



# Laurel Cottage

Buckham Hill, Uckfield, East Sussex, TN22 5XZ

Batcheller  
Monkhouse

Our Corner of England

# LAUREL COTTAGE

An enchanting period house standing testament to timeless charm, presented in impeccable condition, meticulously restored and thoughtfully extended it now offers a well organised, modern, family living space. Nestled in a generous sized plot, the property enjoys a garden that opens on to a picturesque woodland.

## 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/Loft Room
- Bedroom 5/Loft Room

## Outside

- Timber double-framed open-fronted Garage with large secure Storage Room over and Home Office
- Brick Garden Stores and Shed
- Garden
- Driveway parking for several cars



## DESCRIPTION

Laurel Cottage is a perfect blend of traditional and modern comfort nestled within its surroundings. Laurel Cottage is a captivating period style property that seamlessly marries its rich, historical charm with contemporary comfort. The property has been elegantly refurbished and extended over the years and still retains many of its period features and charms under a traditional brick façade and tile hung roof.

The main features of the property include:

- The **Entrance Hall** acts as a gateway to the rest of this lovely home. Step through and you'll find yourself in the **Drawing Room**.
- The **Drawing Room** offers a dual aspect view with delightful outlooks to the front. Here a commanding Inglenook fireplace takes centre stage with brick surround, a flagstone base and a cosy wood burning stove. There is also a recently refitted array of built in storage and bookcases.
- A separate **Sitting Room** with views to the front provides an ideal space for relaxation and entertaining.
- The **Kitchen/Dining Room** is set on a split level adorned with oak flooring and boasts a range of Shaker style units, a Range oven, space for fridge-freezer, integrated dishwasher, wood work surfaces and a conventional breakfast bar.
- A step leads you down to a **Dining Area** illuminated by Velux windows and framed by bi-fold doors that open to the garden.
- The **Rear Hall** adjacent to the **Dining Room** offers access to the garden. Here you will discover the utility cupboard, space for washing machine and tumble dryer along with a charming butler sink. A **Cloakroom** completes this area.
- Upstairs there are **Three Generous Bedrooms**, all with attractive outlooks. One with fitted wardrobes, separate **shower room** complete with tiled floor and heating towel rail, and a Burlington basin serves the needs at this level.
- There is also a separate **Family Bathroom** featuring a rolltop bath, a Burlington basin, a heated towel rail and tastefully tiled flooring.
- The journey continues on the **Second Floor** where you will encounter **Two Attic Rooms/Bedrooms**. These spaces configure as bedrooms and benefit from dormer windows that bring in ample natural light.

## OUTSIDE

Laurel Cottage is accessed via a charming five bar gate that leads to a gravel driveway. The front of the property boasts well maintained lawn gardens tucked behind mature laurel hedging. To the side, an oak-framed double garage with a side staircase leads up to a large storage room and handy office space for those looking



to work from home. A garage is open to the front and has a secure storeroom behind providing ample space for vehicles and storage. To the rear an attractive stone terrace welcomes you and the garden unfolds on two levels, primarily laid to lawn and enhanced by several established apple trees.

## 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, Little Horsted Primary School, Newick Primary School, Uckfield College, Lewes Old Grammar School, Cumnor House, Bedes, Burgess Hill Girls.

**Leisure:** Piltdown Golf Club, South Downs National Park, Ashdown Forest.

## 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. **What3Words:** ///hops.laces.hockey

### 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

**Council Tax Band:** F **EPC:** EPC rating E



[CLICK HERE to watch the Video Tour](#)

**GUIDE PRICE £850,000 - £900,000**

## 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  
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Tunbridge Wells  
01892 512020  
twells@batchellermonkhouse.com

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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;

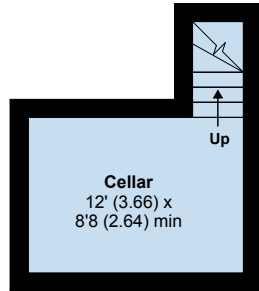
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9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers 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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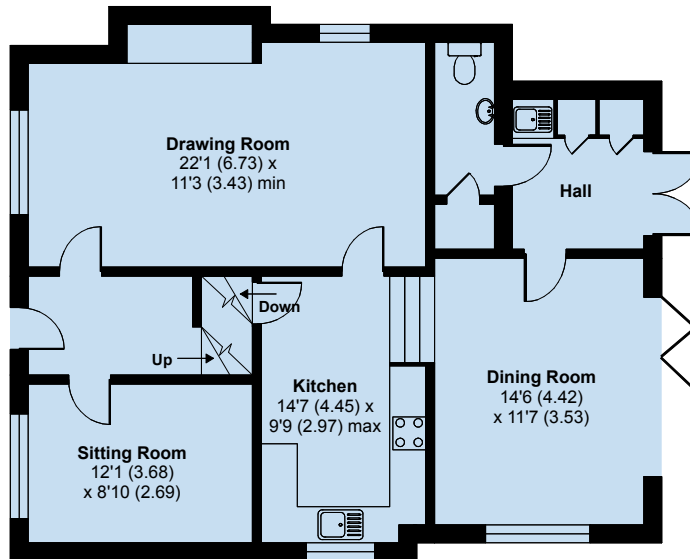
APPROX. GROSS INTERNAL FLOOR AREA 1902 SQ FT 176.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



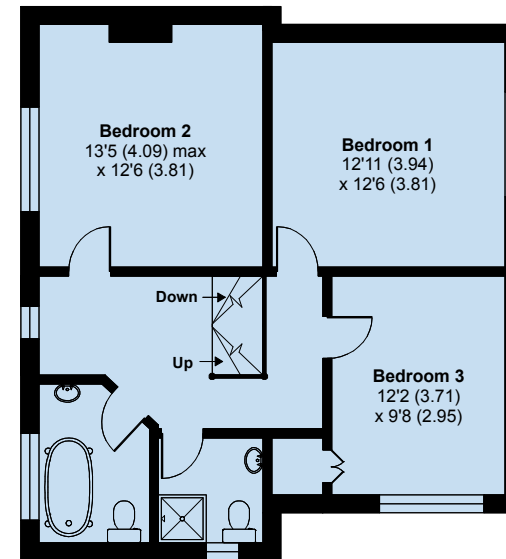
LOWER GROUND FLOOR



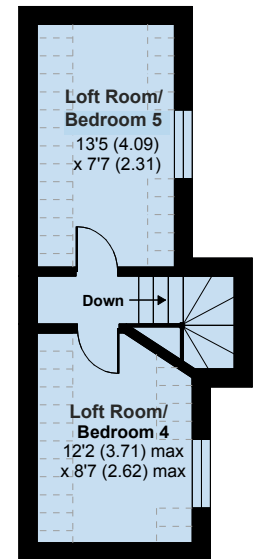
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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