

Banfield Estate Agents

Long View Framfield Road

Uckfield, TN22 5HD

Asking Price £990,000

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RECENTELY REDUCED RURAL PROPERTY WITH WOODLAND

Set within approximately 1.5 acres of well-established, mature grounds, and surrounded by rolling fields and scenic countryside, this beautifully presented four-bedroom, four-bathroom detached residence offers an exceptional blend of character, space, and refined countryside living.

Approached via a generous pebble driveway, the property is framed by a triple timber-framed garage and a sweeping wraparound garden. The home itself, originally built in 1930, has been thoughtfully modernised and maintained to combine period charm with modern family comforts.

A generous entrance hall offers a bright and welcoming introduction to the home. The triple-aspect living room is a standout feature — brimming with daylight and centered around an impressive inglenook fireplace with exposed brickwork and a log burner. Double doors open seamlessly onto the beautifully maintained gardens, enhancing the connection between indoor and outdoor living.

The heart of the home is a spacious, dual-aspect kitchen/diner designed for both everyday family life and entertaining. Featuring oak wooden flooring, extensive worktop and cupboard space, and a Range Master double oven with hob, this room also benefits from double doors leading out to a composite decking area. From here, views stretch across manicured lawns and towards the woodland beyond, offering a truly idyllic setting.

Practicality is equally well considered, with a well-appointed utility room complete with floor and wall units, red stone tiled flooring, and space that also lends itself perfectly to use as a boot room, with direct access to the garden — ideal for country living.

The ground floor offers exceptional versatility. A generously proportioned double room with built-in storage overlooks the front garden and adapts effortlessly to a bedroom, home office, playroom, or any use that suits your lifestyle. A further downstairs bedroom enjoys dual aspects, built-in wardrobes, overlooking the surrounding greenery, complemented by a spacious ensuite featuring a freestanding bath. A separate ground floor shower room with a waterfall shower provides added convenience for guests.

Upstairs, a bright and airy landing illuminated by a Velux window leads to three well-proportioned double bedrooms, most with built-in wardrobes. Each room enjoys delightful views over the surrounding countryside, with the front bedroom offering far-reaching vistas across beautifully kept fields. This level is served by a family shower room, alongside a separate, well-appointed bathroom with a corner bath both elegantly finished with large natural porcelain tiles, and Velux windows, bright yet offering complete privacy.

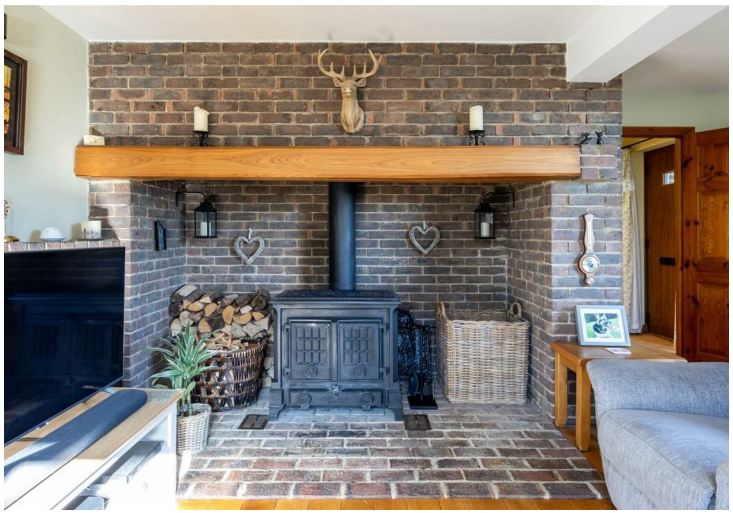
The grounds are a particular highlight. Mature gardens wrap around the home, featuring an array of fruit trees including apple, pear, and cherry, alongside elegant acer trees. At the foot of the garden lies a beautiful area of woodland, carpeted with bluebells in season, and home to a log store supplying the property’s charming wood burner. Footpaths from the garden lead directly to local countryside pubs, including the Black Boys Inn and The Hare and Hounds, enhancing the lifestyle appeal.

A substantial outbuilding with electricity and plumbing further adds to the property’s flexibility, offering potential for a variety of uses.

Situated in the charming village of Blackboys, the property enjoys a quintessential countryside setting within the High Weald Area of Outstanding Natural Beauty. Surrounded by rolling fields and ancient woodland, the village offers a peaceful, community-focused lifestyle, with a traditional pub, scenic walking routes such as The Weald Way, and convenient access to nearby towns, making it an ideal balance of rural tranquillity and everyday practicality.

Council Tax Band: G
















Troubles
Bubbles
BATH

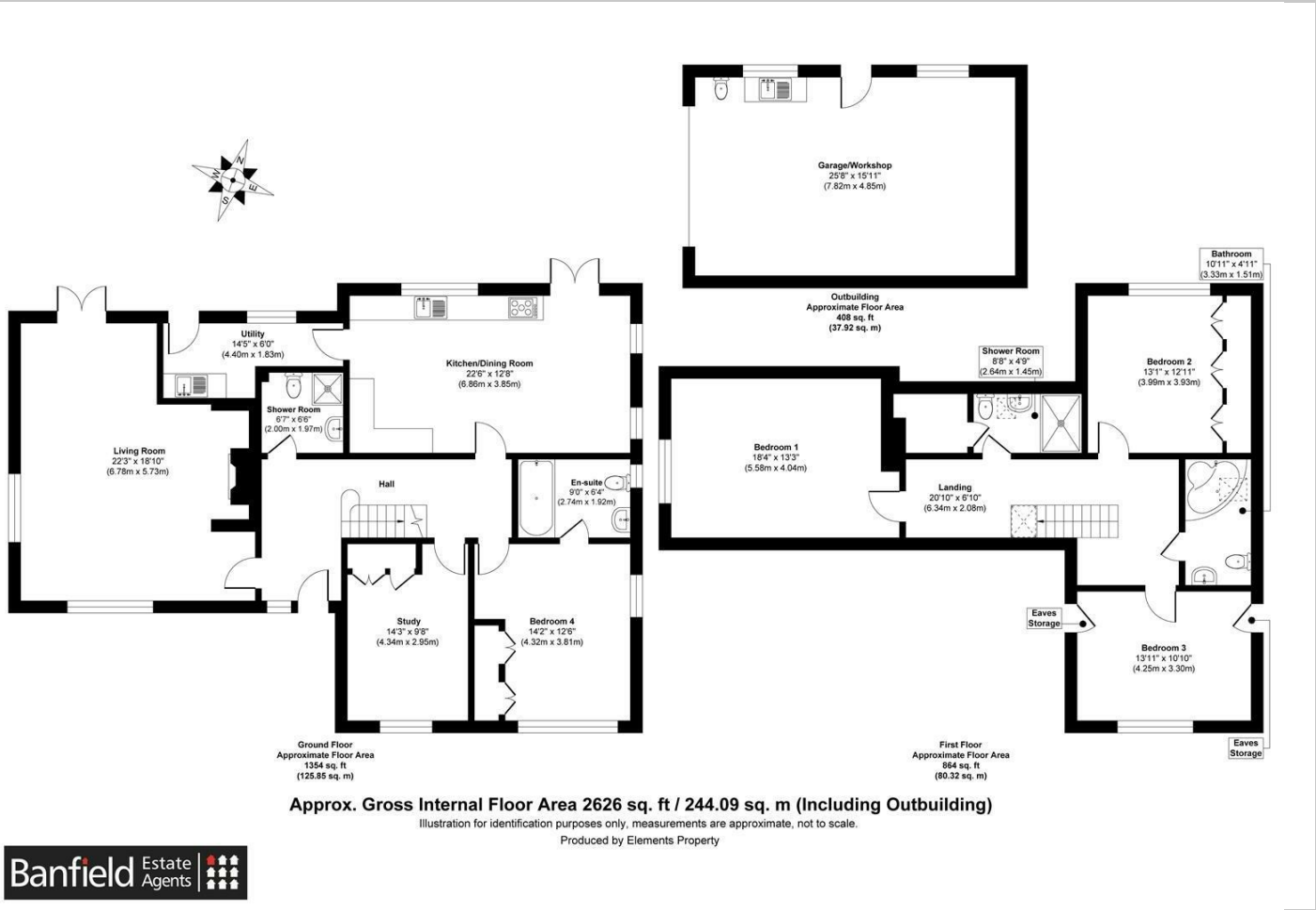








Floor Plan



Approx. Gross Internal Floor Area 2626 sq. ft / 244.09 sq. m (Including Outbuilding)

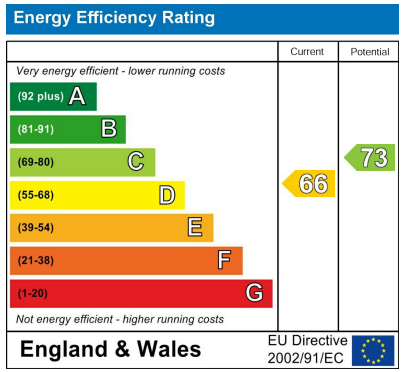
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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Area Map





Energy Efficiency Graph

Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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