



Laurel Cottage

Buckham Hill, Uckfield, East Sussex, TN22 5XZ

Batcheller
Monkhouse

Our Corner of England

LAUREL COTTAGE

An attractive period house presented in beautiful condition having been completely restored and extended to provide well-planned family accommodation with a generous garden backing onto woodland and having a westerly aspect to the rear.

Ground Floor

- Entrance Hall
- Drawing Room
- Sitting Room
- Kitchen/Dining Room
- Rear Hall/Utility
- Cloakroom
- Cellar

First Floor

- 3 Bedrooms
- Family Bathroom
- Shower Room

Second Floor

- Bedroom 4
- Attic Store Room

Outside

- Double timber-framed open-fronted Garage with secure Store
- Brick Garden Stores and Shed
- Garden



DESCRIPTION

Laurel Cottage is a very attractive period property displaying many original features and having been considerably refurbished and extended to provide comfortable and well-planned accommodation with a high quality of finish evident throughout. The house presents traditional brick elevations with some parts rendered and tile-hung under a tiled roof with wood-framed windows.

The main features of the property include:

- **Entrance Hall** - leading through to impressive **Drawing Room** with double aspect, having an outlook to the front, together with a large inglenook fireplace with brick surround, flagstone base and wood burning stove.
- **Useful Sitting Room** - with outlook to the front.
- **Split level Kitchen/Dining Room** - with oak floors, range of shaker-style units with range oven, space for fridge/freezer, integrated dishwasher, wood work surfaces with breakfast bar and steps to Dining Area with Velux windows over and bi-fold doors with opening to garden and side bar with a range of cupboards below.
- To the side of the Dining Room is a **Rear Hall** (with door to garden) off which are utility cupboards with space for washing machine and tumble dryer, along with a butler's sink and **Cloakroom**.
- **3 Generous Bedrooms** - on the first floor all with attractive outlooks, one having fitted wardrobes, a separate **Shower Room** with tiled floor, heated towel rail, and Burlington basin.
- **Separate Family Bathroom** - with roll-top bath, Burlington basin, heated towel rail and tiled floor.
- On the Second Floor **2 Attic Rooms** - arranged as a Bedroom and Store Room both with dormer windows.

OUTSIDE

Laurel Cottage is approached through a five bar gate to a gravelled driveway with lawned garden to the front behind a mature laurel hedge, and to the side of the property an oak-framed Double Garage with open front and secure store room behind. To the rear of the property is an attractive stone terrace with the garden on two levels, laid mainly to lawn with a number of apple trees and two brick garden stores and garden shed, the whole backing on to private woodland.



AMENITIES

Local: Piltdown has a popular local pub and useful garage/local store. Isfield also offers a local pub and farm produce shop.

Towns: Uckfield (2 miles), Lewes (8 miles), Haywards Heath (10 miles), Brighton (17 miles) Tunbridge Wells (16 miles).

Transport: Haywards Heath Station (10 miles) services to London in approximately 45 minutes. Uckfield Station (2 miles) services to London is approximately 1 hour. Gatwick Airport (25 miles).

Schools: Fletching Primary School www.fletchingschool.org. Little Horsted Primary School www.littlehorsted.e-sussex.sch.uk Newick Primary School

www.newickschool.org. Uckfield College www.uckfield.college. Lewes Old Grammar School www.logs.uk.com. Cumnor House www.cumnor.co.uk.

Bedes www.bedes.org. Burgess Hill Girls www.burgesshillgirls.com.

Leisure: Piltdown Golf Club www.piltdowngolfclub.co.uk, South Downs National Park www.southdowns.gov.uk, Ashdown Forest www.ashdownforest.org

DIRECTIONS

Travelling from Haywards Heath in an easterly direction on the A272 pass through Newick and on approaching Piltdown turn right into Shortbridge Lane immediately after the petrol station. Continue, passing Piltdown pond on the left, and on past The Peacock pub on the right. Approximately 250 metres after The Peacock pub, turn right continuing up the hill and Laurel Cottage will be found on the right hand side, close to the next junction.

Additional Information

Local Authority: Wealden District Council. Telephone 01892 653311

www.wealden.gov.uk

Services (not checked or tested): Mains water and electricity. Oil fired central heating (no mains gas). Private drainage (no mains 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 ESX206568

EPC: EPC rating E

GUIDE PRICE £800,000 - £825,000

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

Laurel Cottage, Buckham Hill, Uckfield, TN22 5XZ

APPROX. GROSS INTERNAL FLOOR AREA 1902 SQ FT 176.6 SQ METRES (EXCLUDES 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;

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;

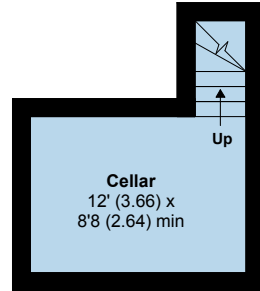
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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.

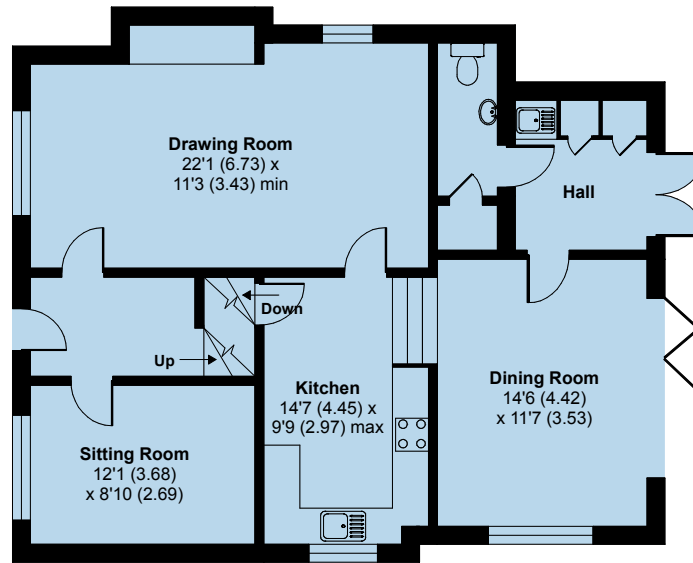
batchellermonkhouse.com



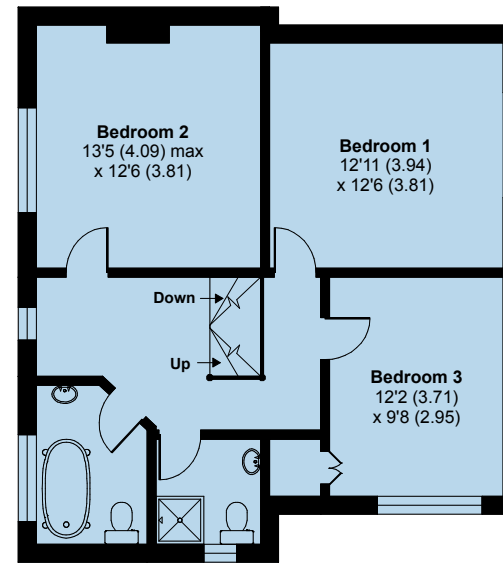
LOWER GROUND FLOOR



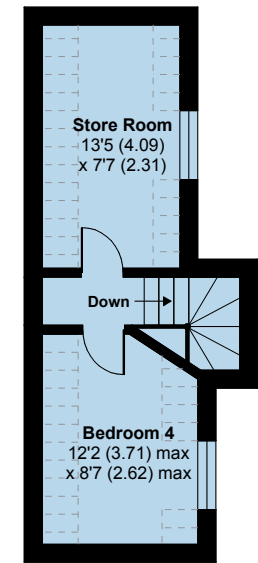
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND 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.

Copyright nichecom.co.uk 2020 Produced for Batcheller Monkhouse REF : 257542

