

Mole Hill House Little Horsted East Sussex







Mole Hill House, Little Horsted, East Sussex.



A lovingly maintained detached family home with the added benefit of a self-contained annexe, almost an acre of gardens and grounds, and far-reaching countryside views. The property is located in a convenient rural location, yet within close proximity to the two major towns of Uckfield and Lewes.

Uckfield 2.3 miles (London Bridge from 80 minutes), Lewes 6 miles, Haywards Heath station 15.7 miles (London Bridge from 48 minutes), Tunbridge Wells 17.5 miles (London Bridge from 46 minutes), Brighton 15 miles, Eastbourne 20 miles, Gatwick airport 24.5 miles, London 47 miles.

(All times and distances approximate)

Wealden District Council,
Tel. 01892 653311

Freehold





The property is an attractive, unlisted detached family home offering well-presented and flexible family accommodation with far-reaching views over the local countryside. Upon entering the front door you are greeted by a spacious entrance hall which gives access to the reception rooms.

The principal reception rooms are full of period charm with exposed beams. The spacious living room has an open exposed brick fireplace with bressummer beam above, as well as double doors leading into the dining room, which in turn gives access to the rear terrace and lawn.

The kitchen/breakfast room is located to the rear of the home and is fitted with a range of base and eye level units, an eye level oven and hob, one and half sink and drainer, integrated dishwasher and plenty of work surface space. A study at the front of the home completes the ground floor accommodation.

On the first floor there are five good sized bedrooms, a family bathroom and an en suite bathroom to the principal bedroom.

The property has the added benefit of an attached one bedroom annexe on the ground floor. The annexe provides a fully fitted kitchen, sitting room, bedroom and en suite bathroom. A secondary front door, from the entrance driveway, leads into the kitchen providing self-contained access if required.



Outside, the house is approached over a private driveway leading to the house and parking area. The gardens and grounds are a particular feature and include a large paved terrace, a range of shrub and hedge borders providing privacy, and simply stunning views to the rear over the local countryside and beyond. In all about 0.98 acres.



Situation

Mole Hill House is situated on the edge of the small country village of Little Horsted and just over two miles from 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.

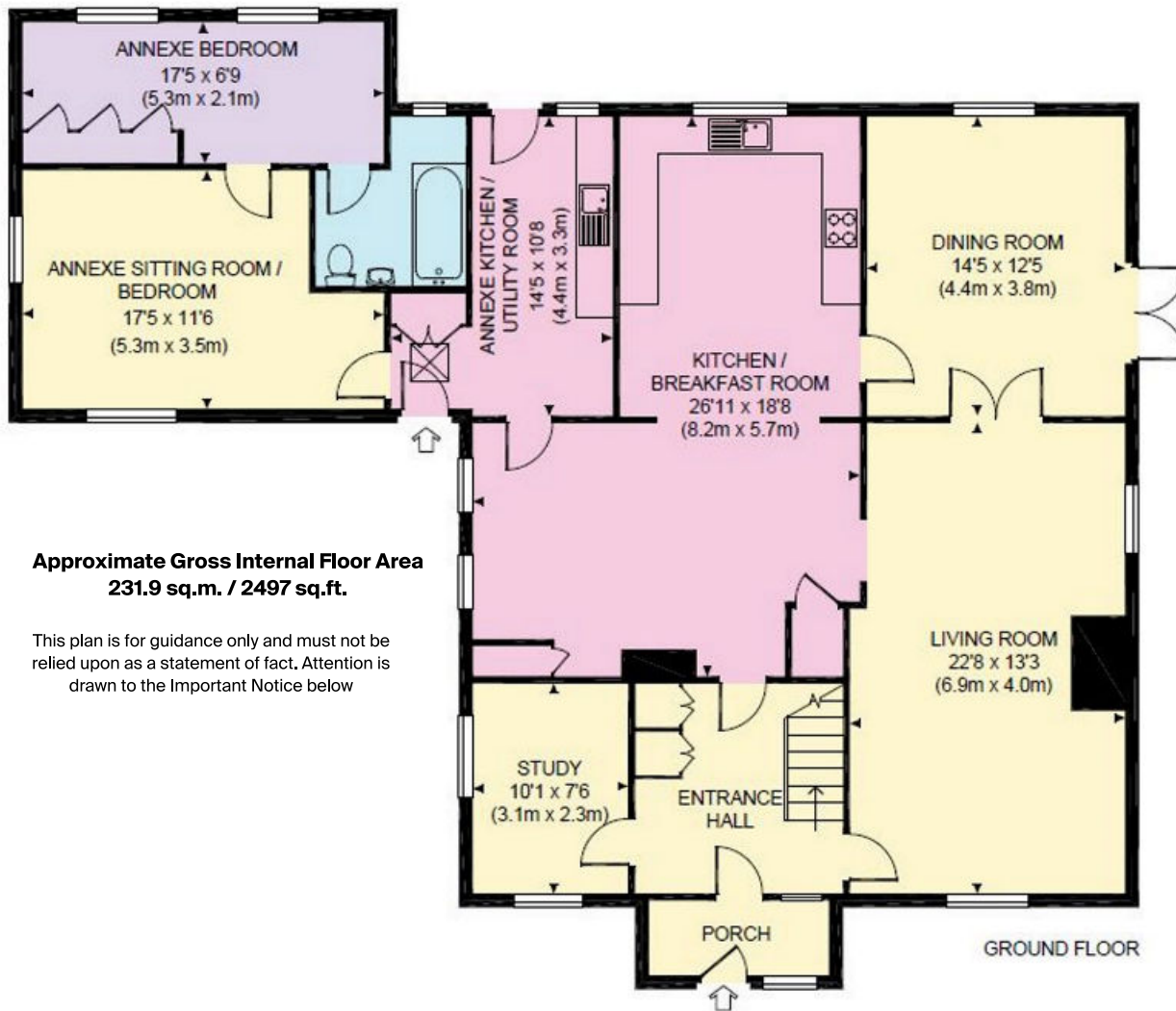
There is a good choice of schools in the area including Little Horsted Primary, St Mark's Primary in Hadlow Down, Skippers Hill Manor Preparatory School at Mayfield, Mayfield School, Bede's at Upper Dicker, Vinehall at Robertsbridge, Great Walstead at Lindfield and Community Colleges at Heathfield, Wadhurst and Robertsbridge.

Leisure and recreational facilities include golf at the East Sussex National Course, Piltdown, Mid Sussex, Lewes and numerous other courses in the area. There is also opera at Glyndebourne, racing at Plumpton, Brighton, Lingfield and Goodwood as well as sailing and water sports at Brighton, Newhaven, Eastbourne and Chichester marinas.

Directions (TN22 5UF)

From Tunbridge Wells, proceed in a southerly direction for approximately 13 miles on the A26 passing through Crowborough, Heron's Ghyll and Five Ash Down. At Budlett's Roundabout, take the second exit to remain on the A26 (Uckfield Bypass) and continue for half a mile. At the Blackdown Roundabout, take the first exit onto the A22 (Uckfield Bypass). Continue for half a mile. At the Little Horsted Roundabout, take the third exit onto the A26 (signposted to Lewes and Brighton). Continue for just over a mile and, just after the property called Wicklands, turn left onto a private driveway marked 'Wicklands Farm House'. Immediately turn right onto the driveway for Mole Hill House.

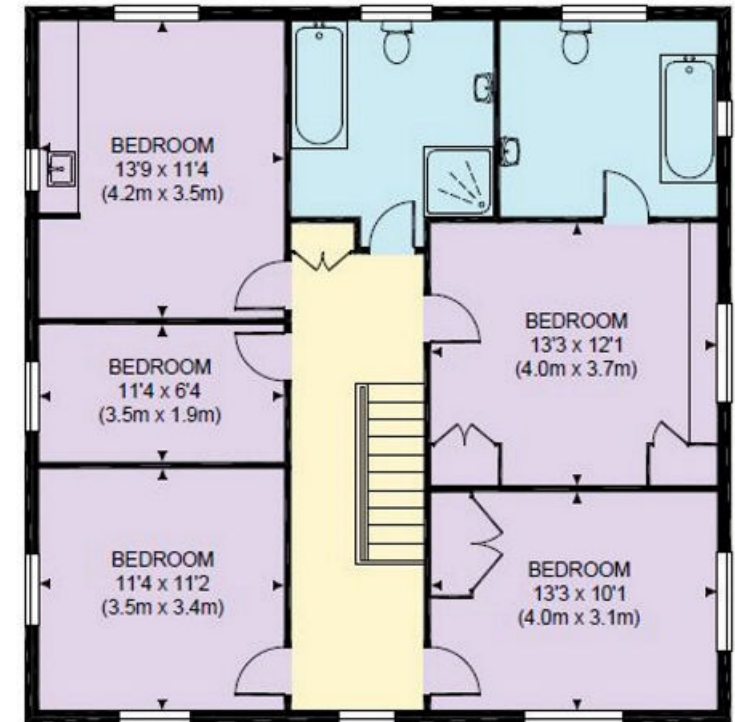




Approximate Gross Internal Floor Area
231.9 sq.m. / 2497 sq.ft.

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

GROUND FLOOR



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 dated November 2021. Photographs and videos dated November 2021. Our ref. HAS/I:1108248.

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