



# Spring Farm Cottage

North Hall Lane, Fletching, Uckfield, East Sussex, TN22 3SA

Batcheller  
Monkhouse

Our Corner of England

# SPRING FARM COTTAGE

An attractive and substantial Victorian house sitting in approximately 1 acre of grounds including stunning gardens with heated swimming pool, triple garage and annexe accommodation, located on the outskirts of the popular village of Fletching.

## Ground Floor

- Entrance Hall
- Sitting Room
- Drawing Room
- Garden Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Shower Room

## First Floor

- 5 Bedrooms
- Bedroom 6/ Cinema Room
- Family Bathroom
- En-Suite Shower Room
- En-Suite Bathroom

## Outside

- Triple Bay Garage with Annexe above
- Garden Store
- Glasshouse
- Heated Swimming Pool
- In all about 1 Acre



## DESCRIPTION

Spring Farm Cottage is an attractive house believed to have been built in 1904 and restored by the current owners to create a superb family home. The house offers excellent reception/entertaining space with high ceilings, cornicing and spacious accommodation over three floors.

The main features of the property include:

- **Sitting Room** -with enclosed gas fire, wood floors and fitted furniture.
- **Drawing Room** wood floors, bay window, open fire, fitted furniture.
- **Impressive vaulted oak framed Garden Room** fully glazed on three sides with bi-fold doors leading to the terrace and garden, wood floors and underfloor heating.
- **Kitchen/Breakfast Room** with porcelain tiled floors having underfloor heating, contemporary units with quartz worksurfaces, integrated AEG induction hob with Elica extractor over, Miele double oven, dishwasher, inset sink, larder cupboard, breakfast bar, fridge/freezer and stable door to the rear. Off the kitchen/breakfast room is a useful **Utility Room** and a fully tiled **Shower Room**.
- **Master Bedroom** with stunning views across open countryside and **En-Suite Shower Room** with double shower and fitted wardrobes.
- **3 Further Bedrooms** and **Family Room** with modern fittings including separate bath and shower.
- **Second Floor with Bedroom** having **En-Suite Bathroom** with separate bath and shower and **Bedroom 6/Cinema Room** .



## OUTSIDE

Spring Farm Cottage is approached through a five bar gate to a large gravel driveway with further double gates leading to an oak framed Garage Block which is situated to the rear of the property. The garage block offers three bays, one of which is converted to a workshop and all having power and light. An external staircase leads to Annexe accommodation above the garage. Beyond the garage block is a heated swimming pool with surrounding stone terrace being well secluded with beech hedges. The gardens are a particular feature of the property, being beautifully maintained and laid out with a plethora of plants, fruit trees and a raised vegetable garden. There is a substantial lawn, a glasshouse and useful double timber framed garden store. To the bottom of the garden is a separate and secure wild meadow with a number of specimen trees and a wildlife pond.



## AMENITIES

**Local:** Fletching offers a popular pub, The Griffin Inn and a café. Newick (3 miles) is well served by a number of shops, public houses, café and restaurant.

**Towns:** Uckfield (4 miles), Haywards Heath (8 miles), Lewes (10 miles) Brighton (18 miles), Tunbridge Wells (17 miles).

**Transport:** Haywards Heath Station (8 miles) services to London in approximately 45 minutes. Uckfield Station (4 miles) services to London is approximately 1 hour. Gatwick Airport (23 miles).

**Schools:** Fletching Primary School [www.fletchingschool.org](http://www.fletchingschool.org). Newick Primary School [www.newickschool.org](http://www.newickschool.org). Chailey School [www.chaileyschool.org](http://www.chaileyschool.org). Uckfield College [www.uckfield.college](http://www.uckfield.college). Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com). Great Walstead School [www.greatwalstead.co.uk](http://www.greatwalstead.co.uk).

Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk). Brambletye [www.brambletye.co.uk](http://www.brambletye.co.uk). Bedes [www.bedes.org](http://www.bedes.org). Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com).

**Leisure:** Piltdown Golf Club [www.piltdowngolfclub.co.uk](http://www.piltdowngolfclub.co.uk), South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk), Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)

## DIRECTIONS

From the centre of Fletching travel up the High Street in a northerly direction continuing into Splaynes Green and bearing left into North Hall Lane. Continue along North Hall Lane and after approximately 1 mile Spring Farm Cottage will be found on the right hand side adjacent to Spring Farm Alpacas. .

### Additional Information

**Local Authority:** Wealden District Council. Telephone 01892 653311  
[www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains water and electricity. Oil fired central heating. Bottled gas for gas fire. Shared private drainage. No mains gas, no mains drainage.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX264043

**EPC:** EPC rating D

**GUIDE PRICE £1,450,000 - £1,500,000**

### Viewings

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

Battle  
01424 775577  
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01798 872081  
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Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

**NOTE:**

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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.

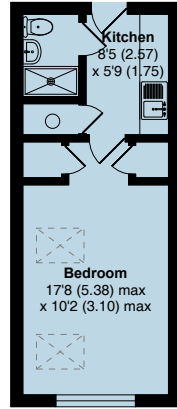
# North Hall Lane, Fletching, East Sussex, TN22 3SA

Approximate Area = 2692 sq ft / 250 sq m (excludes garage & annex)

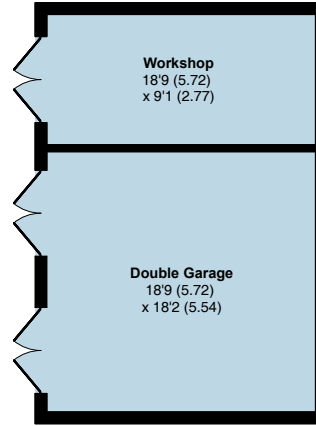
Limited Use Area(s) = 42 sq ft / 4 sq m

Total = 2734 sq ft / 253.9 sq m

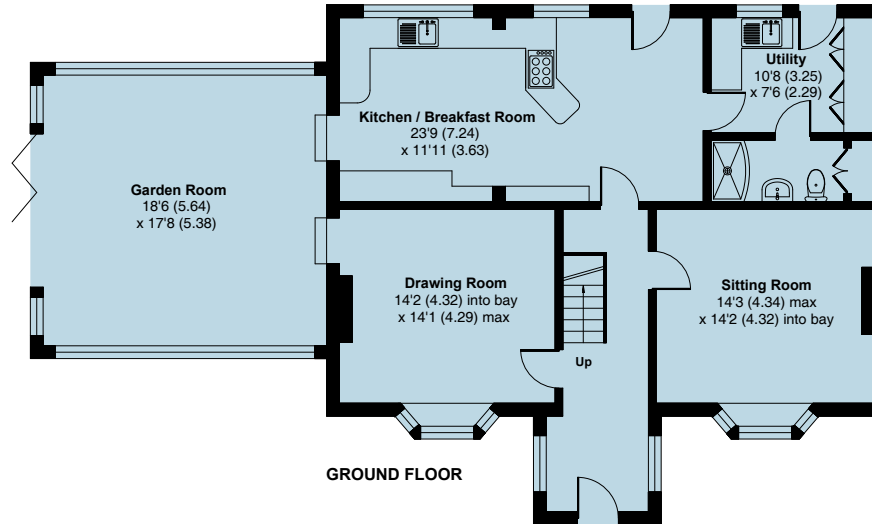
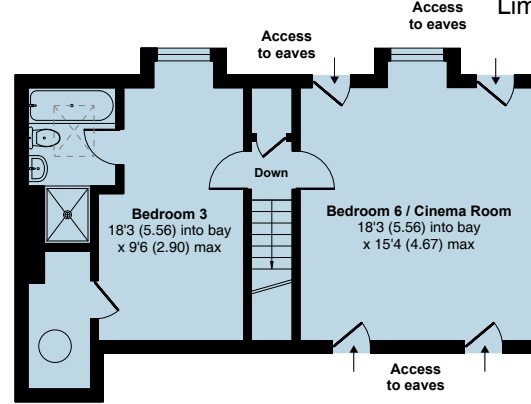
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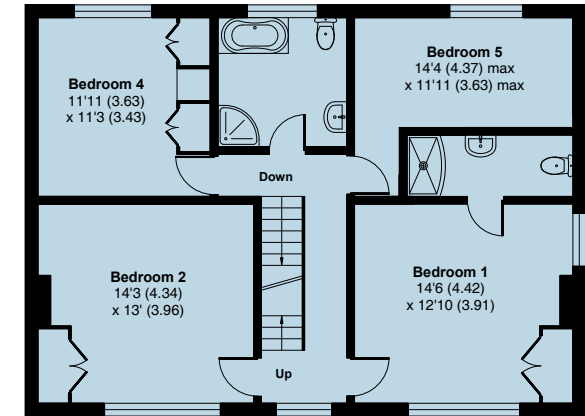
ANNEX



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2020. Produced for Batcheller Monkhouse. REF: 656190