

Price

£799,500

Garnham
H Bewley

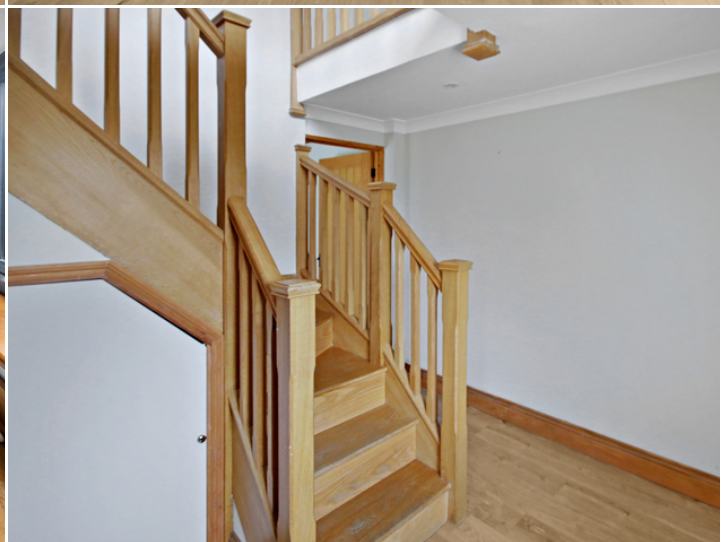
Tylers Lane, Horney Common, Uckfield



- Fabulous Barn Conversion
- Spectacular setting on the edge of the Ashdown Forest
- Spacious Accommodation
- Stunning Kitchen / Dining Room
- Spacious Lounge with Feature Stone Fireplace
- Extensive Grounds and Long Driveway
- Double Car Port
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Ashdown Barn, Tylers Lane, Horney Common, Uckfield, East Sussex TN22 3EJ

Garnham H Bewley are delighted to offer for sale this fabulous four bed roomed detached barn conversion with stunning views situated in a spectacular setting on the edge of the Ashdown Forest, yet within easy reach of Uckfield and Nutley Village. The property enjoys generous sized grounds with a double car port and is offered to the market with no onward chain.

The ground floor accommodation consists of an inviting reception hall with a well-appointed downstairs W.C and oak staircase to the first floor landing. The impressive lounge enjoys a stone feature wall with recessed fireplace, flue installed for a wood burner, wooden ceiling beams, large patio doors to the garden providing plenty of light and a cupboard housing the hot water tank. The Kitchen/dining room has wooden floor and floor mounted kitchen units with white sink, integrated Electra dishwasher, Baumatic washer dryer, freestanding Electra double electric cooker with 5 ring glass hob and extractor hood over, freestanding Logic American style fridge freezer, rear door to side patio, double aspect windows and dining area with opening to the Lounge. Bedroom four is on the ground floor.

The first floor accommodation consists of three bedrooms of which the master bedroom enjoys a beautifully finished en-suite shower room. All three bedrooms on the first floor enjoy a fabulous and private outlook over the Ashdown Forest. The three bedrooms are complimented by the family bathroom. The first floor Landing and corridor enjoy oak balustrade and full height window on the landing and 2 skylights on the corridor providing plenty of light.

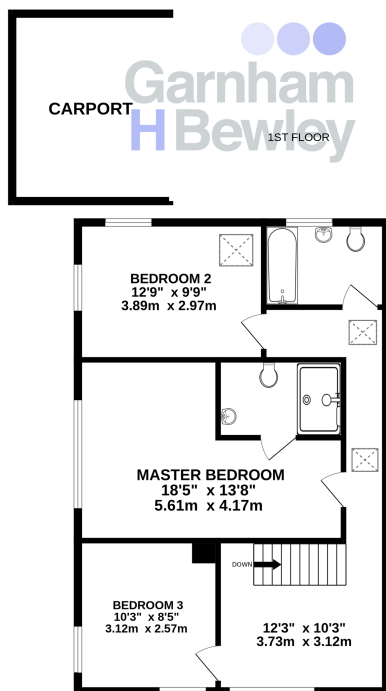
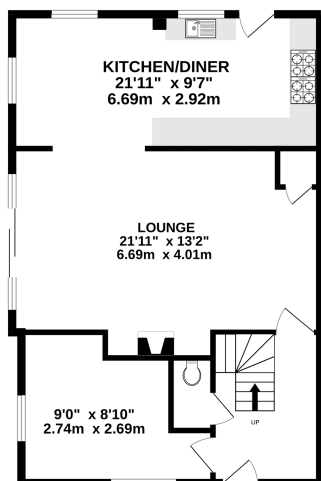
Outside, there is a long-gravelled driveway off Tylers Lane leading to a gravelled forecourt with double car port, patio areas surrounding the house and extensive garden stretching away towards the valley beyond. The property is supplied by Oil-fired central heating and waste water is via a Cesspit



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Accommodation

Ground Floor

Entrance Hallway

Study / Family Room

9' 0" x 8' 10" (2.74m x 2.69m)

Lounge

21' 11" x 13' 2" (6.68m x 4.01m)

Kitchen / Diner

21' 11" x 9' 7" (6.68m x 2.92m)

WC

First Floor

Master Bedroom

18' 5" x 13' 8" (5.61m x 4.17m)

Ensuite

Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

Bedroom Three

10' 3" x 8' 5" (3.12m x 2.57m)

Outside

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Carport

Garage & Driveway

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NEAREST STATIONS

Buxted Station - 3.0 miles

Uckfield Station - 3.3 miles

Crowborough Station - 5.5 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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