



Perrilea, Piltdown, East Sussex

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# Perrilea, Batts Bridge Road, Pitdown, East Sussex

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A beautifully presented end of terrace period home with 1.23 acres of stunning park-like gardens and grounds and views over the adjacent golf course. The property has a gated entrance and large driveway providing parking for several vehicles, and is located in a wonderful semi-rural position in the popular hamlet of Pitdown and close to local amenities.

Pitdown 0.6 miles. Uckfield station 3.2 miles (London Bridge from 80 minutes). Lewes 9.6 miles. Haywards Heath station 10 miles (London Bridge from 48 minutes). Tunbridge Wells 15 miles (London Bridge from 46 minutes). Brighton 19 miles. Eastbourne 23 miles. Gatwick airport 21 miles. London 47 miles. (All times and distances approximate)



## Tenure

Freehold

## Local authority

Wealden District  
Council, Tel.  
01892 653311.

## Services

Mains water and electricity. Oil-fired central heating. Private drainage.



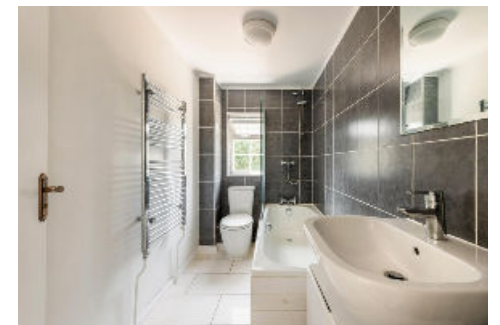








Flexible accommodation with the benefit of a ground floor annexe if required.





## The Property

Upon entering the front door you are greeted by a welcoming entrance hall with stairs rising to the first floor and a window overlooking the patio terrace. The living room is located at the front of the home and has a double aspect with windows to the front and side offering plenty of natural light. There is a wealth of characterful features in this room such as a wood burning stove and parquet flooring. The modern kitchen has a range of base units and integrated appliances and is open plan leading through to the dining area with parquet flooring. From the dining area, double doors open out to the patio terrace and gardens.

The property has been significantly improved by the current owners, the most recent addition being a fantastic annexe area to the rear of the home. This space offers a kitchen area which could also be used as a utility room for the main house. This leads through to a large sitting room/bedroom and en suite shower room. There is also a separate w.c. off the utility room and a walk-in cupboard.

From the entrance hall, stairs lead up to the first floor landing giving access to the three double bedrooms and family bathroom. Two of the bedrooms have fitted wardrobes and there is also a built-in cupboard on the landing providing extra storage.

## Gardens and Grounds

The property is approached via a gated entrance and established conifer hedges, leading to a large gravel driveway providing parking for over a dozen vehicles. The wonderful gardens and grounds are a particular feature of this home and were horticulturally designed to incorporate all four seasons; offering a multitude of plant, flower and hedge borders. These include magnolia trees, an arbor with climbing hydrangea, rose bushes, camellias and seasonal heather. There is also a brick-lined pond, bluebell wood, apple trees and various useful sheds with power and light. In all about 1.23 acres.







## Situation

Perrilea is located in the popular hamlet of Piltdown which has amenities serving everyday needs including a village store, butchers, farm shop and two public houses. The nearby town of Uckfield 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 offers a good range of local amenities and shops, together with a mainline train service to London Victoria. The A23 to the west of Haywards Heath provides access to Brighton, Gatwick airport, the M25 and national motorway network. There is a good choice of schools in the area including St Mark's Primary School in Hadlow Down, Skippers Hill Manor Preparatory school at Five Ashes, Great Walstead at Lindfield, Mayfield School (girls), Bedes at Upper Dicker, Vinehall at Robertsbridge and Community Colleges at Heathfield, Wadhurst and Robertsbridge. Leisure and recreational facilities include golf at Piltdown (adjacent to the property), The East Sussex National, Mid Sussex, Lewes and numerous other courses in the area; racing at Plumpton, Brighton, Lingfield and Goodwood; sailing and water sports at Brighton, Newhaven, Eastbourne and Chichester marinas; show jumping at Hickstead; and opera at Glyndebourne.

## Directions (TN22 3XR)

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 0.8 of a mile and, at the Batts Bridge Roundabout, take the first exit onto the A272. After 0.1 of a mile, at the roundabout, take the second exit to stay on the A272. Continue for 1.1 miles and the property will be found on the right-hand side behind wooden gates.

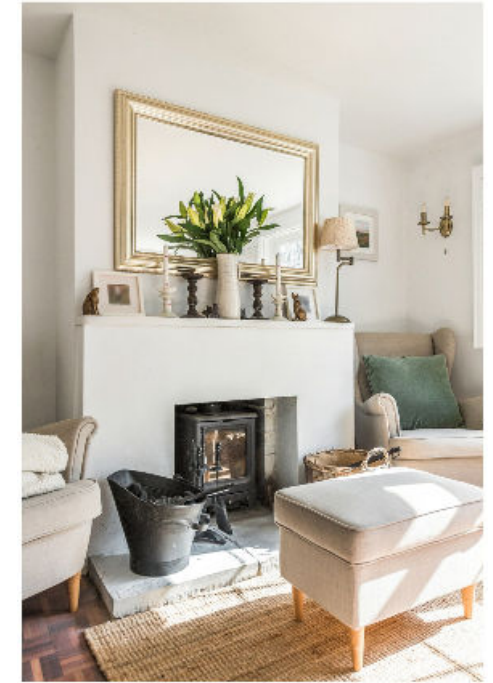




**Approximate Gross Internal Floor Area**  
**151.8 sq m / 1634 sq ft**  
(excluding garden store)

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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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