



OAKFIELD



Horney Common, Uckfield, TN22 3EL

Asking Price £1,250,000



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A Rare Country & Equestrian Home on the Edge of Ashdown Forest

Set within 4.66 acres of beautifully maintained gardens, paddocks and grounds, Old Forge Farm is an exceptional Victorian farmhouse enjoying a secluded position on the edge of the world-renowned Ashdown Forest. Combining period charm with outstanding equestrian facilities, this is a rare opportunity to embrace one of Sussex's finest country lifestyles.

Approached via a private driveway with extensive parking for vehicles, horseboxes and trailers, the beautifully presented farmhouse offers a welcoming sitting room with wood-burning stove, a superb triple-aspect family living and dining room, a well-appointed country kitchen with French doors to the garden, utility room and cloakroom. Upstairs are four double bedrooms, including a principal suite with en-suite shower room, together with a stylish family bathroom.

A detached one-bedroom annexe provides flexible accommodation for guests, extended family or potential ancillary income.

Designed with the equestrian enthusiast in mind, the property benefits from an excellent stable yard with three stables, hay store, covered grooming area, a 40m x 20m all-weather manège, and well-fenced paddocks. From the gate, Ashdown Forest is just a short walk away, offering over 75 miles of outstanding off-road riding through some of the South East's most beautiful countryside.

The gardens are a particular feature, with generous terraces, sweeping lawns, mature planting and far-reaching rural views, while an additional barn offers further potential, subject to the necessary planning consents.

Old Forge Farm offers the perfect combination of character, privacy, acreage and direct access to Ashdown Forest, creating an exceptional home for those seeking an outstanding country and equestrian lifestyle.





Main House

Living Room

12'4" x 11'7" (3.76m x 3.53m)

Kitchen/Diner

34'8" x 9'0" (10.57m x 2.75m)

Drawing Room

19'8" x 10'9" (6m x 3.28m)

Utility Room

10'6" x 7'0" (3.20m x 2.13m)

Bedroom One

20'2" x 12'1" (6.15m x 3.69m)

Bedroom Two

11'5" x 10'9" (3.48m x 3.28m)

Bedroom Three

11'1" x 9'2" (3.38m x 2.80m)

Bedroom Four

11'9" x 9'5" (3.58m x 2.87m)

Bathroom

10'5" x 7'2" (3.18m x 2.19m)

WC

Ensuite

Annexe and Outbuildings

Stables

38'9" x 31'1" (11.82m x 9.48m)

Workshop

24'0" x 14'3" (7.32m x 4.35m)

Kitchen/Living Room

28'11" x 11'3" (8.82m x 3.43m)

Bedroom

14'2" x 11'5" (4.32m x 3.48m)

Ensuite

Council Tax Band G - £4,547.38 Per Annum



Floor Plan

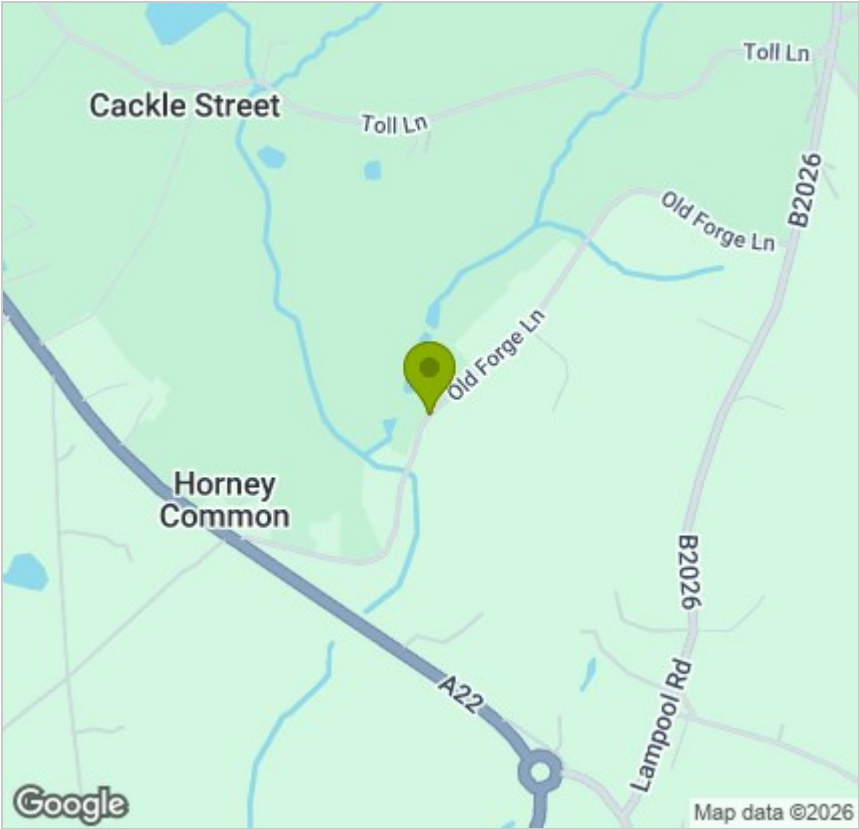


Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

