

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Palehouse Common, Framfield, TN22 5QY

- ▼ Characterful Semi-Detached Cottage
- ▼ 3 Bedrooms, Bathroom, En-Suite
- ▼ 3 Reception Room, Kitchen
- ▼ Wonderful Landscaped Garden
- ▼ Semi-Rural Countryside Position
- ▼ Arranged Over 3 Floors



EPC RATING

Current:
58 | D

Potential:
73 | C

Guide Price:
£425,000 - £450,000



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Nestled in a delightful semi-rural position on the edge of Uckfield, enjoying picturesque countryside views, this charming semi-detached period home offers characterful accommodation arranged over three floors, complemented by a truly impressive and beautifully landscaped rear garden that is sure to appeal to keen gardeners and families alike. The property is entered via an inviting entrance hall, which leads into the cosy front-facing lounge featuring an attractive brick-surround fireplace and a useful understairs storage cupboard. A door opens into the spacious dining room, where a further fireplace with an inset log-burning stove creates a wonderful focal point. The dining room flows seamlessly into a bright and airy conservatory, providing an excellent space for relaxing or entertaining whilst enjoying views over the garden. The adjoining kitchen is fitted with an excellent range of wall and base units, and both the kitchen and conservatory provide direct access to the rear garden. The first floor offers two well-proportioned bedrooms, one of which benefits from built-in wardrobes, both served by a family bathroom. Occupying the entire second floor is the superb principal bedroom, enjoying a pleasant outlook over the rear garden, further built-in storage, and the added luxury of an en-suite shower room. One of the property's standout features is its magnificent rear garden, thoughtfully landscaped and beautifully stocked with an abundance of mature flowers, shrubs, and established planting. Ideal for gardening enthusiasts and families with children alike, the garden also benefits from garden sheds, well-stocked flower beds, and an attractive raised fishpond, creating a peaceful and colourful outdoor retreat. Situated just a short drive from Uckfield's bustling high street, the property enjoys easy access to a range of independent shops, supermarkets, popular pubs, cafés, and a mainline railway station providing regular services to London. Surrounded by beautiful countryside, with an abundance of scenic walks close by, this delightful home offers the perfect balance of rural charm and everyday convenience. Offering character, generous accommodation, and exceptional gardens in an enviable edge-of-town setting, this wonderful home is sure to appeal to a wide variety of purchasers. An early viewing is highly recommended.

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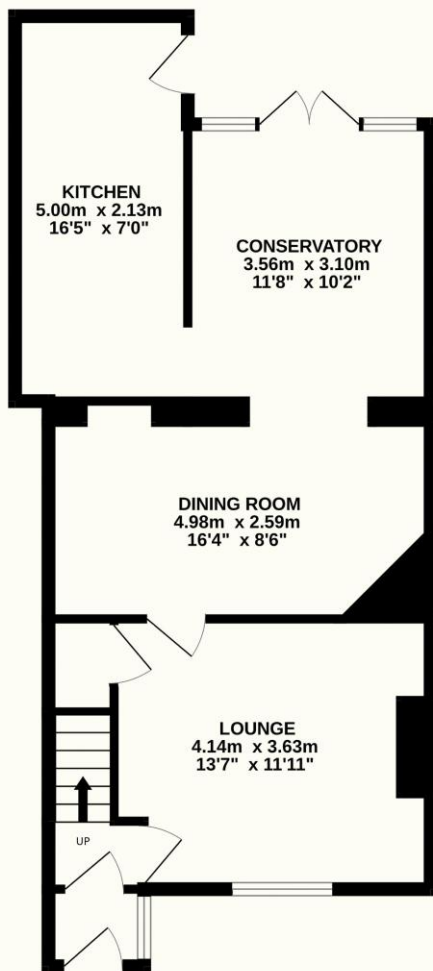
Peter Oliver

The Property
Ombudsman

The Property
Ombudsman
LETTINGS



GROUND FLOOR
55.7 sq.m. (599 sq.ft.) approx.



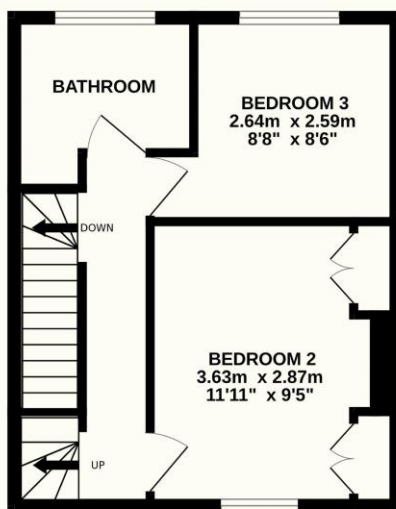
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TOTAL FLOOR AREA : 112.7 sq.m. (1213 sq.ft.) approx.

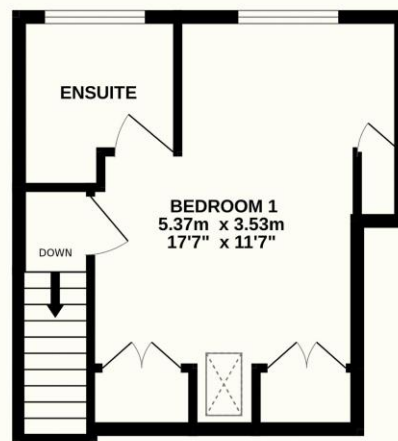
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



2ND FLOOR
25.3 sq.m. (273 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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