

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Royal Oak Lane, High Hurstwood, TN22 4AL

- Extended & Beautifully Presented Period Cottage
- 4 Bedrooms, 3 Reception Rooms, 3 Bathrooms
- Kitchen Boasting A Separate Utility Room
- Just Under 0.25 Acre Plot, Large Driveway
- Idyllic Location, Lovely Countryside Views
- 1 Bedroom Annexe Arranged Over Two Floors



EPC RATING

Current:

42 E

Potential:

81 B

£775,000



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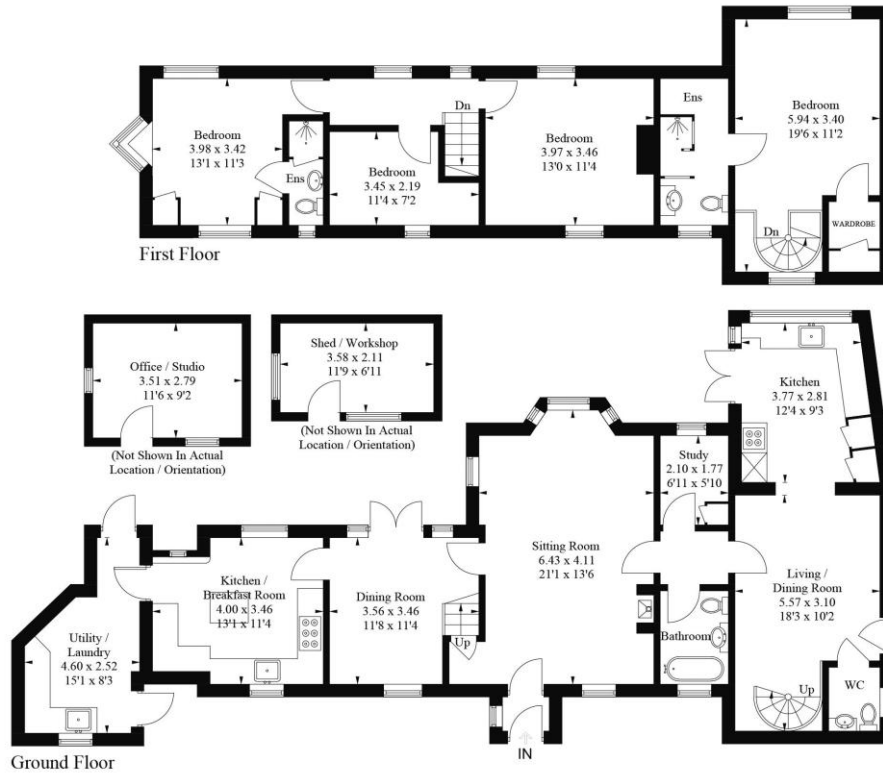
Tucked away in the picturesque rural village of High Hurstwood, this beautifully presented and idyllic cottage dates back to the 1690s and perfectly blends historic charm with modern family living. Set within just under a quarter of an acre and adjoining open farmland, the property enjoys delightful countryside surroundings, generous gardens, and the added benefit of a spacious one-bedroom annexe ideal for multigenerational living or guest accommodation. Approached via a gated gravel driveway providing ample parking for several vehicles, the cottage immediately impresses with its characterful appearance and enchanting setting. Upon entering, a welcoming entrance porch leads through to the heart of the home — a stunning central lounge featuring a magnificent fireplace, exposed beams, and attractive solid wood flooring, all combining to create a warm and inviting atmosphere. To one side of the lounge is a charming double-aspect dining room with doors opening directly onto the garden, flowing seamlessly into a beautifully finished kitchen complete with a central island, granite worktops, and a generous utility room. A useful study and ground floor bathroom completes the downstairs accommodation. Upstairs, the first-floor landing enjoys far-reaching countryside views and leads to three well-proportioned bedrooms. The impressive principal bedroom benefits from a triple-aspect outlook and a stylish en-suite shower room. A particularly versatile feature of the property is the spacious one-bedroom annexe, arranged over two floors and offering its own private entrance, whilst also remaining accessible from the main house. The ground floor provides an open-plan living and dining space leading through to a bright and airy kitchen with doors opening onto the garden, together with a separate WC. Upstairs, the generous double bedroom benefits from a built-in wardrobe and en-suite shower room. Should the annexe not be required independently, it could easily be incorporated back into the main residence to provide additional family accommodation. Outside, the property continues to delight with beautifully maintained front and rear gardens. The front garden enjoys areas of lawn, well-stocked flower beds, a paved patio, and a garden shed, while the rear garden features a large patio spanning the width of the house, leading onto a generous lawn with a charming small garden pond. At the far end of the garden sits a fully insulated outbuilding, perfectly suited for use as a home office, studio, or hobby room. This exceptional character home offers a rare opportunity to enjoy countryside living in a highly sought-after village setting, with flexible accommodation perfectly suited to modern family life.

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Approximate Gross Internal Area = 172.0 sq m / 1851 sq ft

Outbuildings = 17.0 sq m / 183 sq f

Total = 189.0 sq m / 2034 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1300416)



TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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