

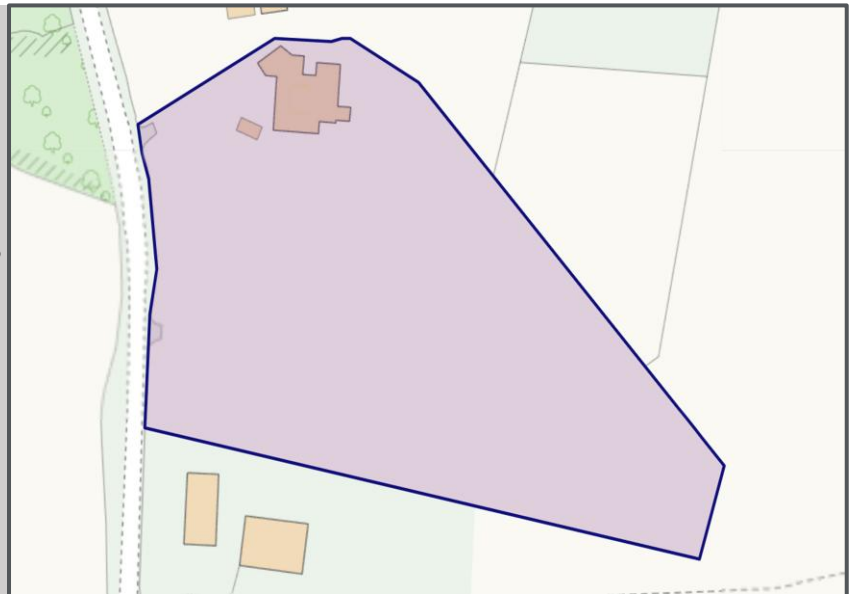
Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Nursery Lane, Fairwarp, TN22 3BD

- ▼ Detached, Character Residence
- ▼ 5 Bedrooms, 2 Bathrooms
- ▼ Impressive Plot of Approx 1.5 Acres
- ▼ Rural & Peaceful Location
- ▼ 2 Driveways & Large Garage
- ▼ NO ONWARD CHAIN



### EPC RATING

Current:  Potential:  
EPC Awaited

**£1,100,000**



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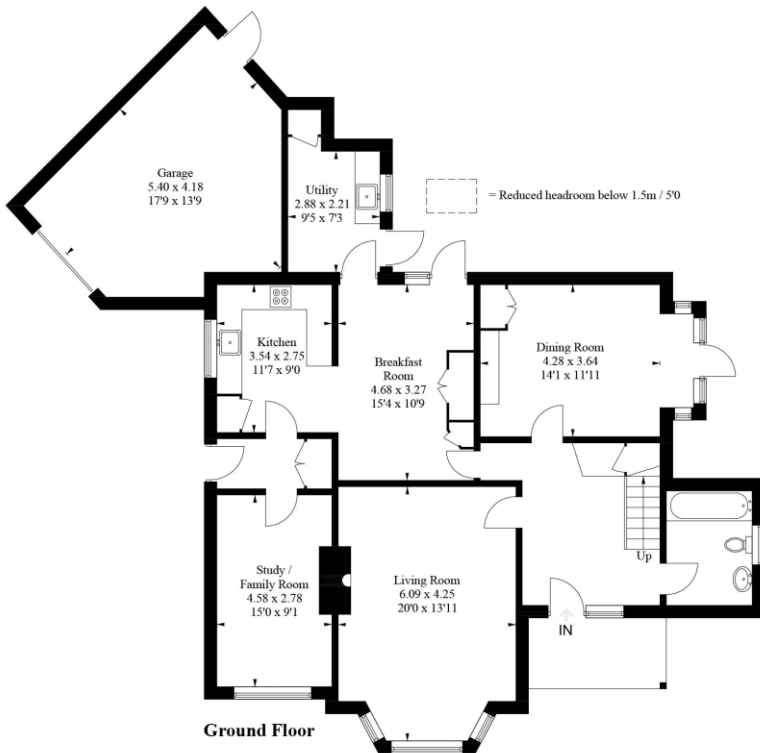
Nestled on the edge of the highly sought-after village of Fairwarp, this charming family home offers an exceptional combination of privacy, space, and character. Set on a generous 1.5-acre plot, the property is approached via a long, private driveway, ensuring tranquillity and seclusion in a peaceful countryside setting. The spacious and thoughtfully designed layout provides versatile living accommodation across three floors. On the ground floor, an inviting entrance hall leads into a large, elegant sitting room perfect for relaxing and entertaining. A well-equipped kitchen with a breakfast area offers a bright, functional space for family meals, while a separate dining room provides ample space for gatherings. Additionally, a dedicated study or family room adds versatility for work or leisure, alongside a downstairs bathroom for added convenience, complemented by a utility room with an external W/C and garage that provide practical storage and functionality. A large and extremely useful loft space spans above the kitchen, study/family room, and hall between providing excellent storage or possibilities of opening to vault the ceiling if desired. Upstairs, the first floor features three generous bedrooms, including a master bedroom filled with natural light and ample space. Two additional bedrooms are ideal for family, guests, or hobbies, and a family bathroom serves the upper level. The second floor offers two further bedrooms, while a spacious loft storage area provides additional practical storage options. The property's expansive outdoor space is ideal for outdoor activities, gardening, or simply enjoying the peaceful surroundings. The garden boasts an enviable southerly aspect, creating the perfect setting for enjoying sunshine throughout the day. In addition to the main driveway, the property benefits from a second driveway, offering extremely useful additional access and parking facilities. Situated within the beautiful Ashdown Forest, the property is perfectly positioned for those who enjoy nature, walking, and outdoor pursuits as well as being within walking distance of a very popular village pub and village hall. The beauty of this particular location is the ability of leaving the car at home as dog walking or exploring are quite literally on your doorstep. Despite its idyllic rural setting, the home remains conveniently connected, with mainline train stations at nearby Uckfield and Haywards Heath providing direct services into London, while Gatwick Airport is also within easy driving distance. Combining the charm of village life with spacious interiors, privacy, and excellent accessibility, this family home presents a wonderful opportunity for those seeking a serene countryside lifestyle.

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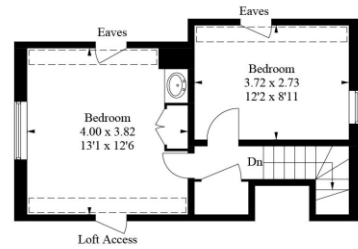
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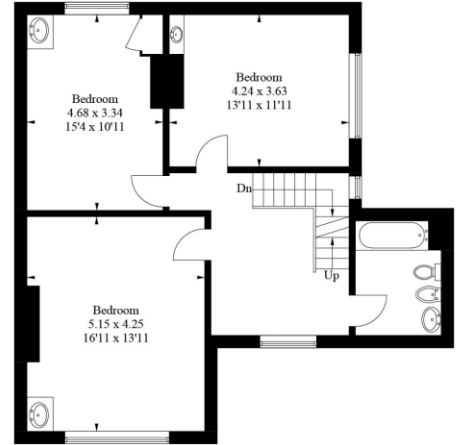




Ground Floor



Second Floor



First Floor

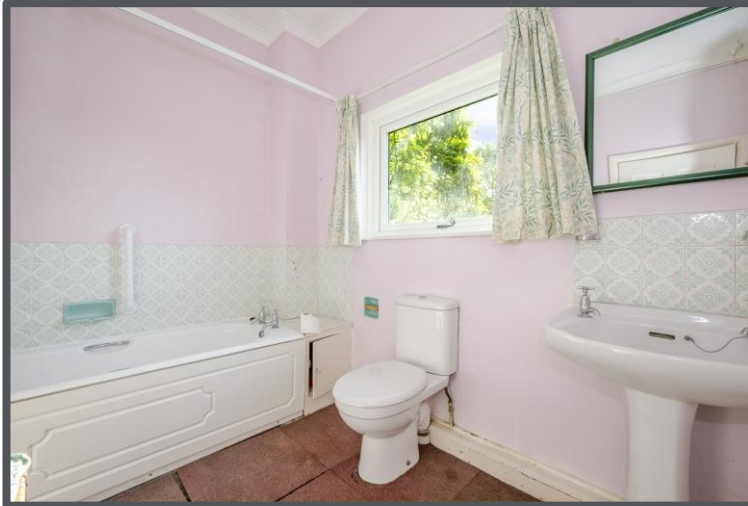
**Fairwarp, East Sussex, TN22**

Approximate Gross Internal Area = 222.3 sq m / 2393 sq ft

Garage = 25.9 sq m / 279 sq ft

Total = 248.2 sq m / 2672 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1301290)



TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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