



**Holly Tree House** Wilderness Lane, Hadlow Down  
Uckfield

Guide Price £660,000-£675,000

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# Holly Tree House Wilderness Lane

Hadlow Down, Uckfield

A deceptively spacious four bedroom two bathroom detached country home with a driveway providing parking for a number of vehicle, situated in a peaceful country lane.

The accommodation is arranged over two storeys with a secluded rear garden and timber outbuilding. The property is entered via a covered canopy, there is a central hallway with a cloakroom found nearby and cupboard. Into a double aspect open plan sitting/dining room with wood burning stove and bi-fold doors opening to a seating terrace. The kitchen continues from the dining area and is fitted with a matching range of units with a gas hob and a utility area found to the far end. Finally on the ground floor there is a study/family room (formerly the garage) which is a generous size and enjoys a front aspect of the property.

Council Tax band: F

Tenure: Freehold





## Holly Tree House Wilderness Lane

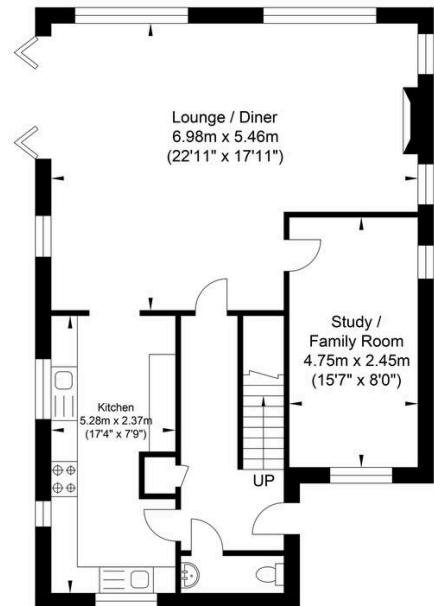
Hadlow Down, Uckfield

Holly Tree House is an attractive country home found in one of the area's most desirable villages. There are many attractive external and internal features and boasts largely open plan living accommodation on the ground floor.

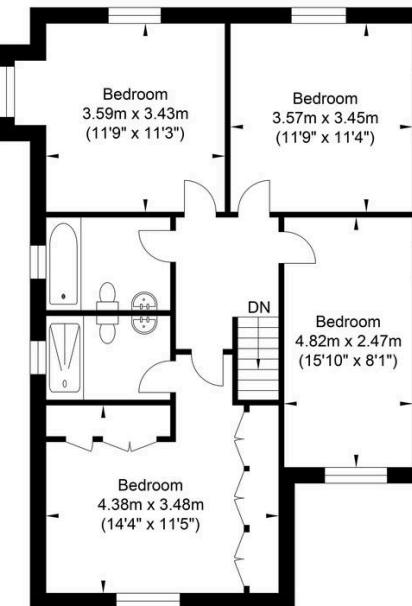
The first floor provides a spacious landing. There are four double bedrooms with the principal bedroom having an extensive range of built-in wardrobes and an en-suite shower room. Bedrooms 2, 3 and 4 enjoy a double aspect and the family bathroom comprises of a white suite and enclosed bath.

Outside, the front of the property is approached via a five bar gate and gravel driveway. The rear garden is predominately laid to lawn and screened by mature trees and hedging. A timber shed is found to one side and there is a timber seating terrace adjoining the rear of the property.

# Holly Tree Cottage



Ground Floor  
Approximate Floor Area  
748.52 sq ft  
(69.54 sq m)



First Floor  
Approximate Floor Area  
756.27 sq ft  
(70.26 sq m)

Approximate Gross Internal Area = 139.80 sq m / 1504.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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