



15 Willows Rise, Framfield, Uckfield, East Sussex TN22 5PH



A well-proportioned bungalow in a peaceful village setting with open countryside on your doorstep and far-reaching views — if that's on your wish list, this chain-free home at Willows Rise deserves your attention.

Willows Rise is a quiet close made up mainly of bungalows, tucked within the heart of Framfield. The setting is idyllic: to the rear, you look out across open fields dotted with sheep and the occasional deer; to the side, the historic grounds of St Thomas à Becket's Church add a timeless charm. Framfield itself is a welcoming hamlet with a real sense of community, offering a handful of local shops, a primary school and a traditional pub. Despite the rural feel, you're still within easy reach of Uckfield — one of East Sussex's key towns — giving you convenient access to supermarkets, cafés, and everyday essentials.

ENTRANCE HALL

- HALLWAY
- SITTING ROOM
- CONSERVATORY
- KITCHEN
- BATHROOM
- SEPARATE WC
- BEDROOM 1
- EN SUITE

- BEDROOM 2
- GARAGE

Description

AP Estate Agents are proud to present this excellent opportunity to own a well proportioned bungalow, with a driveway and detached single garage, in a quiet village setting, this property could suit so many people, it would be perfect for a small family with the benefit of Framfield C of E Primary school just a few roads away and potential to extend (stpp), a retired buyer who is looking for a easy maintenance property in a peaceful setting, an active buyer who would enjoy a back gate directly from your garden onto a country footpath and miles of potential walking, or even a professional who commutes to London each day but doesn't want to live in a large town, this property is only 2 miles to Uckfield train station which is a mainline to the city- the options are endless.

INSIDE THE PROPERTY

The property is perfectly habitable as it is, but some might be of the opinion that it requires modernisation, and it is always nice to make your own mark on a property when you move, a fresh decoration and new carpets can make a big difference, and its exciting to go through the process, or if your budget allows new kitchen and bathrooms are the ultimate addition to your new home.

You step into an inviting L-shaped hallway that immediately sets the tone for the home it is bright, airy. The original glass panels above each door help natural light travel through the space, and there's practical storage too, including a generous airing cupboard with a radiator and access to the loft. The living accommodation sits to the rear and makes the most of the outlook. The living room is a very good size and has been opened up into the former dining room, creating one large, comfortable space with room for both a lounge suite and dining table. Sliding patio doors lead into the double-glazed conservatory with direct access to the garden, here you're met with a panoramic view of the south-facing garden and the rolling countryside beyond. With blinds fitted all round, it's a room you can enjoy in every season, the perfect spot to sit back, relax and take in the scenery.

The kitchen offers a practical layout with a range of white wall and base units, an integrated eye-level electric oven and grill, electric hob with extractor, a one-and-a-half bowl sink, plumbing for a washing machine and space for a tall fridge-freezer. A large window and side door keep the room bright and functional, and the tiled finishes make it easy to maintain.

The bathroom is traditional in style, featuring an enameled cast-iron bath, pedestal basin and a modern electric shower over the bath, with tiling to most walls. Next door is a separate WC — a layout many buyers now choose to combine, though having them separate can be a real advantage for busy households. Both bedrooms are well proportioned. Bedroom Two includes fitted wardrobes, while Bedroom One is notably generous, large enough to accommodate an en-suite corner shower, basin and WC without compromising the overall space. A full wall of fitted wardrobes with hanging, shelving and a central dressing table completes the room beautifully.

OUTSIDE

The front of the property offers an attractive first impression, with a generous garden featuring a neat lawn and colourful planting close to the bungalow. Being set within a quiet cul-de-sac, there is very little passing traffic, and many neighbouring homes have enhanced their frontage to create real kerb appeal, something this plot lends itself to beautifully. A private driveway provides tandem parking for up to two cars and leads to a detached single garage, ideal for secure storage or housing a cherished vehicle. Gated access runs down both sides of the bungalow, guiding you into the rear garden. The rear garden is wider than it is deep, giving it a wonderfully open feel and plenty of scope for anyone with green-fingered ambitions. A tall boundary hedge offers excellent privacy without feeling enclosed. The ground has a gentle natural contour, with a raised terrace and a couple of steps leading from the conservatory down to the lawn, complemented by a small patio area to the side. From here, a side door gives easy access into the garage. The oil-fired boiler is discreetly positioned outside, with the oil tank tucked neatly behind the garage. One of the garden's most charming features is a hidden gate at the rear, opening onto a track that links directly to a footpath. This leads behind the church in one direction and out into open countryside in the other — a real delight for walkers, dog owners or anyone who enjoys an active lifestyle.

ADDITIONAL INFORMATION

There is no gas in the property it runs on Oil Fired heating, the boiler is discreetly positioned outside and the oil tank in the rear garden is tucked away behind the garage.







LOCATION

Framfield is one of East Sussex's most charming villages, a place where history, countryside and community come together in a way that feels instantly welcoming. Set just two miles east of Uckfield, it sits amid rolling Wealden landscapes and has roots stretching back over a thousand years, with evidence of early Celtic and Roman settlement and a parish recorded as far back as the 9th century. At its heart stands the beautiful Grade I-listed St Thomas à Becket Church, founded in the 12th century. The village itself offers a peaceful, rural lifestyle with everyday convenience. Framfield has a friendly local community, a well-regarded primary school, a village hall, and a selection of small independent businesses. Nearby Blackboys and Palehouse form part of the wider parish, adding further amenities including traditional inns such as the Blackboys Inn and the Griffin Inn, both popular destinations for dining and socialising. Uckfield, just a short drive away, provides supermarkets, cafés, restaurants, leisure facilities and a mainline railway station with direct services to London Bridge. Distances from Framfield make it an excellent base for both work and leisure. Uckfield station is approximately two miles away, offering regular commuter links to the capital. Eastbourne lies around 17 miles to the south, Hastings roughly 22 miles east, Brighton about 20 miles southwest, and Tunbridge Wells approximately 16 miles to the north. Gatwick Airport is within easy reach at around 25 miles, making national and international travel straightforward. Families are well served educationally, with Framfield Church of England Primary School within the village and a choice of respected secondary schools in Uckfield and the surrounding area. Healthcare needs are met by GP surgeries and medical centres in nearby Uckfield, ensuring essential services are close at hand. The surrounding countryside is one of Framfield's greatest assets. Footpaths weave through fields, woodland and farmland, connecting the village to scenic routes including parts of the Weald Way. Residents enjoy easy access to the South Downs National Park, Ashdown Forest, and a wealth of local attractions such as Sheffield Park Gardens, Bluebell Railway and the historic charm of Lewes. Whether you enjoy walking, cycling, exploring heritage sites or simply soaking up the tranquility of rural Sussex, Framfield places all of this on your doorstep.

DIRECTIONS: <https://w3w.co/twig.customers.displays>

Local Authority: Wealden

Services (not checked or tested): Mains Water, Electric, Drainage, Oil Fired heating & Solar

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: D

Offers in Excess of £400,000

Viewings

By Appointment Only



Disclaimer:

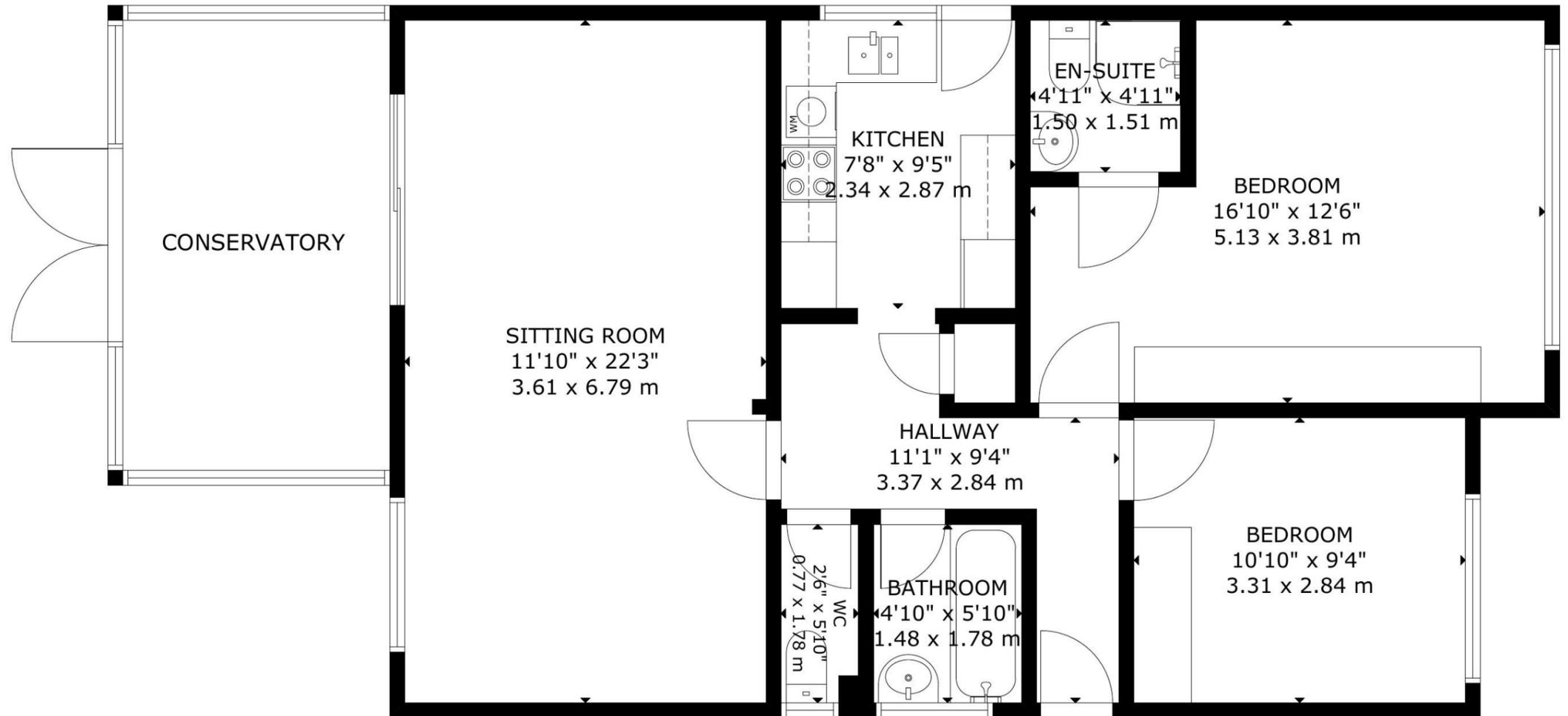
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROSS INTERNAL AREA
TOTAL: 75 m²/807 sq.ft
FLOOR 1: 75 m²/807 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

