

Woodcock Cottage, Fairwarp TN22 3BU

£775,000

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Woodcock Cottage

Fairwarp, Uckfield

A most distinctive and beautifully positioned four bedroom two bathroom detached character cottage situated off a single lane track nestled in the Ashdown Forest.

Woodcock Cottage is a magnificent sandstone country home, constructed in 1984 using locally sourced reclaimed materials and originally built as a two up and two down cottage. The property has been significantly enlarged by the current owners over the past years to provide exceptional open plan living accommodation on the ground floor, plus a utility/cloakroom and two second floor bedrooms. There are many character features throughout the home, from exposed beams to fireplaces. The garden is completely secluded, and you have direct access to the forest, 6,500 acres of heathland.

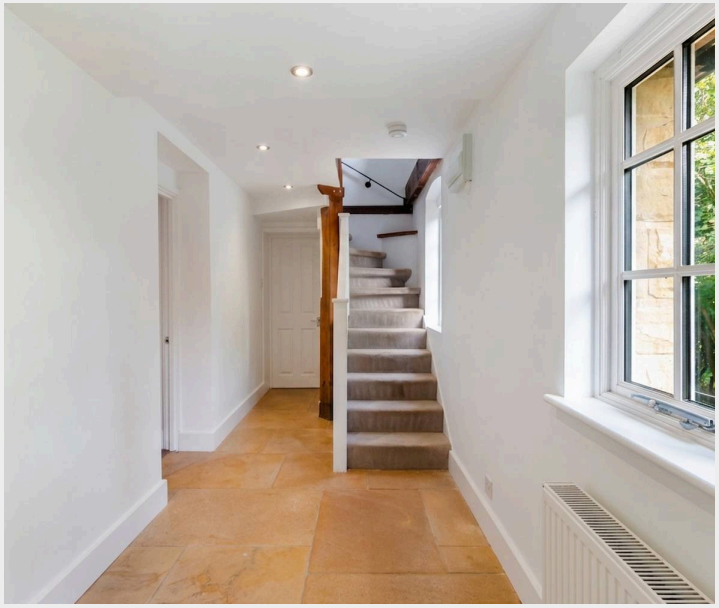
The property is entered via a spacious hallway with a staircase rising to the first floor and a utility room/cloakroom found nearby. Continuing from the hallway is a bespoke timber kitchen which enjoys a double aspect and flows through to the living room, there are bi-fold doors opening to an adjoining rear seating terrace and there is feature fireplace.

Council Tax band: F

Tenure: Freehold

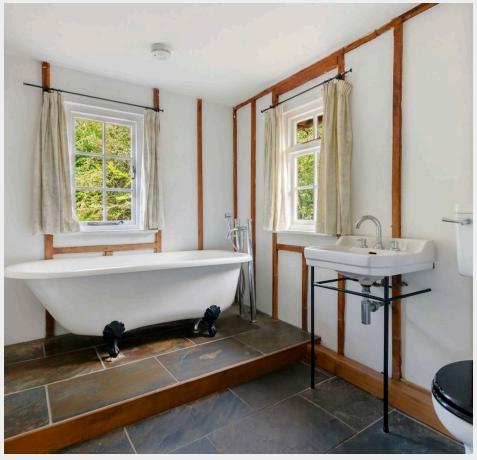














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The first floor provides a large landing, a triple aspect principal bedroom and a modern en-suite shower room, a second double bedroom and a family bathroom with a freestanding Victoria and Albert roll top volcanic stone bath. The second floor provides two double bedrooms.

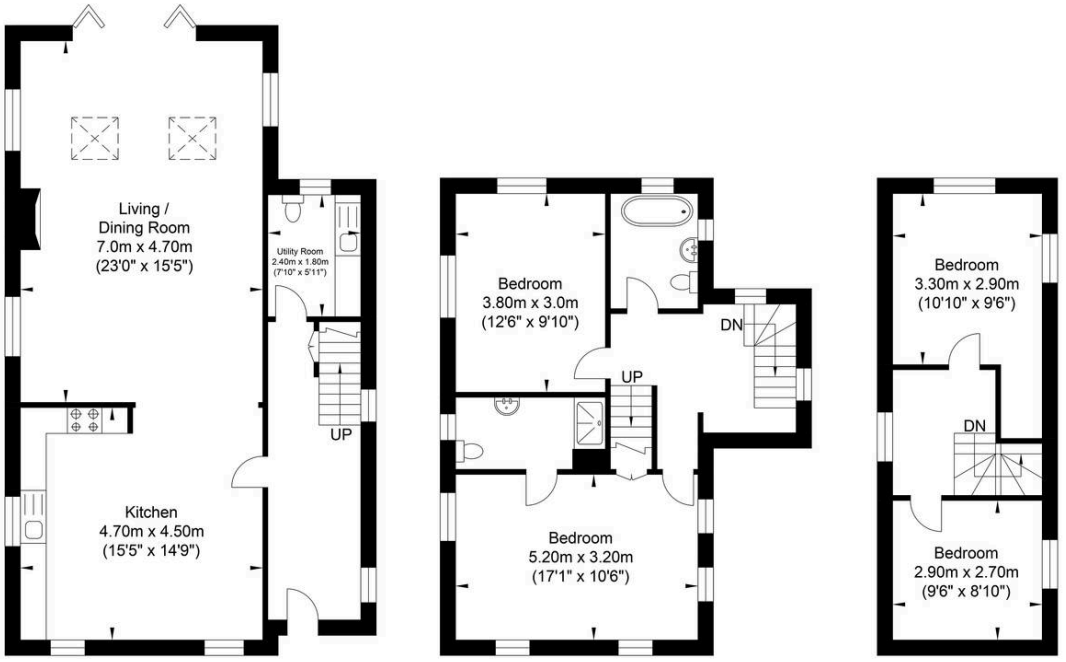
Outside, the front of the property is approached via an unmade driveway which in turn leads to a parking area. The rear garden is predominately laid to lawn flanked by mature trees and established shrubs, there is a stone seating terrace and to one side is a timber shed. The whole enjoying complete seclusion and a good degree of peace.

EPC: E

Oil fired central heating

- A most distinctive four bedroom, two bathroom detached character cottage nestled in the Ashdown Forest
- Largely extended to provide and open plan living space
- Bespoke fitted kitchen/breakfast room
- Generous size living room with bi-fold doors
- Utility/cloakroom
- Principal bedroom with en-suite shower room

Woodcock Cottage



Ground Floor
Approximate Floor Area
752.07 sq ft
(69.87 sq m)

First Floor
Approximate Floor Area
488.25 sq ft
(45.36 sq m)

Second Floor
Approximate Floor Area
269.85 sq ft
(25.07 sq m)

Approximate Gross Internal Area = 140.30 sq m / 1510.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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