



**Old Edmeads, Five Ash Down, Uckfield, East
Sussex, TN22 3AP**

Guide Price £1,200,000 Freehold

- A stunning five bedroom detached period cottage
- SOUGHT AFTER VILLAGE
- Large inglenook fireplace
- Victorian style roll top bath
- two wood burners
- Three bathrooms - one en-suite
- Abundant wrap around gardens hosting a superb variety of vibrant trees and shrubs
- Short distance to shops and well respected schools in the area
- Three garages and off road parking for 7 cars
- Set in beautiful grounds of approximately half an acre



OPEN HOUSE SAT 6th APRIL 11-1PM APPTS ONLY. *SIMPLY STUNNING**PERIOD CHARM*A unique period five double bedroom detached cottage, originally two farm cottages blended together to create a superb property laced with sheer decadence and style throughout. This lovely home has just come to the market with certain areas dating back to 1790. It sits majestically in approximately half an acre of land in the most superb grounds which are abundant with vibrant colour and variety oozing from every corner. It is situated a short distance from both Maresfield and Uckfield with excellent transport links to both. Each section of the generous gardens has its own wonderful display of sheer beauty. It boasts an abundance of enviable period character and charm throughout, which includes a grand oak spindled staircase, a large brick built inglenook fireplace, original beams, stone flooring and a very decadent family bathroom, oozing luxury, comfort and natural light throughout. The accommodation also comprises a conservatory, Utility room, study, cloakroom, kitchen and two further reception rooms on the ground floor with five double bedrooms and two bathrooms on the first floor. There are three single garages with off road parking for at least seven cars. Gas central heating. EARLY VIEWING IS ESSENTIAL.

Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.



Location

This delightful property is situated in the midst of rolling countryside and comfortably placed in the very popular small hamlet of Five Ash Down. There are a number of local amenities to include a local post office, a general store and a popular public house. Close-by is Buxted Park, which is extremely popular with dog walkers and ramblers, boasting stunning countryside walks for all age groups. The property is a short distance from nearby Uckfield which offers a wide variety of shops (to include M & S, Waitrose and a large Tesco) and amenities to include two supermarkets, a cinema, a railway station and a well respected sixth form community college. The local area is well served by schooling for all age groups, and Maresfield School which serves pupils up to 11 years, is a short walk from the property. In addition, Buxted Primary School is a short distance from the property. There is a leisure centre close-by also which serves the local community well, and The East Sussex National Golf Course and the well known Ashdown Forest is a welcome attraction to all age groups. The nearest rail station is in Uckfield approximately 1.2 miles distant with regular services to London main line stations in under the hour. Gatwick is approximately a 40 minute drive from the property.



Ground Floor

Hallway

Double aspect to front and side. Built-in cupboards for storage. Radiator.

Cloak Room

Window to rear. WC and sink to match.

Study

Two windows to rear aspect. Built-in cupboard for storage. Radiator.

Conservatory

Part glazed and part brick. Stone flooring. Glass vaulted ceiling. Fitted blinds to remain. Radiator.

Utility Room

Window to front. Double aspect to front and side. Stone flooring. Part glazed door to rear garden. Plumbing for washing machine. Space for fridge freezer. Work top housing deep porcelain butler sink with drainer. A range of eye level and base units. Halogen ceiling spotlights.



Kitchen

Window to front. Stone flooring. Work top housing a one and a half bowl porcelain butler sink with drainer. Large seven ring gas 'Stoves' range cooker, with two ovens, a grill and a hotplate below and extractor fan above. A bespoke range of eye level and base units for storage. Halogen ceiling lights.

Dining Room

Two windows to rear. Some original wooden beams. Door to outside. Large brick faced Inglenook fireplace with attractive Log Burner. Two radiators.

Living Room

Triple aspect to rear and side. Attractive brick faced fireplace with a log burner comfortably placed on a tiled hearth. Two radiators. Halogen ceiling spotlights.

First Floor

Landing

Approached via a grand oak spindled staircase. Loft access. Built-in airing cupboard. Sky light. Radiator.

Family Bathroom

A Victorian style roll top bath with mixer taps and hand held shower unit. Tiled flooring. WC and wash basin to match. Ladder style radiator.



Bedroom Two

Window to rear. Wash basin with built in vanity unit below. Radiator.

Bedroom Four

Window to rear aspect. Large built-in storage cupboard. Radiator.

Bedroom Three

Two windows to side aspect. Built-in cupboard for storage. Radiator. Door to bedroom Five.

Bedroom Five

Double aspect to rear and side. Radiator.

Master Bedroom

Three windows with double aspect to rear/side. Dressing table area. Door to large walk-in dressing room. Two radiators. Door to ensuite.

Ensuite Shower Room

Window to side. Fully tiled. Large shower cubicle with wall mounted gravity shower unit. WC and basin to match. Ladder style radiator.



Outside

Front Gardens

Double gated access. Circular shingle driveway with space for 7 cars, with a central bedded area. Three single up and over garages with further parking. Part covered porch to front door. Wrap around garden with access to the rear.

Rear Garden

A stunning wrap around area laid mainly to lawn with a generous patio area with multi aspect. There is an abundance of fruit and other ornamental trees, to include a crab apple, flowering cherry, Yellow Magnolia, Magnolia, and Apricot to name but a few. Attractive summer house to remain. Potting shed to remain. A covered American grilling station to accommodate a BBQ. A number of raised flower beds host to a variety of shrubs and well established plants. An additional seating area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Five Ash Down, Uckfield, TN22

Approximate Area = 2846 sq ft / 264.4 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 599 sq ft / 55.6 sq m

Total = 3457 sq ft / 321.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1094519