



Well House Eastbourne Road, Uckfield TN22 5QL

£2,250,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

Well House Eastbourne Road

Uckfield

An elegant six bedroom three bathroom detached Georgian designed country home with a three bedroom annex, swimming pool, tennis court, and sophisticated garage/show room occupying a south facing plot of 1.8 acres.

Well House is an outstanding country home built by major P. R Reid of Colditz fame 1973. The property sits behind a carriage driveway in an elevated position enjoying fine rural views and has been enlarged and significantly improved by the current owners to provide stunning accommodation over three storeys. A particular feature of the home are not only the leisure facilities but the substantial barn style garage block, comprising of a car lift, WC, kitchenette and office with a bespoke drinks station, bi-fold doors and beyond is a shipping container, ideal for a car collector/enthusiast.

The property comprises of a spacious reception hall with parquet flooring and a set of central French doors opening to the rear seating terrace, the cloakroom is found nearby. There are five wonderful reception rooms, a double aspect sitting room, dining room, study, an impressive games room which continues through to a cinema room.

The kitchen/breakfast is distinguishing feature of the home, beautifully fitted with a modern range of handleless units matching units with bespoke shelving, LED lighting, integrated appliances and a central island. Nearby is a sauna room.





Well House Eastbourne Road

Uckfield

The first floor has a galleried landing, there is a generous principal bedroom with an en-suite bathroom, three further double bedrooms and a family bathroom. The second floor provides two further double bedrooms and a further bathroom.

The Pavillon/Annex offers 1152 sq ft of accommodation, comprising three bedrooms, two bathrooms, a sitting room, dining room, a kitchen, and a private walled garden.

Outside, the front of the property is approached via a gravel carriage driveway, The Pavilion lies to one side of the house, and the garage and tennis court lie towards the eastern boundary having a fine view across the adjoining open paddock. The formal garden has been beautifully arranged, there is a stone seating terrace adjoining the rear of the property with two retractable awnings with wind sensors, a recently modernised Roman gabled swimming pool with electric cover and an economical outdoor heat pump, lawns continuing down to the adjoining paddock and there is a pergola to one side of the stone seating terrace intertwined with an established wisteria. The whole enjoying a southerly aspect.

Council Tax band: G

Tenure: Freehold



Eastbourne Road, Ridgewood Uckfield, TN22

Approximate Gross Internal Area = 3567 sq ft / 331.4 sq m

Outbuilding = 2204 sq ft / 204.8 sq m

Total = 5771 sq ft / 536.2 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1274266)

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.