



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

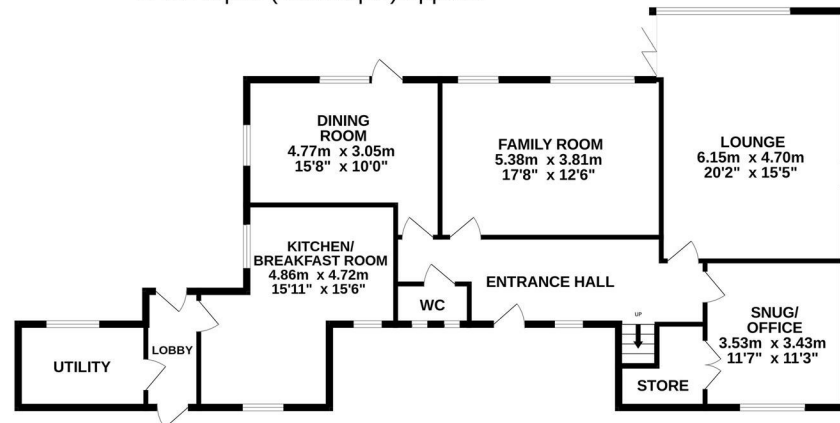
## EPC Rating

D

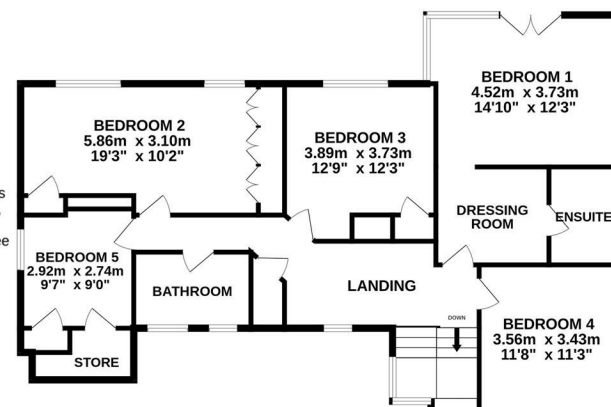
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 85        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Peter Oliver

GROUND FLOOR  
126.1 sq.m. (1358 sq.ft.) approx.



1ST FLOOR  
111.5 sq.m. (1200 sq.ft.) approx.



TOTAL FLOOR AREA : 237.6 sq.m. (2558 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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Grey Friars Wilderness Lane, Hadlow Down, Uckfield, TN22 4HT

£3,650 Per month

- Five Bedroom Detached Family Home
- Popular Semi-Rural Hadlow Down
- Modern Integrated Kitchen
- Driveway Parking for 3-4 Cars, Garden Maintenance Included
- Available Mid August, Unfurnished
- Elevated Position with Far Reaching Views
- Four Reception Rooms
- Separate Utility Room/Boot Room
- Master Bedroom Suite
- EPC D - 63

# Grey Friars Wilderness Lane, Uckfield TN22 4HT

A five bedroom detached family home situated in the sought after village of Hadlow down, where the parish is within the High Weald Area of Outstanding Natural Beauty.

 5

 2

 4

 D

Council Tax Band: G



This attractive detached family house offers versatile and extremely spacious accommodation. Throughout the well-presented interior, there are many outstanding features some of which include: A modern integrated kitchen with a separate utility room. The dining room and the family room both have attractive fireplaces with wood burning stoves and overlook the rear garden. A new extension provides a study with large storage cupboard and the superb sitting room has floor to ceiling windows which take in the views and woodland beyond the property. Upstairs the master bedroom suite incorporates a dressing area and en-suite bathroom. This room also has a fabulous glass wall and Juliet balcony to make the most of the elevated position and far reaching views. The further four bedrooms are well served by the family bathroom. The house has a gated driveway for 3-4 cars and a large rear garden with summer house and large shed, the rear terrace also enjoys the views, extending to The Downs in the distance, from it's elevated position. Viewing is advised to fully appreciate what this property has to offer. NB. The rent includes garden maintenance for the lawns and hedges throughout the tenancy.