



Harvesters, Framfield, Uckfield, TN22 5PN

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

Harvesters

Framfield, Uckfield

A deceptively spacious three double bedroom detached bungalow occupying a stunning plot of approx 0.5 of an acre with a substantial attached double garage, enjoying pleasant views across the adjoining farmland.

Harvesters enjoys a beautiful position adjoining the neighbouring farmland. The property has been significantly renovated by the current owner providing spacious accommodation throughout finished to an exacting standard. The kitchen and utility room have not been finished, there are of a generous size and could be made open plan to create a distinguishing feature of the home. The property has tremendous scope for enlargement and there is a 17'9 x 17'5 attic room.

NB: Planning permission was granted in 2012 (WD/2012/2282/F for a rear ground floor extension, first floor loft conversion and internal and external alterations. The foundation for the ground floor extension has been completed. In addition, within the garden is 50 sq hardstanding with water, fibre optic cable, sewage and electricity in place for a garden building.





Harvesters

Framfield, Uckfield

The property is entered via the utility/boot room which continues through to the kitchen, a hatch provides access to the converted attic. From the kitchen there is a spacious hallway with engineered oak flooring following through to an impressive double aspect sitting room with a woodboring stove and French doors opening to a seating terrace. Continuing through the hallway there are three double bedrooms, the principal bedroom enjoys a double aspect. The family bathroom has been beautifully fitted and with an elegant heritage suite.

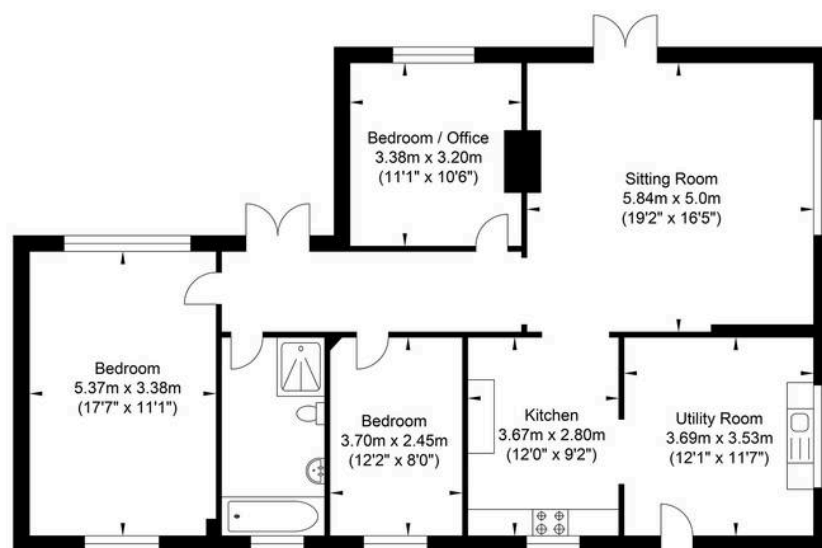
Outside, the front of the property is approached via a gravel driveway which in turn leads to the double garage and sweeps to one side to a parking area. The garage extends to 553 sq ft with electric roller doors. The rear garden is predominantly laid to lawn with a hardwood wood seating terrace adjoining the rear of the property. The whole extending to approx 0.5 of acre.

Council Tax band: F

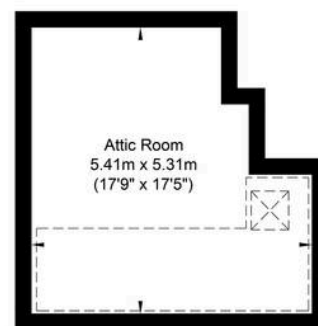
Tenure: Freehold



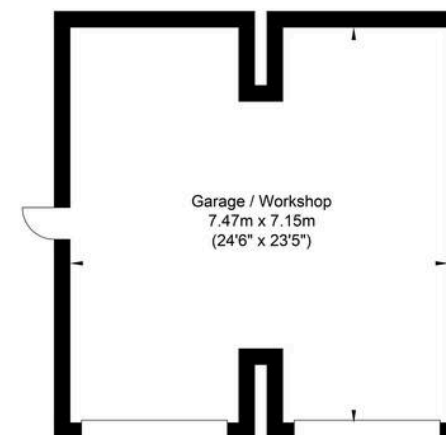
Harvest Cottage



Ground Floor
Approximate Floor Area
1188.33 sq ft
(110.40 sq m)



Attic
Approximate Floor Area
265.33 sq ft
(24.65 sq m)



Garage / Workshop
Approximate Floor Area
553.26 sq ft
(51.40 sq m)

Approximate Gross Internal Area (Excluding Attic, Garage / Workshop)= 110.40 sq m / 1188.33 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.