Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Knowle Lane, Halland, BN8 6PR

- Detached Family Home
- Gated Entrance, Triple Garage
- Picturesque Location
- Approx 2.5 Acre Plot
- Self-Contained Annexe
- NO ONWARD CHAIN



EPC RATING

Current:	Potential:
47 E	67 | D

Guide Price:
£1,400,000 - £1,500,000



Knowle Lane, Halland, BN8 6PR

Approached via a private gated driveway, elegantly framed by traditional lampposts and ample parking, including a triple garage with boarded loft storage and a separate timber-framed carport, this exceptional residence immediately conveys a sense of privacy, stature and exclusivity. Its distinctive horseshoe-shaped design embraces the surrounding gardens, creating a seamless connection between the house and its beautiful grounds while blending period charm with modern versatility. The welcoming reception hall sets an impressive first impression, with solid oak doors and leaded windows allowing natural light to flood the space. A variety of reception rooms provide flexibility for both family living and entertaining. The snug, formerly a library, enjoys tranquil garden views and an inviting atmosphere, while the principal sitting room opens directly onto the terrace, overlooking the swimming pool and landscaped grounds. A striking stone fireplace forms an elegant focal point, adding warmth and character. The formal dining room adjoins and flows effortlessly into the bespoke Paula Rosa kitchen. Thoughtfully designed for both everyday living and entertaining, the kitchen features handcrafted solid wood cabinetry, a substantial central island, premium Gaggenau appliances, and extensive preparation and storage space. Adjoining utility rooms further enhance practicality and convenience. On the first floor, the principal bedroom suite enjoys peaceful garden views and offers fitted wardrobes together with a private en-suite bathroom. The remaining bedrooms provide flexible accommodation for family and guests, including one currently arranged as a dressing room and another as a study with far-reaching countryside views. Two additional family bathrooms, finished in timeless neutral tones, serve the remaining bedrooms with ease. Connected to the main house, yet self-contained, the annexe offers outstanding versatility. With its own entrance and boot room lobby, it comprises a spacious sitting room, fitted kitchen, two double bedrooms and a family bathroom. Ideal for multi-generational living, guest accommodation, independent family members or as a potential holiday let or Airbnb investment, it presents a wealth of possibilities. Extending to approximately 2.5 acres, the grounds are undoubtedly one of the property's most captivating features. Sweeping lawns, a productive orchard, vegetable gardens and greenhouses create an environment that is both beautiful and functional. At the heart of the gardens lies a heated 25-metre swimming pool with adjoining summer house, providing an exceptional setting for relaxation and entertaining. Beyond, woodland pathways lead to uninterrupted views across the South Downs, enhancing the remarkable sense of tranquillity and seclusion. Set along a peaceful country lane, the property enjoys the perfect balance of rural living and accessibility. The historic county town of Lewes, renowned for its independent shops, restaurants and cultural attractions, is less than 20 minutes away, while Uckfield can be reached in around 10 minutes and offers a comprehensive range of everyday amenities together with rail connections to London. The area is also home to an excellent selection of highly regarded schools, golf courses, tennis facilities and celebrated cultural destinations, including Glyndebourne and Charleston. This outstanding family home presents a rare opportunity to acquire a substantial and highly individual country residence in one of Sussex's most desirable settings. Combining distinctive architecture, generous accommodation, exceptional grounds and a versatile annexe, it offers a lifestyle of comfort, character and practicality in equal measure.











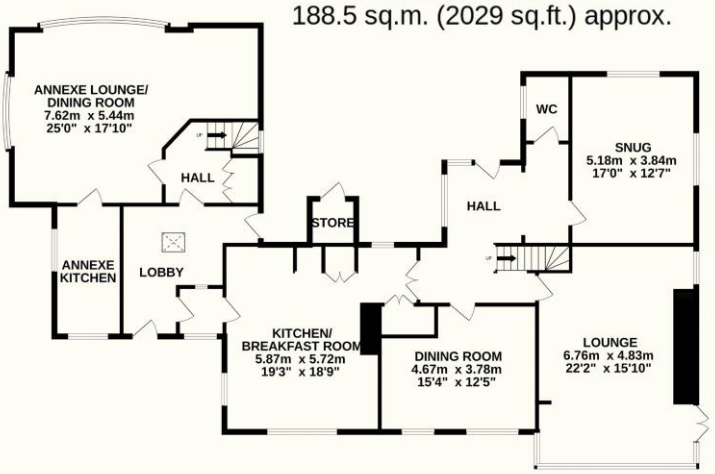




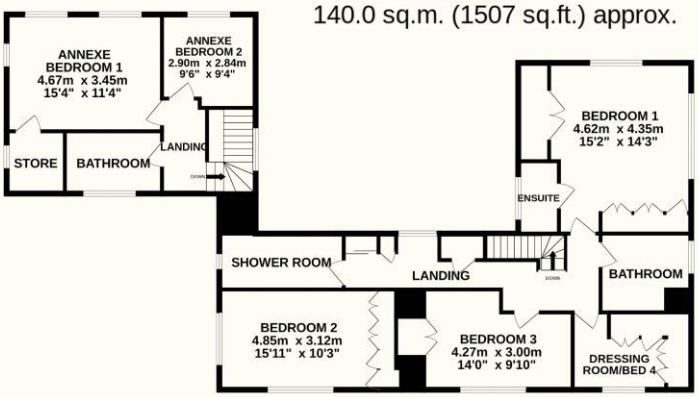


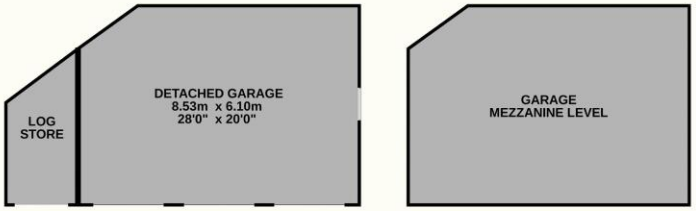
Peter Oliver

GROUND FLOOR
188.5 sq.m. (2029 sq.ft.) approx.



1ST FLOOR
140.0 sq.m. (1507 sq.ft.) approx.





TOTAL FLOOR AREA : 328.5 sq.m. (3536 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.
Made with Metropix ©2026





TENURE: FREEHOLD COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800
info@peteroliverhomes.co.uk

Peter Oliver

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.