



AN EXTENDED 1950S 5 BEDROOM FAMILY HOME WITH ANCIENT WOODLAND

PILTDOWN
UCKFIELD, EAST SUSSEX TN22

Guide Price £925,000, Freehold



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Entrance hall • 2 reception rooms
• Conservatory • Kitchen/breakfast room • Utility room • 5 bedrooms (1 en suite) • Bathroom
Garage with WC • About 8.1 acres including Ancient Woodland • EPC rating E

Description

Woodland House is already a spacious, detached family home but also offers huge potential for new owners to make their own.

The property is believed to date from the 1950s, with later additions and is set back from the road behind hedging. All reception rooms are bright and spacious with good ceiling heights and the home benefits from well-proportioned and versatile accommodation to suit modern family living. Of particular note is the 23' x 14'4 kitchen/breakfast room, with solid oak units and an inset butler sink.

All bedrooms are of a good size. The master is nearly 22' in length affording plenty of space and, being served by its own private bath and shower room, gives privacy from the other bedrooms. On the other side of the house is a 23' playroom or large fifth bedroom that has excellent potential to be converted into a fabulous guest suite.

To the rear of the house is a large south west facing decked terrace giving access to the 15m swimming pool* and perfect for long sunny afternoons enjoying alfresco dining. Beyond the deck is the garden, which is secluded, designed to be low-maintenance and mainly laid to lawn. Behind the garden is over 8 acres of Ancient Woodland teeming with wildlife and perfect for exploring.

(*The swimming pool is currently non-operational.)



Situation

Piltdown is a small hamlet, offering a garage, a golf course, and two public houses.

Newick and Uckfield (both c.3 miles) provide more comprehensive shopping and leisure facilities.

Rail services

Buxted (4 miles), London Bridge from 76 minutes or Haywards Heath (9.7 miles), London Bridge/Victoria from 42 minutes.

Transport

The A272 links with the A22/A26 to the east, and A23/M23 to the west. Gatwick airport 23 miles.

Schools

There is a good range of state and independent schools in the area including Newick primary school, Cumnor House, Great Walstead and Chailey Secondary school.

Tenure

Freehold

Services

Oil fired central heating. Mains water and electricity, private drainage.

Local Authority

Wealden District Council. Tax band G.

Directions

From Haywards Heath proceed east on the A272 through the villages of Scaynes Hill and Newick. In Piltdown, pass the petrol station on the right hand side and the left hand turning to Fletching. Woodland House can be found after a short distance on the left hand side.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2612 sq ft, 242.7 m²



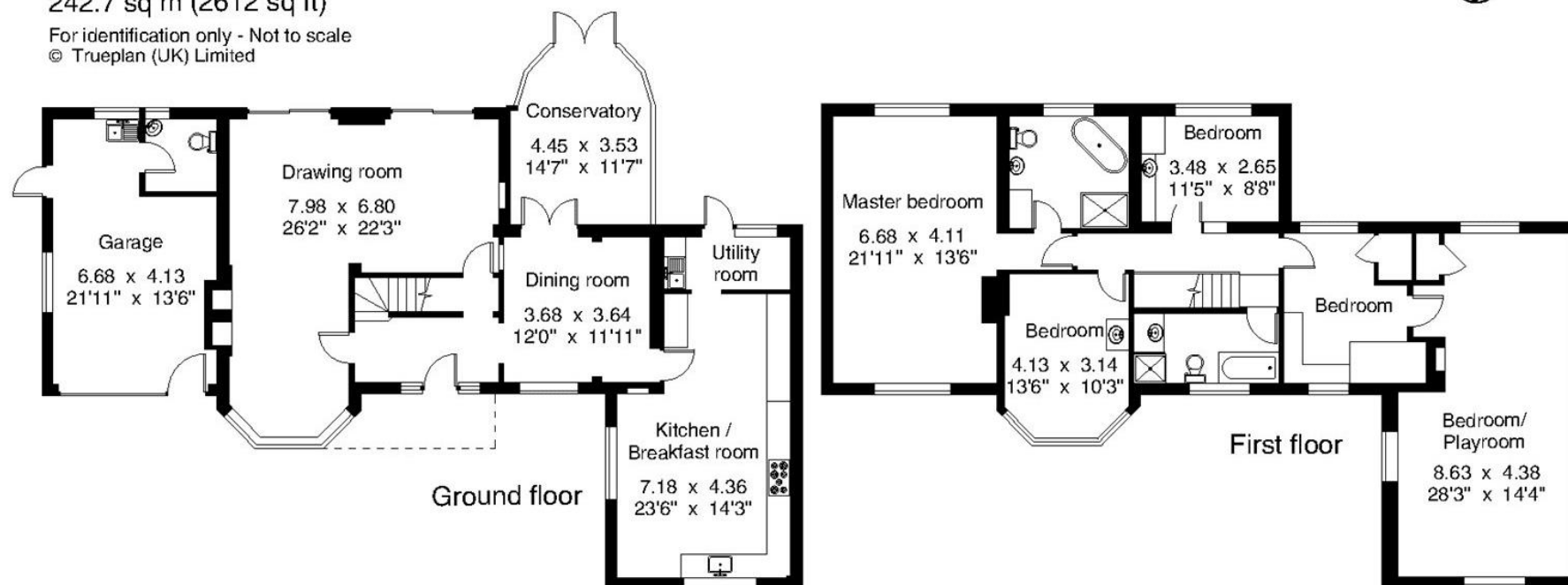
Woodland House, Piltdown

Gross internal area (approx.)

242.7 sq m (2612 sq ft)

For identification only - Not to scale

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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	49	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		