

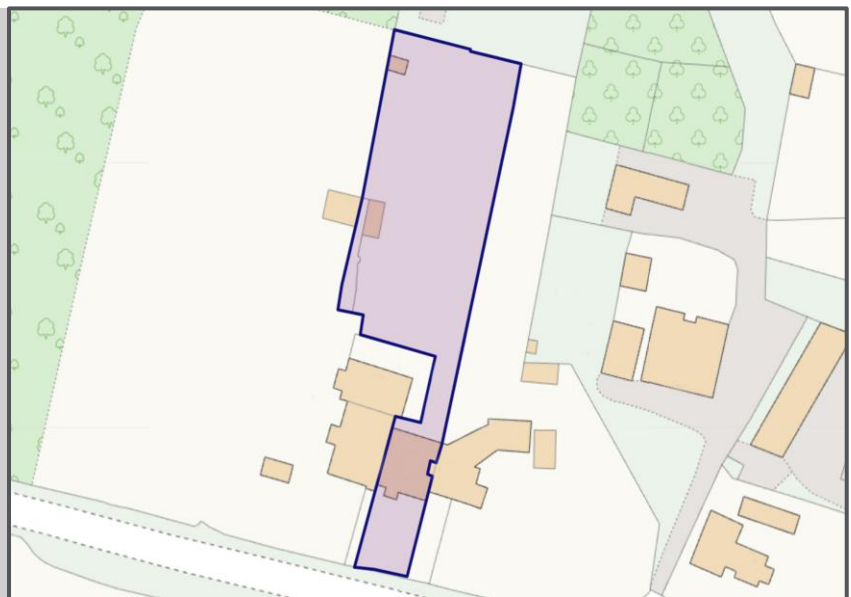
Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Main Road, Hadlow Down, TN22 4EP

- Substantial Period Property
- Large, Flexible Accommodation
- 6 Bedrooms, 3 Bathrooms, 5 Toilets
- Impressive Kitchen/Diner, Big Utility
- 3 Reception Rooms, Studio, Study
- Driveway, Approx. 0.42 Acre Plot



### EPC RATING

Current:  
47 E

Potential:  
76 | C

**£795,000**



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Set within a generous plot of approximately 0.42 acres, this substantial and characterful Grade II listed residence offers an impressive 4,486 sq ft of versatile accommodation, including a nearly 4,000 sq ft main house complemented by a detached studio, store, and summerhouse. Beautifully arranged over three floors, the property effortlessly caters to large families and those who enjoy hosting guests, blending period charm with practical modern living. The home is approached via a spacious gravel driveway providing ample parking for multiple vehicles. A welcoming entrance hall sets the tone, leading to a cosy yet elegant lounge on the left, complete with an inset wood-burning stove. To the right, a generous family/dining room flows seamlessly into a stunning kitchen/breakfast room, flooded with natural light and featuring a vaulted ceiling along with an extensive range of wall and base units. Further ground floor accommodation is accessed via an inner hallway and includes a well-proportioned study, a sizeable WC with excellent built-in storage, and a large utility/laundry room ideal for busy households which opens directly onto the rear garden. The first-floor hosts four well-appointed bedrooms, including a principal suite with a spacious dressing room, while another bedroom benefits from its own en-suite WC. These rooms are served by a family bathroom and a separate shower room, ensuring convenience for all. The second floor is thoughtfully divided into two distinct areas, each accessed by its own staircase. One side comprises two additional double bedrooms and a bathroom, while the other offers a second study and an impressive family room/studio perfect as a teenage retreat, creative space, or additional guest accommodation. Outside, the beautifully landscaped rear garden features a variety of seating areas, well-planned planting and hedging, and expansive lawns, creating a peaceful and private environment. A standout feature is the detached studio, ideal for home working or guest use, alongside a charming summerhouse and a practical store. Enjoying a semi-rural position on the edge of Hadlow Down, the property benefits from picturesque countryside views to the front while remaining conveniently located just a short drive from the towns of Uckfield and Heathfield. For commuters, a nearby rail link from Buxted provides direct access to London. This exceptional home offers a rare opportunity to acquire a spacious and flexible period property in a sought-after countryside setting.

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**Main Road, Hadlow Down, East Sussex, TN22**

Approximate Gross Internal Area = 368.6 sq m / 3968 sq ft  
 Outbuildings = 48.1 sq m / 518 sq ft  
 Total = 416.7 sq m / 4486 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1297611)



TENURE: FREEHOLD      COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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