

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Lewes Road, Blackboys, TN22 5JD

- ▼ Around Half An Acre Plot
- ▼ Set Back From The Road
- ▼ Garage & Driveway
- ▼ Character Features
- ▼ Surrounded By Countryside
- ▼ 3 Reception, 2 Bathroom



### EPC RATING

Current:

49 | E

Potential:

85 | B

**Guide Price:**

**£800,000 - £825,000**



## Lewes Road, Blackboys, TN22 5JD

Step into the serene village of Blackboys and discover a delightful home offering rural living adjoining open fields and countryside, set back from the road, embraced by lush greenery. Spanning around half an acre, this property invites you on a journey through a harmonious blend of traditional charm and modern comfort. As you enter, the ground floor unfolds with a welcoming lounge, where exposed beams and warm ambiance greet you, leading seamlessly into a cosy dining room perfect for family gatherings. The journey continues into a well-appointed kitchen, where modern cabinetry, a stylish range cooker, and large windows flood the space with natural light. Adjacent, a charming garden room offers a tranquil spot to relax, while a practical utility room and a convenient shower room complete this level. Ascending to the first floor, you'll find a peaceful retreat with a master bedroom boasting scenic views, complemented by a second comfortable bedroom. An additional shower room adds to the convenience of this upper level. Venture outside where a spacious garage, a versatile workshop, and a cosy studio await, ideal for hobbies or secure storage. Nearby, the detached barns offer further potential for various uses. Step into the expansive gardens, where a gravel driveway leads to the detached garage, surrounded by beautifully landscaped and mature grounds with flower beds and vegetable patches are at the ready. The plot provides ample outdoor space, inviting you to unwind in this tranquil countryside haven. This home weaves together rustic charm and modern living, making it an ideal sanctuary for those seeking a peaceful lifestyle also offering huge potential to extend subject to usual planning consents. A viewing is highly recommended to fully experience the unique allure of this special property.

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The Property  
Ombudsman

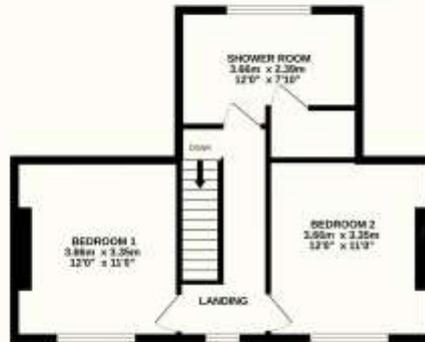
The Property  
Ombudsman  
LETTINGS



**GROUND FLOOR**  
65.3 sq.m. (703 sq.ft.) approx.



**1ST FLOOR**  
43.1 sq.m. (464 sq.ft.) approx.



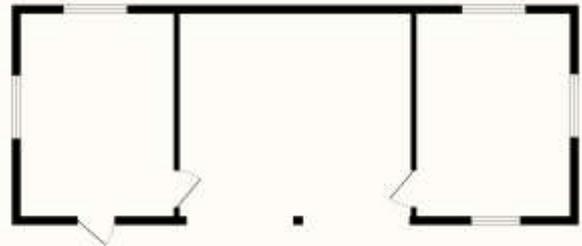
**GARAGE GROUND FLOOR**  
30.3 sq.m. (326 sq.ft.) approx.



**GARAGE 1ST FLOOR**  
22.7 sq.m. (245 sq.ft.) approx.



**DETACHED BARN**  
50.1 sq.m. (539 sq.ft.) approx.



**TOTAL FLOOR AREA : 211.6 sq.m. (2278 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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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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