



13 Northfield Cottages, Isfield, TN22 5XN

Guide Price £525,000 – £550,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

13 Northfield Cottages

Isfield, Uckfield

A deceptively spacious and beautifully improved three bedroom two bathroom semi-detached country home occupying a generous south facing corner plot with a driveway, a detached timber office/studio and adjoining store. Situated in one of the areas most desirable villages within a peaceful cul de sac with immediate access to play park and recreation ground.

This stunning home has been significantly improved and remodified by the current owner to provide a spacious family home with largely open plan living accommodation on the ground floor, having an impressive kitchen/dining room with tiled underfloor heating and three bedrooms, two bathrooms on the first floor. A new boiler has also been recently installed. A particular feature of the home is the outside space. The corner plot provides a wonderful garden and a home office/studio. Being near the centre of the village, you are within walking distance of the public inn, farm shop, recreation ground, village hall, lavender line and countryside walks.

The property is entered via an entrance porch which continues through to a hallway, there is a double aspect sitting room with brick open fire place. The open plan kitchen/dinning room is made up to one side by a range of fitted units with a built-in induction hob, a walk-in pantry and beyond, a separate cloakroom. The dining area has a set of French doors opening to the rear porch which provides access to a large decking area and the garden

The first floor provides a spacious landing, a generous principal bedroom with en-suite bathroom, comprising of a tasteful contemporary





13 Northfield Cottages

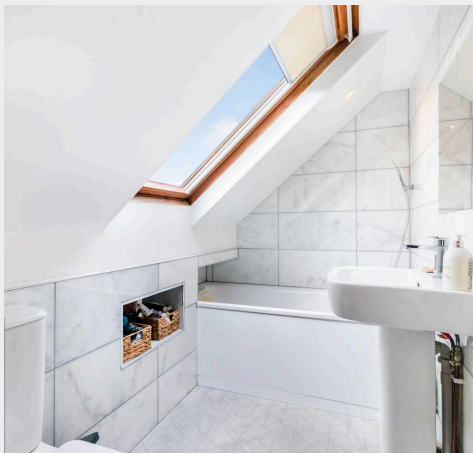
Isfield, Uckfield

Outside, the front of the property is approached via a central path. To one side lies a private driveway. The rear garden is predominantly laid to lawn flanked by mature beds. The timber outbuilding provides a home office/studio and an adjoining is a store. The whole enjoying a good degree of seclusion.

Council Tax band: C

Tenure: Freehold

Northfield Cottages is small cul-de-sac of family homes within walking distance of a large recreation ground and open fields and countryside. Isfield village is one of the area's most desirable locations and offers a range of facilities including a well-stocked farm shop, the Laughing Fish Public Inn and the picturesque Lavender Steam Line with its popular face. In addition, there is a bus route which links to the neighbouring districts.



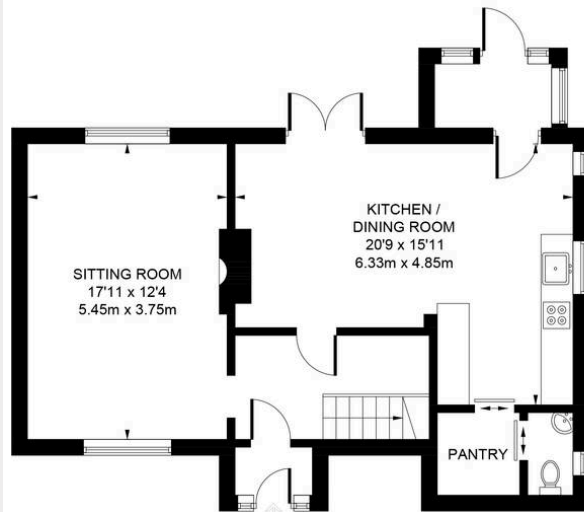
Northfield Cottages Isfield Uckfield, TN22

Approximate Gross Internal Area = 1280 sq ft / 118.9 sq m

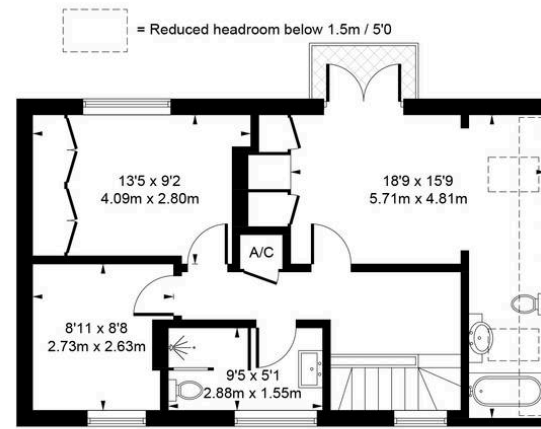
Office / Store = 150 sq ft / 13.9 sq m

Total = 1430 sq ft / 132.8 sq m

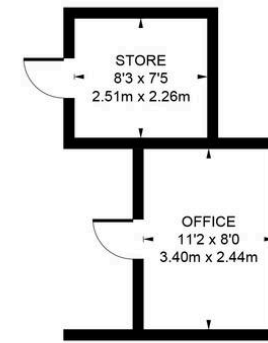
External Area = 20 sq ft / 1.9 sq m



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapltd.co.uk (ID1282543)

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.