

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Tottingworth Park, Heathfield, TN21 8XJ

- ▼ 3 Bedroom Detached
- ▼ No-Through Country Lane
- ▼ Quiet, Beautiful Surroundings
- ▼ Over 4 Acres Of Land
- ▼ Large Driveway & Garage
- ▼ 3 Reception Rooms



EPC RATING

Current:

53 | E

Potential:

91 | B

£925,000



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A rare opportunity to acquire a beautifully positioned three-bedroom detached home, set within the highly sought-after Tottingworth Park and nestled in the heart of the High Weald Area of Outstanding Natural Beauty. Approached via just over half a mile of private, peaceful country lane, this exceptional property enjoys complete privacy and is surrounded by rolling countryside, offering uninterrupted views from every window. The property is accessed through a gated driveway providing ample parking for multiple vehicles, along with a detached garage. A welcoming entrance porch offers an abundance of storage and provides dual access points into the home. The ground floor is both versatile and well-appointed, featuring a spacious kitchen/breakfast room with extensive cupboard and worktop space, integrated appliances, and a breakfast bar. A partial sunroof allows natural light to flood the space. The stunning orangery is a standout feature, boasting panoramic views and a vaulted glass ceiling, creating a bright and tranquil setting with the added benefit of a log burner. In addition, there is a separate dining room and a cosy living room complete with another log burner. A well-appointed family bathroom on this level includes both a bath and separate shower, alongside a separate WC. Upstairs, the property offers three well-proportioned bedrooms, all comfortably accommodating double beds. The principal bedroom benefits from a charming internal terrace, an ideal spot for morning coffee or unwinding with a book. A separate WC serves all three bedrooms. Externally, the grounds continue to impress with around 4 acres. The formal gardens are beautifully maintained and dog proof, and feature two pond sites, a variety of mature fruit trees, a workshop and a 16x8ft Rhino Greenhouse. There is also lapsed planning for a 20x12ft workshop/ The property also includes an additional triangular parcel of land located on the opposite side of the track which is owned by yourselves, further enhancing its appeal and potential, with direct access to a Bridle Path. The property offers further potential to extend, subject to the necessary planning permissions. This unique home combines countryside tranquillity with generous living space, making it an ideal retreat for those seeking both comfort and natural beauty.

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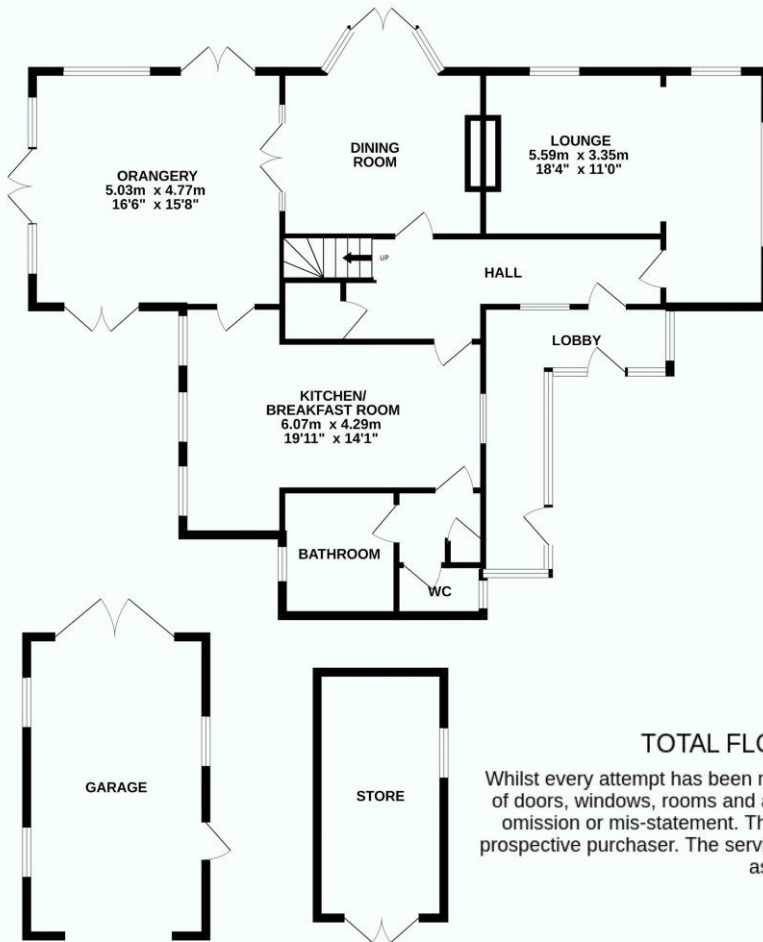
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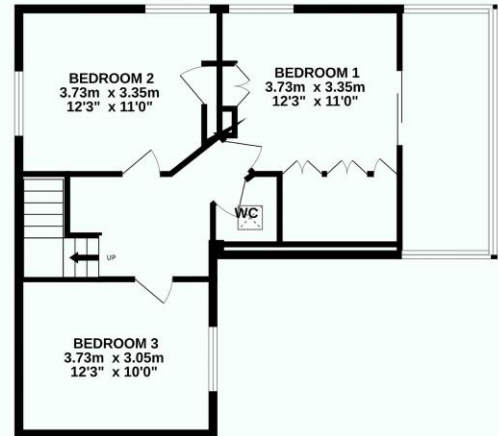


GROUND FLOOR
117.4 sq.m. (1263 sq.ft.) approx.

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1ST FLOOR
62.0 sq.m. (668 sq.ft.) approx.



TOTAL FLOOR AREA : 214.2 sq.m. (2305 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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