



Mockbeggars Farmhouse

London Road, Uckfield, East Sussex, TN22 2EA

Batcheller
Monkhouse

Our Corner of England

MOCKBEGGARS FARMHOUSE

An attractive and well presented three bedroom Victorian farmhouse with a beautiful garden and grounds including outbuildings, located on the edge of Uckfield. In all about 1 acre.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom

First Floor

- 3 Bedrooms
- Family Bathroom

Outside

- Cellar
- Single Garage
- Garden Store
- Former Pigsty's
- Gardens and Land in all approximately 1.06 Acres



DESCRIPTION

Mockbeggars Farmhouse is a Victorian house originally forming part of the Buxted Park Estate, sitting in a tucked away location off the London Road. The property is presented in excellent condition with spacious accommodation and presents traditional brick elevations with UPVC double glazed windows throughout under a tiled roof. The house displays many period features including picture rails and has had new carpets laid to some rooms.

The main features of the property include:

- **Generous Dining Room** - with an open fire, tiled surround and large bay window with door through to Kitchen.
- **Sitting Room** - with a double aspect and newly fitted fireplace and hearth.
- **Impressive Kitchen/breakfast Room** - with tiled floors and a woodburning stove, door to the garden. Shaker style units with space for dishwasher and fridge/freezer, fitted AEG double oven and induction hob.
- **Utility/Boot Room** - to the side with door to garden.
- **3 Generous Bedrooms** - all offering lots of natural light and with attractive outlooks.
- **Family Bathroom** - with modern fittings, partly tiled walls and shower with shower screen over bath.
- **Cellar** - which is externally accessed.

OUTSIDE

Mockbeggars Farmhouse is approached over a partly shared but private unmade drive with plenty of space for parking to the front of the property. There is a single attached Barn Garage with double doors to the front and to the side a useful brick garden store and tool shed with tiled roof. The stunning gardens display mature hedgerows and herbaceous borders, a large area of lawn and an orchard with apples, pears, plums and crab apple trees together with a fruit and vegetable garden. Adjacent to the garden is an area surrounded by stockproof fencing accessed via a five bar gate housing former pigstys of breeze block construction, now in need of further maintenance but providing some storage. Beyond these is a small paddock again with stockproof fencing and a five bar gate. In all the whole measures approximately 1.06 acres.



AMENITIES

Local: Uckfield is well served by a wide range of shops, including major brand supermarkets, an independent cinema and leisure centre.

Towns: Tunbridge Well (15 miles), Lewes (9 miles), Haywards Heath (12 miles), Brighton (18 miles).

Transport: Uckfield Train Station with services to London Victoria in about 1 hour, Gatwick Airport (21 miles).

Schools: Harlands Primary School www.harlands.e-sussex.sch.uk; St. Philips Catholic Primary School www.stphilips.e-sussex.sch.uk; Little Horsted Primary School www.littlehorsted.e-sussex.sch.uk; Uckfield College www.uckfield.college. Lewes Old Grammar School www.logs.uk.com. Bedes www.bedes.org.

Leisure: Freedom Leisure www.freedom-leisure.co.uk, East Sussex National Golf Club www.eastsussexnational.co.uk, Piltdown Golf Club www.piltdowngolfclub.co.uk. South Downs National Park www.southdowns.gov.uk. Ashdown Forest www.ashdownforest.org.

DIRECTIONS

From the centre of Uckfield travel north up the High Street continuing into London Road bearing left north of the town and the entrance to Mockbeggars Farmhouse will be found on the right adjacent to Chichester Caravans showroom, signalled by our For Sale sign.

Additional Information

Planning: Adjacent land to the property is subject to a promotion agreement. Further details from Batcheller Monkhouse.

Local Authority: Wealden District Council. Telephone 01892 653311.

www.wealden.gov.uk

Services: Mains water, gas and electricity. Private drainage. No mains drains.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX354132

EPC: EPC rating D

GUIDE PRICE £625,000 - £650,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

London Mayfair
mayfair@batchellermonkhouse.com

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APPROX. GROSS INTERNAL FLOOR AREA 2285 SQ FT 212.3 SQ METRES (EXCLUDES GARAGE & OUTBUILDING)

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

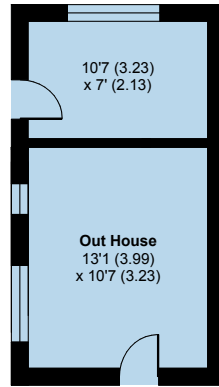
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

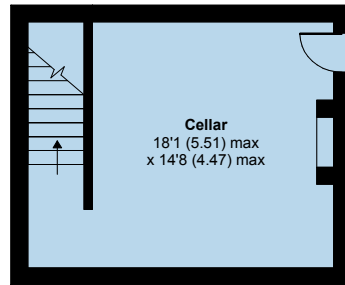
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

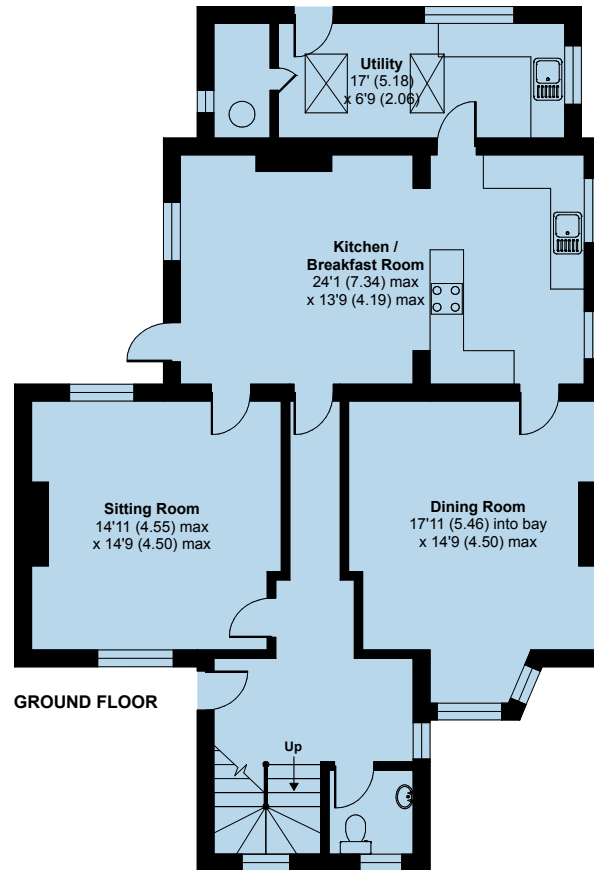
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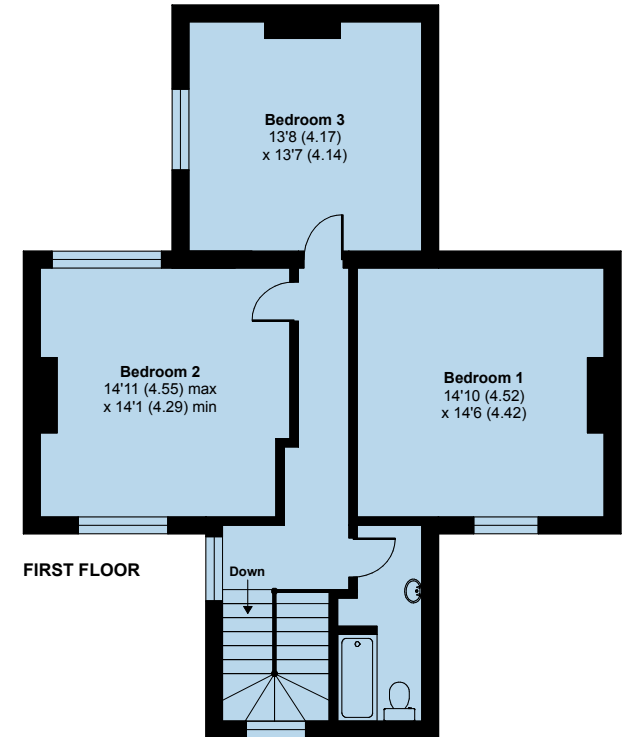
OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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