



Hunters Wood, Nursery Lane, Fairwarp. TN22 3BD
Uckfield

£800,000 – £850,000
**MANSELL
McTAGGART**
— Trusted since 1947 —

Hunters Wood Nursery Lane

Fairwarp, Uckfield

A bright and spacious 4 bedroom detached house having been beautifully renovated recently by the current owners to an exceptional standard. Enviously positioned within the Ashdown Forest just a short walk from the village of Fairwarp, this stunning home boasts a delightful outlook across the neighbouring countryside.

Having been meticulously renovated throughout by the current owners this characterful property benefits from, in brief, on the ground floor; an entrance porch providing access to the inner hallway, a magnificent kitchen dining family area the kitchen boasts extra deep quartz worksurfaces, integrated Bosch and Neff appliances, infinity windows, a walk-in pantry, a useful utility room, the dining area has boasting bi-fold doors leading to the westerly portion of the garden.

The downstairs living room also benefits from the oak flooring as well as a log burning stove, this in turn leads to the impressive sun room enjoying a stunning outlook across the gardens and countryside beyond.

From the entrance hallway a staircase rises to the first floor, offering; a generous principle bedroom with a large walk-in wardrobe offering potential to convert into an en-suite, a beautifully fitted bathroom with a shower above the bath, two further double bedrooms experiencing a delightful outlook across the neighbouring farmland to the South Downs beyond and a single bedroom/study.

- Stunning country house
- 4 bedrooms





Hunters Wood Nursery Lane

Fairwarp, Uckfield

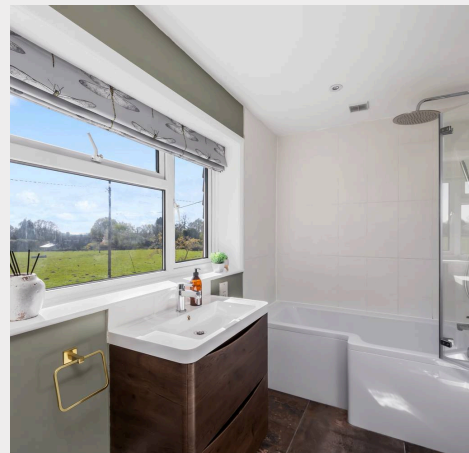
Outside the gardens and grounds are a particular feature, extending to approximately 0.5 acre and offering delightful views on all sides, the gardens wrap around the property with the south and westerly aspects providing seating and entertainment areas, the easterly section offers a play-ground area and the north offers a large driveway.

The detached double garage has been converted into a fully insulated office/studio with power and light connected which could be used as secondary accommodation/ annex with minor alterations.

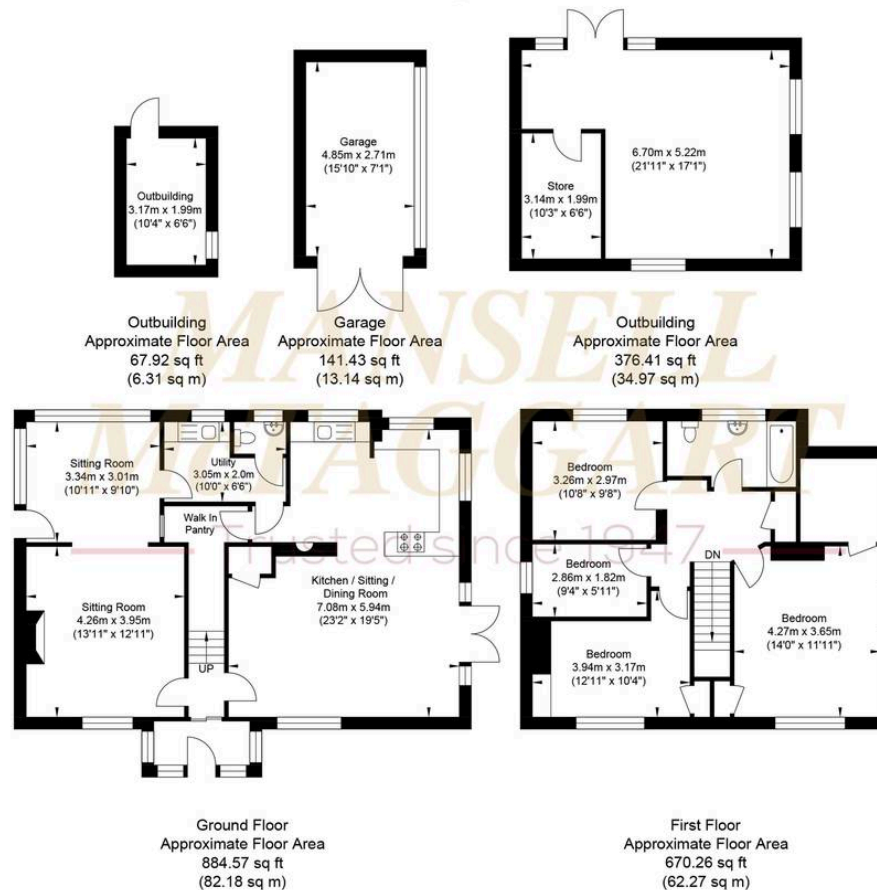
One side of the garage features a 'yard', a hidden hard standing which could be used for parking/garaging or other outbuildings. A further garage is located next to the double garage and another outbuilding can be found in the Easterly portion of the garden.

The front of the property is approached via a quiet country lane with the driveway accessed via a five bar gate.

Hunters Wood is situated in a stunning rural position surrounded by the breath-taking Ashdown Forest opposite the village hall. The area itself is considered one of the region's most desirable in Sussex and offers exceptional riding, walking and country pursuits.



Nursery Lane



Approximate Gross Internal Area Of House = 144.45 sq m / 1554.83 sq ft

Total Gross Internal Area Of Outbuildings = 54.42 sq m / 585.76 sq ft

Total Area = 198.87 sq m / 2140.59 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.