



3 Orchard Close, Fairwarp
Uckfield

Guide Price **£425,000-£450,000**

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3 Orchard Close

Fairwarp, Uckfield

£425,000-£450,000 A light and spacious three bedroom, two bath/shower room detached home with garage, ideally situated on the peaceful and sought after Orchard Close in the picturesque village of Fairwarp, just a short stroll from the village green, local pub, and the stunning Ashdown Forest.

This delightful home benefits from, in brief, on the ground floor: an entrance hall with a downstairs WC, a kitchen fitted with a range of matching units to eye and base level and a side door providing external access, a front aspect dining room perfect for entertaining or family meals, and a generously sized living room with a feature fireplace and double doors opening directly onto the private rear garden and patio.

Council Tax band: TBD

- Detached family home
- 3 bedrooms
- Two bath/shower rooms
- Detached garage
- Bordering Ashdown Forest
- Private garden
- Front aspect dining room
- Private driveway
- Cul-de-sac location





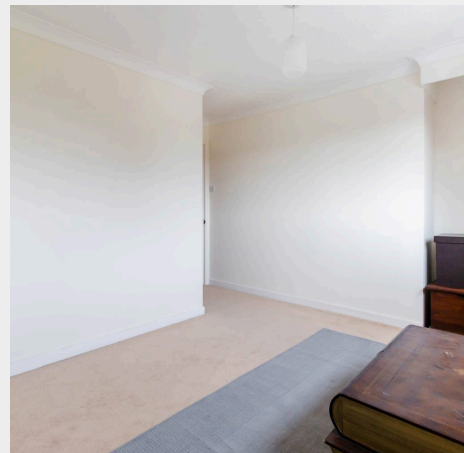
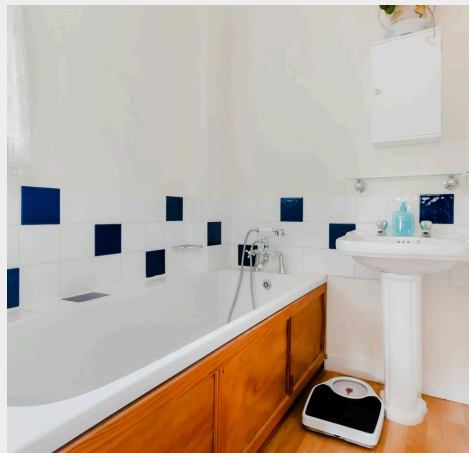
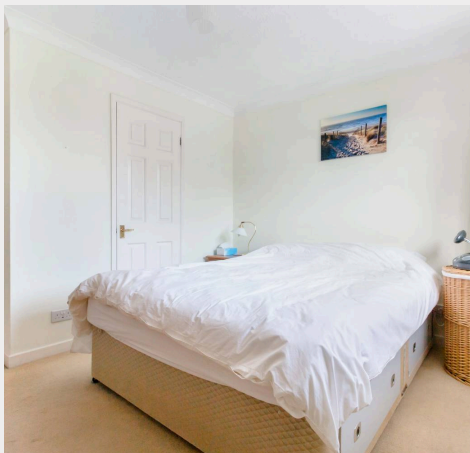
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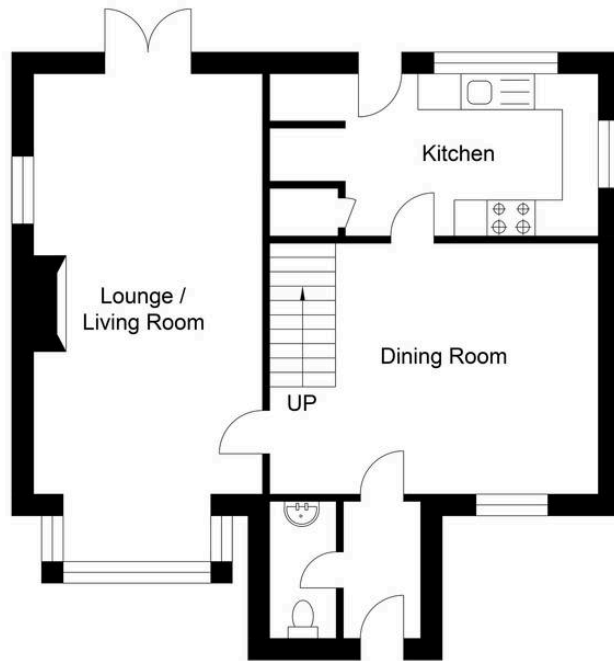
From the entrance hall, a staircase rises to the first floor, offering: a main bedroom with fitted wardrobes and an en-suite shower room featuring a walk in shower, a second double bedroom, a family bathroom, and a generous single bedroom ideal as a child's room, guest room or home office.

Outside, the rear garden is predominantly paved, providing low maintenance outdoor living with ample space for seating and dining areas. A lawned section adds greenery, and the garden is bordered by mature trees and shrubs offering privacy. A gated side passage provides access from front to rear, and a personal door opens into the side of the garage.

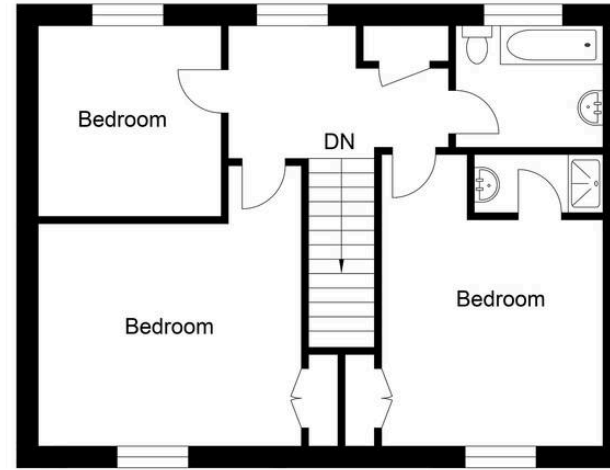
Orchard close is a peaceful residential lane located in the heart of Fairwarp, a charming village nestled within the High Weald Area of Outstanding Natural Beauty and bordering Ashdown Forest. The village enjoys a welcoming community atmosphere with a popular local pub, village hall, and regular events. Uckfield town centre is just a short drive away, offering a comprehensive range of shopping and leisure facilities including supermarkets, restaurants, a cinema, library and leisure centre. The area is served by several well-regarded schools, including primary and secondary options.



- Detached family home
- 3 bedrooms



Ground Floor
Approximate Floor Area
560.69 sq ft
(52.09 sq m)



First Floor
Approximate Floor Area
494.60 sq ft
(45.95 sq m)

Approximate Gross Internal Area = 98.04 sq m / 1055.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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