



1 Moonlands Cottages

North Hall Lane, Splaynes Green, Uckfield, East Sussex, TN22 3TJ

Batcheller
Monkhouse

1 MOONLANDS COTTAGES

An extensively refurbished and extended four bedroom semi-detached cottage finished to an extremely high standard and providing good family accommodation with a south facing garden on the edge of Fletching.

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Study
- Cloakroom
- Utility Area
- Master Bedroom with shower
- 3 further Bedrooms
- Family Bathroom
- Garden Store
- Off-Road Parking



AMENITIES

1MoonlandsCottagesislocatedinSplaynesGreenontheedgeofFletchingwhichisapopularandattractivevillagewithathrivingcommunity.Inadditiontoacoffeeshop/tearoom,thereisthewell-regardedGriffinInn.Nearby,Newickiswellservedwitharangeofvillageshops,andUckfield(approximately4miles)hastwomajorbrandsupermarketsaswellasacinemaandstationwithregulartrainstoLondonBridgeinapproximately75minutes.HaywardsHeath(approximately8miles)hasamainlinestationwitharegularcommuterservicetoLondonBridge/Victoriainapproximately45minutes.ThemajortownsofTunbridgeWells(approximately17miles)andBrighton(approximately19miles)areeasilyaccessible,aswellasLewes(approximately10miles).Thereisawiderangeofschoolsinthearea,includingFletchingPrimarySchool,andsecondaryeducationatChaileyandUckfield,togetherwithanumberofindependentschools.TheremanyopportunitiesforwalkingandridingintheareaincludingonAshdownForest,SheffieldPark,withtheBluebellRailwayadjacent,andgolffisavailablenearbyatPiltownGolfClub.

DESCRIPTION

1 Moonlands Cottages is an attractive semi-detached period cottage presenting tile hung and weather boarded elevations with traditional tiled roof and wood framed double glazed windows throughout. The house was extensively refurbished and extended by the current owners in 2017 to provide well arranged family accommodation with an extremely high quality of finish evident throughout, and particular attention to detail having been paid to the fixtures and fittings. The main features of the property include:

- Generous Reception Hall with engineered oak floor, double doors through to the Sitting Room and having a Cloakroom and separate Utility Area off the hall.
- Impressive Kitchen/Dining Room with range of wood framed shaker style units with brass door furniture, marble worksurfaces, engineered oak floor, double larder cupboard, integrated Bosch dishwasher, four door electric Aga with Elica extractor over, space for double fridge/freezer and Dining Area with sky lights above and bi-fold doors opening directly onto the terrace and garden.
- Sitting Room which is open to the dining area and with double doors





through to the reception hall, having built-in shelves on either side of the fireplace with wood burning stove.

- Study with range of built-in cupboards and hard-wired fibre broadband.
- At first floor level there are 3 Bedrooms and a Family Bathroom.
- On the second floor is the Master Bedroom with a large dormer window providing views over the adjoining countryside, exposed feature brick chimney, plenty of eaves storage and an 'En-Suite' Shower.

OUTSIDE

1 Moonlands Cottages provides off-street parking to the front of the house for at least 2 cars together with an electric fast charge point for cars. Side access to the garden is provided and to the rear of the property is a stone terrace with the gardens being bordered by close boarded fencing and being laid mainly to lawn with a number of established flowering borders, raised vegetable bed and garden store.

DIRECTIONS

From the centre of Fletching on the High Street travel north leaving the village and on reaching the junction at Splaynes Green continue to bear left into North Hall Lane and 1 Moonlands Cottages will be found on the left hand side after approximately 50 metres.

Additional Information:

Local Authority: Wealden District Council. Tel: 01323 443322
www.wealden.gov.uk

Services: Mains water, gas and electricity. Shared private drainage.

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

Tenure: Freehold. Land Registry Title Number ESX113503

EPC: EPC rating C

Council Tax Band: E

GUIDE PRICE £575,000 - £625,000

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

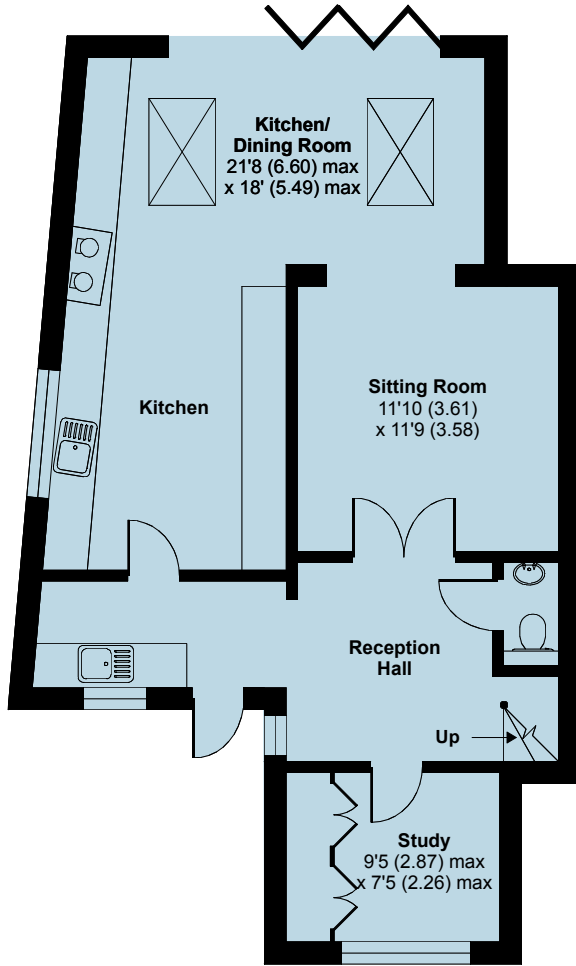
London
Mayfair Office

mayfair@batchellermonkhouse.com

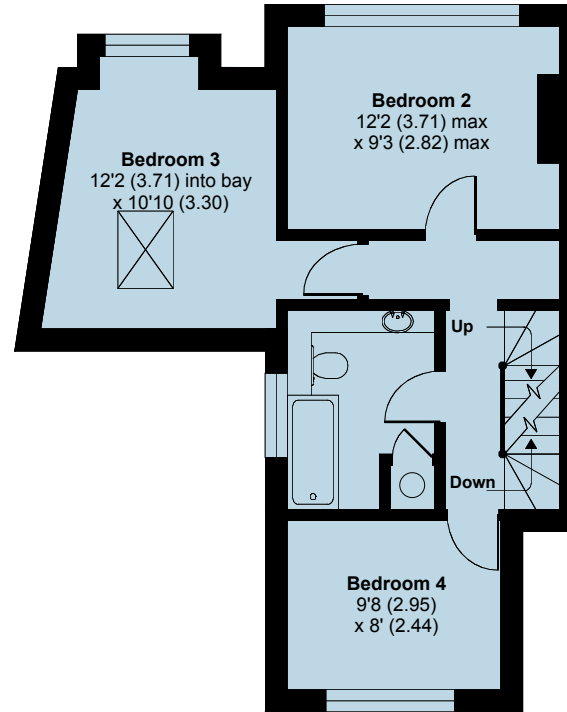
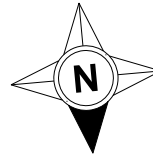
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Approximate Area = 1358 sq ft / 126.1 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Total = 1390 sq ft / 129.1 sq m

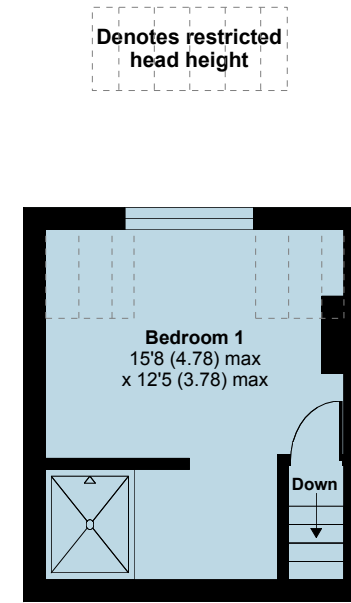
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

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;
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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.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2020. Produced for Batcheller Monkhouse. REF: 626105

