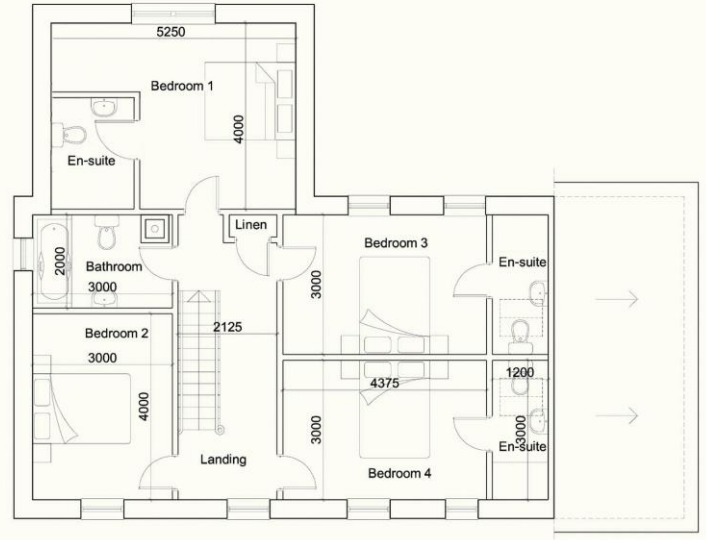






**Unit 2 - Proposed Ground Floor Plan**

1:100 scale  
0m 2m  
1:100 Scale Bar



**Unit 2 - Proposed First Floor Plan**

1:100 scale  
0m 2m  
1:100 Scale Bar



TENURE: FREEHOLD

COUNCIL TAX BAND: TBC

MAINTENANCE/SERVICE CHARGE: N/A

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