

Derwen Lodge New Place, Uckfield, TN22 5DP

Guide Price £1,000,000 - £1,100,000

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Derwen Lodge New Place

Uckfield

The property offers well-balanced accommodation arranged over three floors, featuring luxuriously finished bathrooms all with underfloor heating, spacious bedrooms, three reception rooms and a particularly elegant, bespoke heritage-style kitchen with a impressive central island and stone work surfaces. The beautifully maintained rear garden is a notable feature, having a raised private decked seating terrace and comprising a level lawn, a further generous decked seating terrace and a versatile garden studio, ideal for use as a home office.

The accommodation extends to approximately 2,542 sq ft. On the ground floor, a spacious reception hall leads to three well-proportioned reception rooms, comprising a dining room, family/cinema room and a generous formal sitting room. The latter features a Charnwood log burner with a Chesney limestone surround fireplace, together with bi-fold doors opening onto the rear seating terrace.

The kitchen is particularly impressive, beautifully appointed with Miele double ovens, Miele wine cooler, Falcon range cooker with Lachanche extractor fan over and a range of further integrated appliances. Bi-fold doors provide direct access to the rear garden, while a separate utility room is conveniently positioned in the adjacent room.















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The first floor provides a light-filled galleried landing, from which far-reaching views can be enjoyed. There are four double bedrooms and three bathrooms. The principal bedroom benefits from built-in wardrobes and an en-suite bathroom, appointed with twin wash basins, an enclosed bath and a separate walk-in shower.

A staircase rises from the landing to the second floor, providing a versatile additional bedroom alongside a separate gym or hobbies area.

Outside

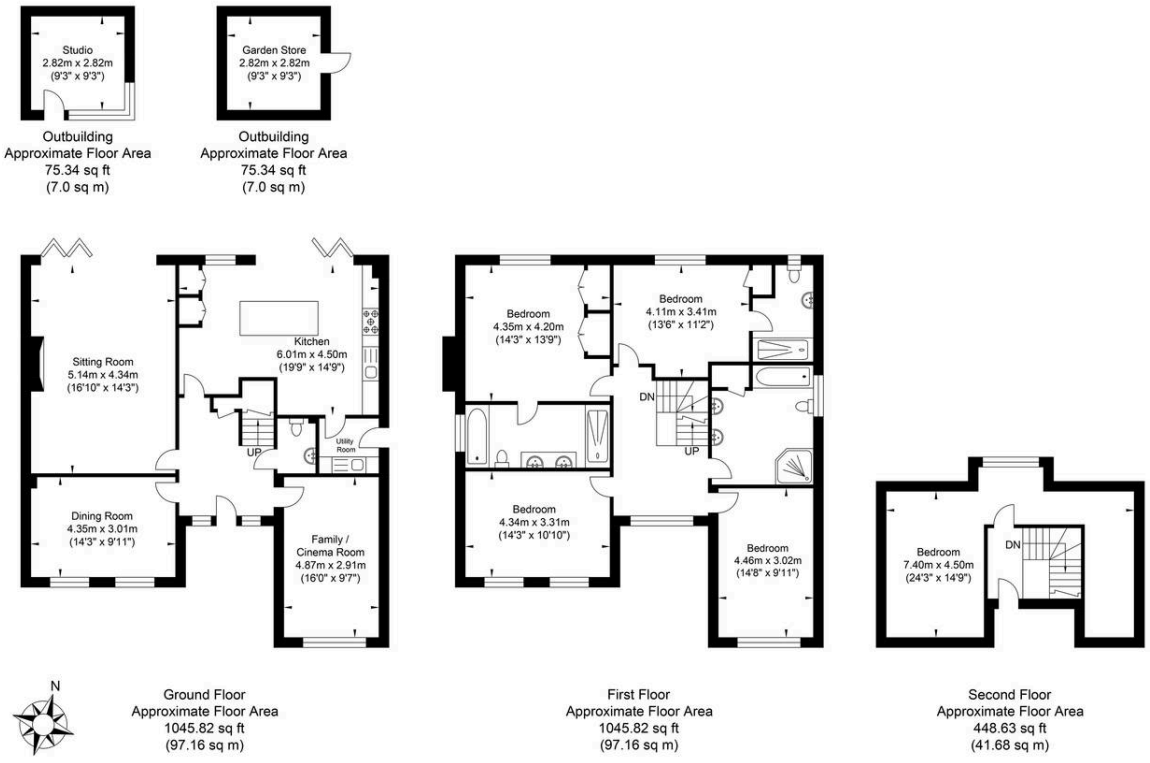
To the front, a five-bar gate opens onto a gravel driveway providing ample off-road parking, together with an electric vehicle charging point.

The rear garden is a particular attraction, with a raised decked seating terrace adjoining the property and providing an excellent space for outdoor entertaining. Beyond lies a level lawn, leading to a detached garden studio with power, lighting and internet cabling. A garden shed is positioned to one side, complemented by an attractive row of silver birch trees and towards the centre is a beautiful established Maple tree.

Council Tax band: F

Tenure: Freehold

Derwen Lodge



Approximate Gross Internal Area= 236.0 sq m / 2542 sq ft
Approximate Outbuildings Internal Area = 14 sq m / 154 sq ft
Approximate Total Internal Area = 250 sq m / 2696 sq ft

Mansell McTaggart Uckfield

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