

The Oast Cottage Uckfield East Sussex







The Oast Cottage, Snatts Road, Uckfield, East Sussex, TN22 2AR.



A simply stunning Grade II listed detached cottage, located in a superb private spot on the edge of the market town of Uckfield. Beautiful gardens and grounds with terraces, heated swimming pool and pool house, detached garage. In all about 1.65 acres.

Mains water, electricity and gas. Gas-fired central heating. Private drainage.

Uckfield town 0.6 miles. Uckfield station 1 mile (London Bridge from 80 minutes). Haywards Heath station 12 miles (London Bridge from 48 minutes). Tunbridge Wells 15 miles (London Bridge from 46 minutes). Lewes 9.5 miles. Brighton 19 miles. Eastbourne 20 miles. Gatwick airport 23 miles. London 45 miles. (All times and distances approximate)

Wealden District Council,
Tel. 01892 653311

Freehold





The Property

Oast Cottage is a beautiful Grade II listed detached house, located in a quaint and secluded position on the outskirts of Uckfield and close to Ashdown Forest. This wonderful family home is perfect for those seeking peace and quiet, but with amenities close by, and is surrounded by its own land totalling approximately 1.65 acres.

Internally, the property offers four well-proportioned reception rooms, all with open fireplaces and period features. The entrance/reception hall leads to the large and light drawing room which has the added bonus of an inglenook fireplace, providing a focal point to the room, as well as two doors leading out onto the south and west facing terraces. The dining room is full of period charm, again with an open fireplace, and leads to the kitchen at the rear of the home. The kitchen has been upgraded over the years, including the underfloor heating, and is double aspect with a range of fitted base and eye level units, integrated dishwasher and a triple oven. There is also a large sandstone and brick cellar.

On the first floor, there are five excellent double bedrooms, and two bathrooms. The master bedroom includes original wooden flooring throughout, original exposed brick fireplace and built in storage. Bedroom two has a feature fireplace and a large rear window giving lots of light to the room. The remaining bedrooms are of an equally good size. The main bathroom is a real feature of the home with a free-standing roll top bath, large built in storage and wooden flooring. The separate shower room completes the upstairs accommodation.



Gardens and Grounds

Oast Cottage is approached off Snatt's Road over a long private driveway. Two sets of electric gates lead to the detached garage and large gravel driveway providing parking for several vehicles.

The gardens are a particular feature of the property and include lawned areas, mature hedging and a multitude of plants and shrubs including magnolia trees, wisteria, rhododendrons, twisted willow and hydrangeas. There is also a rear terrace with a bread oven, a garden shed, and attractive heated swimming pool with pool house and west-facing deck providing the perfect place to entertain. The swimming pool is fitted with a brand new heating system and in all the property extends to about 1.65 acres.

Situation

The Oast Cottage is situated in a semi-rural position on the edge of the popular town of Uckfield which offers a good range of shopping facilities and schools, as well as a mainline station to London. Haywards Heath mainline station serves London Bridge and Victoria whilst the spa town of Royal Tunbridge Wells serves London Charing Cross / Cannon Street. The historic county town of Lewes provides a good range of local amenities and shops, together with a mainline train service to. The A23 to the west of Haywards Heath provides access to Brighton, Gatwick, the M25 and national motorway network. There is a good choice of schools in the area including Little Horsted Primary, Great Walstead at Lindfield, St. Mark's School in Hadlow Down, Skippers Hill preparatory school and St Leonards at Mayfield, St Bedes at Upper Dicker, Vinehall at Robertsbridge and Community Colleges at Heathfield, Wadhurst and Robertsbridge. Leisure and recreational facilities include golf at the East Sussex National Course, Mid Sussex, Piltdown, Lewes and numerous other courses in the area; racing at Plumpton, Brighton, Lingfield and Goodwood; sailing at Brighton, Newhaven, Eastbourne and Chichester marinas; show jumping at Hickstead; and opera at Glyndebourne.

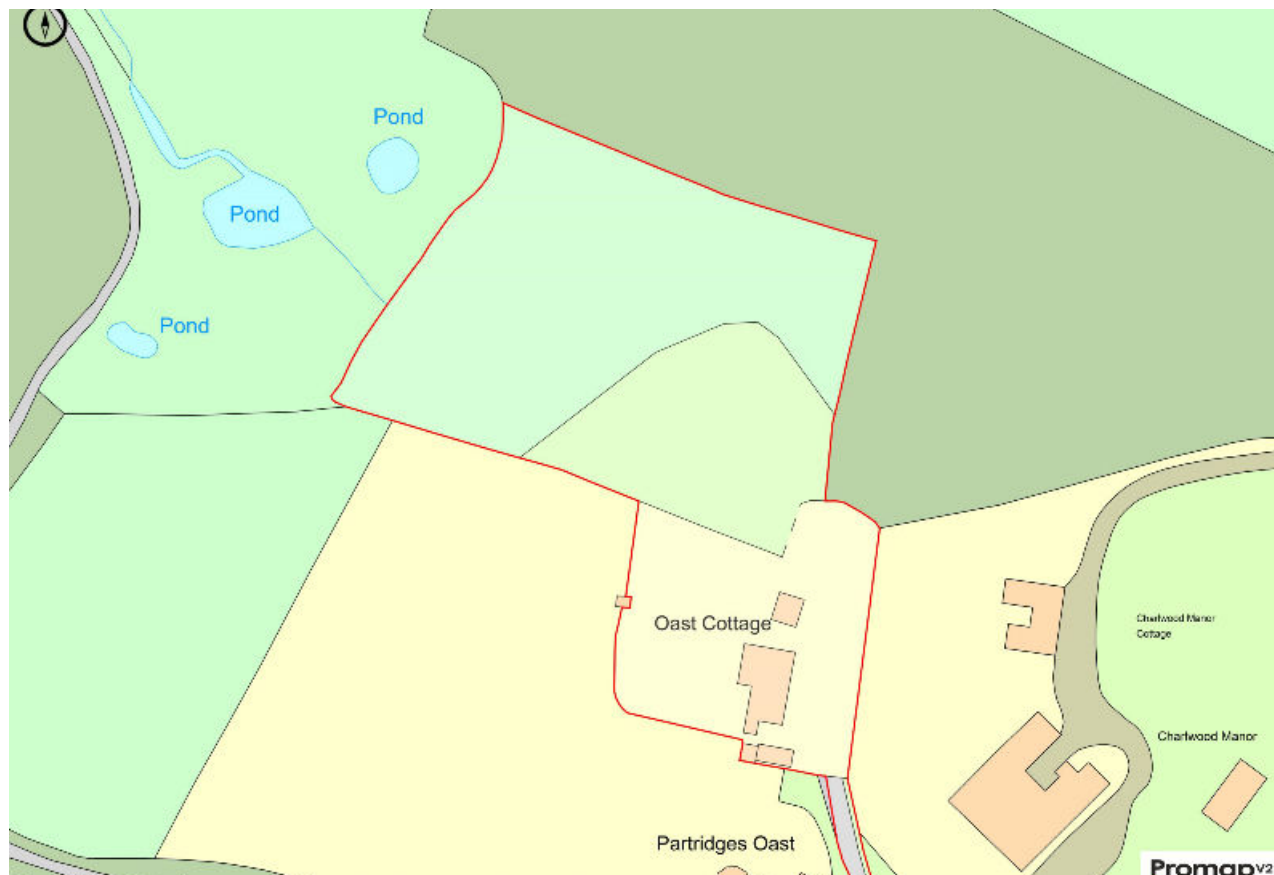
Directions (TN22 2AR)

From Haywards Heath:

Proceed on the A272, in an easterly direction, through Newick. In Piltdown, turn right at the Texaco Garage onto Shortbridge Road passing Piltdown Golf Course. on the left. Continue on Shortbridge Road, which becomes Rocks Road (signposted Uckfield) and passes over the A22. After the sharp right hand bend, take the next left turn into Snatt's Road (by the 'Uckfield' town sign). After approximately 800 metres, turn left onto the second of two driveways (by a triangle of grass and gravel) onto the entrance driveway. Continue through the pair of oak gates and The Oast Cottage is the last of the two properties.

From Uckfield:

At the traffic lights at the upper end of Uckfield High Street, proceed west on Church Street. Continue on this road (which becomes Rocks Road) and, after 0.4 of a mile, turn left into Snatt's Road. After approximately 800 metres, turn left onto the second of two driveways (by a triangle of grass and gravel) onto the entrance driveway. Continue through the pair of oak gates and The Oast Cottage is the last of the two properties.



Approximate Gross Internal Floor Area

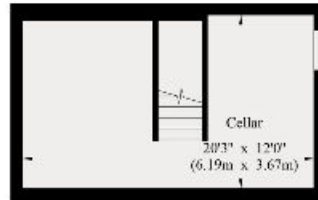
House: 228.1 sq.m. / 2455 sq.ft.

Garage: 17.5 sq.m. / 188 sq.ft.

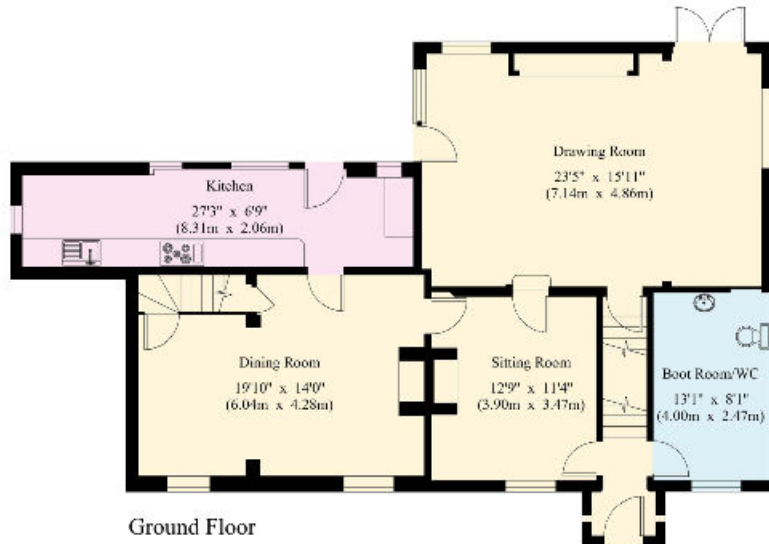
Pool House: 19.6 sq.m. / 211 sq.ft.

TOTAL: 265.2 sq.m. / 2854 sq.ft.

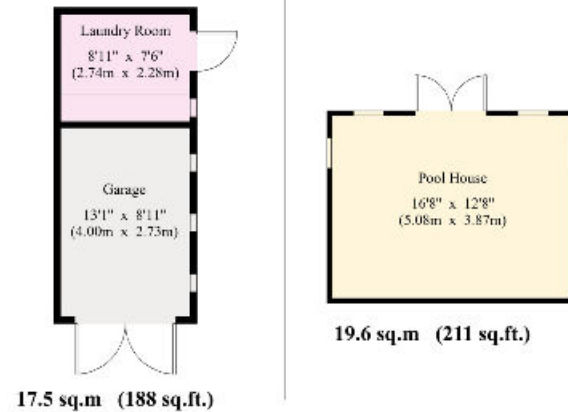
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Cellar

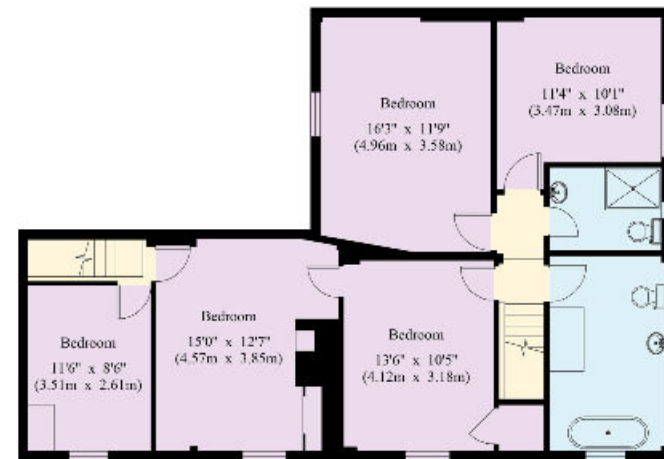


Ground Floor



17.5 sq.m (188 sq.ft.)

19.6 sq.m (211 sq.ft.)



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars, photographs and videos dated June 2020. Our ref. HAS/1:1086323.

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