



Oak Lodge, Five Ash Down

Uckfield

Offers in Region of **£725,000**

**MANSELL
McTAGGART**
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Oak Lodge

Five Ash Down, Uckfield

A substantial 5 bedroom, 2 bath/shower room country home positioned on outskirts of this highly sought-after village boasting a Public House, Post Office/village store and excellent public transport links, occupying a generous plot with a large driveway and detached double garage.

Offering over 2100 sq ft, the accommodation is set over two storeys and benefits from, in brief, on the ground floor; a light and spacious entrance hallway, a re-fitted kitchen breakfast room with double doors providing access to the rear seating terrace and door into the utility room also benefitting from an external door, a dining room with window overlooking the large garden and double doors leading to a dual aspect living room with a log burning stove and double doors provide further access to the adjoining seating terrace.

The entrance hallway offers access to a downstairs cloakroom, a useful study and a staircase raising to the first floor, offering; an impressive dual aspect principle bedroom suite with views to both the front and rear garden, built-in wardrobes, dressing area and full en-suite bathroom, 3 further double bedrooms, a single bedroom and a family bathroom.

The gardens and grounds are a particular feature, the generous plot is laid mainly to lawn bordered by mature flower and shrub beds, mature hedge rows and specimen trees with a seating terrace adjoining the rear of the property. The property is approached via a private driveway providing parking for several vehicles and an imposing detached double garage offers further parking and storage options.





Oak Lodge

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The property is found in the highly desirable village of Five Ash Down with its post office/general store, public inn and village hall. The area is surrounded by open fields and rolling countryside providing vast scenic walks linking with the neighbouring district.

The nearby A272 provides swift access to the nearby Buxted railway station which offers services to London in just over an hour. A more comprehensive range of shopping and leisure facilities can be found in the neighbouring town of Uckfield offering numerous bars/restaurants, a cinema, a public library and several supermarkets, as well as a further railway station.

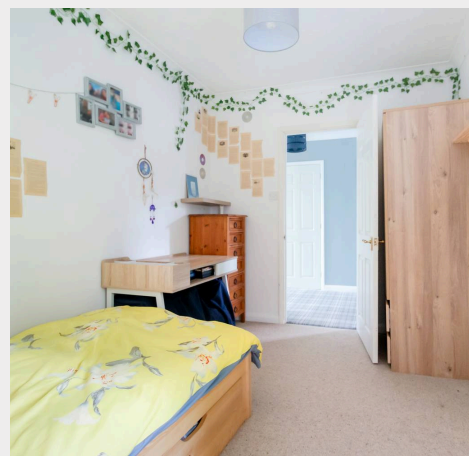
The area is well served with schooling for all age groups, there is a choice of highly rated village primary schools at Maresfield, Buxted and High Hurstwood and a very well regarded community college with sixth form in Uckfield .

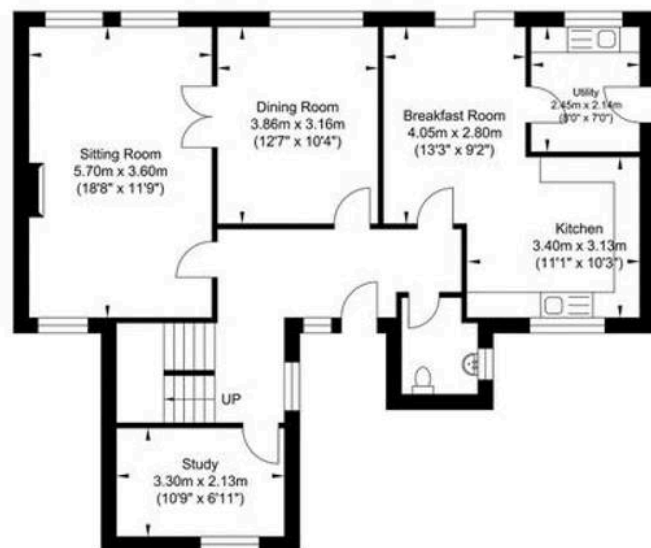
The stunning 6,500 acre Ashdown Forest, the inspiration behind A.A. Milne's Winnie the Pooh books is also within close proximity providing fine scenic walks and meandering bridle paths. In addition the coastal resort of Eastbourne and Brighton City are also easily accessible.

EPC rating: D

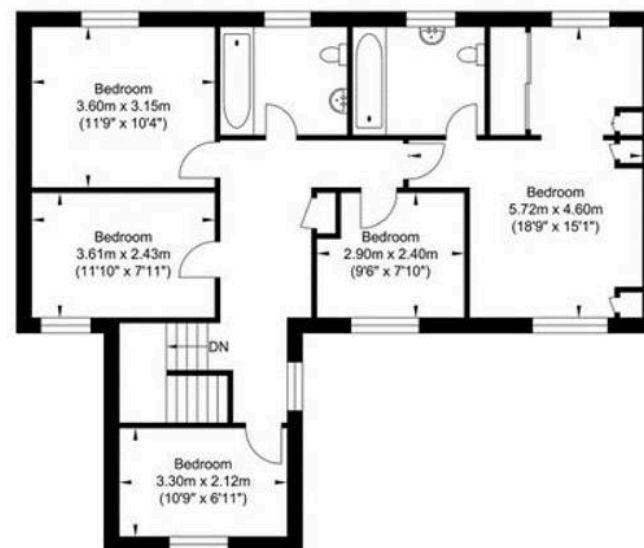
Council tax band: F

Mains gas and mains drainage

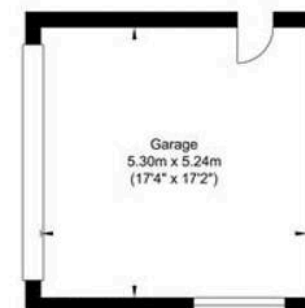




Ground Floor
Approximate Floor Area
912.88 sq ft
(84.81 sq m)



First Floor
Approximate Floor Area
888.66 sq ft
(82.56 sq m)



Garage
Approximate Floor Area
298.91 sq ft
(27.77 sq m)



Approximate Gross Internal Area = 195.14 sq m / 2100.46 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Mansell McTaggart Uckfield

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

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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