



Garden Cottage Oldlands, Herons Ghyll TN22 3DA  
Uckfield

£1,350,000  
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McTAGGART**  
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# Garden Cottage Oldlands

Herons Ghyll, Uckfield

A magnificent four/five bedroom four bathroom detached character home with an adjoining double garage, a private paddock with a substantial stable block and adjoining office/workshop and a secondary double garage with an adjoining storeroom. Occupying 1.36 acres of grounds forming part of a private country estate on the edge of the Ashdown Forest.

Garden Cottage is believed to have been built in 1875 and over the most recent years the property has been subject to a double storey extension to the rear and remodification internally to provide exceptional living accommodation, boasting four reception rooms on the ground floor plus an office/study. The gardens and grounds are a particular feature, to the front are formal gardens and nearby is a stunning separate paddock with a driveway leading to a large stable block with office/workshop and detached double garage with adjoining store. The garage is ideal for a car collector and there are solar panels providing green energy. The estate is beautifully maintained and is managed by a resident management company. The estate residents have long shared a commitment to protecting the estates character and resisting further development on the grounds.





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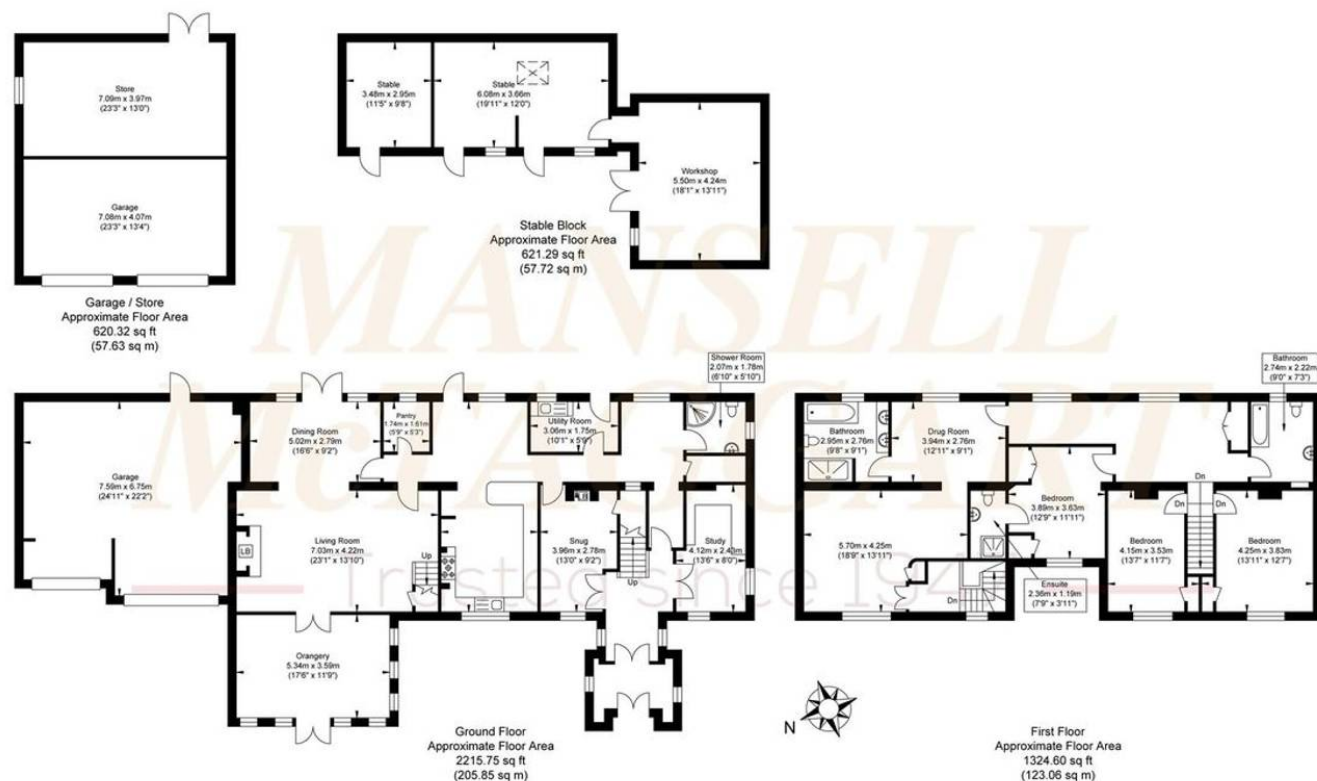
The first floor provides, a large landing/library, there are four double bedrooms, a family bathroom, a guest bedroom with en-suite shower room and an impressive principal bedroom with a separate dressing room, an en-suite bathroom with an enclosed bath, shower cubicle, his and hers sinks and via double doors a private secondary staircase descends to the living space.

Outside, the formal lawns are well established hosting a wide variety of plant specimens and mature trees. To the rear is hard landscaping, seating terraces, and a secluded lawn. Accessed via a further driveway is the paddock which enjoys a rural view. Here you will find a 621.29 sq ft stable block with workshop/office, solar panels and the detached 620.32 sq ft double garage and adjoining storeroom. All buildings have power and light connected.

- A magnificent 4/5 detached country home with 1.36 acres occupying a beautifully setting within a private estate on the edge of the Ashdown Forest
- Fabulous range of outbuildings | Stable block and office/workshop | Garage block and store | Adjoining double garage to the main house
- Paddock | Solar panels
- Formal gardens | Orchard



## Oldlands



Approximate Gross Internal Area (Excluding Garage/Store & Stables Block = 328.91 sq m / 3540.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart Uckfield**

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