



Substantial detached family home with spa complex

Horney Common, Uckfield, East Sussex, TN22

£2,000,000 Freehold



Entrance hall • Drawing room • Kitchen/dining room
 • Conservatory • Utility room • Boot room • Cloakroom
 • Principal bedroom suite: bedroom bathroom and dressing room • Guest bedroom with en suite shower room • 2 further bedrooms • Bathroom • Office/bedroom 5 • Study/bedroom 6
 • WC • Spa complex • Triple garage • Summer house
 • Gardens • About 1.5 acres • EPC rating D

About this property

Ferndale is a substantial and well-presented detached house, originally built in 1952, and significantly extended in 2002 to offer over 4,000 square feet of spacious and light accommodation arranged over three floors. The property is beautifully presented, and offers modern touches including Rako LED lighting, air conditioning to some rooms and a full fibre (FTTP) connection to the property.

The floorplans offer an excellent overview of the full layout and extent of the property, with points of particular note being the drawing room, a triple aspect room with Victorian style fireplace set with an Esse wood burning stove, and offering direct access to the side and rear terraces. The kitchen is well fitted with a good range of wall hung and under-counter American oak units, with granite worktops, glass breakfast and a two-oven oil fired AGA. Miele fitted appliances

include an oven/microwave, steamer, induction hob, dishwasher and fridge. The kitchen is open to the dining room, which has a large bay window and air conditioning. Double doors open to the conservatory, which gives access to the terrace and the spa room.

The principal bedroom suite occupies the southern portion of the first floor and comprises bedroom with bay window offering views over the gardens, dressing room with fitted wardrobes and a spacious en suite bathroom with limestone tiling, a roll top bath, a separate shower cubicle, a pair of basins and a WC. There are three further bedrooms (one en suite) and a family bathroom on the first floor.

The second floor offers two good sized rooms, served by a WC. Currently used as an office and storage, they would be suitable for use as either further bedrooms or a home cinema.





Spa Room

Accessed via its own external entrances to the front and rear, or via secure doors from the conservatory, the spa complex is a superb feature of the property. It offers excellent leisure facilities including swimming pool with swim jets, eight person spa pool, space for gym equipment, Harvia four person sauna, wet-room with WC, sun lamps and six fully retractable bi-fold doors opening to the rear terrace and garden. A 60" plasma TV, Lutron lighting, underwater lighting and full surround sound system means this is a fantastic space for both exercise and for entertaining. Sealed blinds fitted into all windows ensure comfort and privacy.

Outside

Ferndale is situated on a private lane, and is well-screened by hedging. Entry is via a block paved carriage driveway with two pairs of secure twin-leaf hydraulic steel framed aruco timber gates, operated by a wireless entry system.

The driveway offers ample parking to the front of the house, if required for guests, and there is a detached triple bay garage with

remote opening electric doors, one with a 32A fast charger for an electric vehicle. A further bike store/workshop adjoins the house, with the pool machinery room sited to the rear.

The landscaped front and rear gardens are both equipped with an irrigation system and extensive outdoor lighting. The rear of the property is spanned by a terrace, offering plenty of space for entertaining and eating al fresco; steps lead down to a large fountain, creating a striking focal point, and on to the remainder of the gardens, which are mainly laid to lawn. There is a timber summer house. The grounds extend in all to about 1.5 acres.

Agent's Note

Curtains, blinds, spa complex furniture and gym equipment may be available by negotiation.





Local Information

Horney Common is a hamlet just outside the High Weald Area of Outstanding Natural Beauty, close to Ashdown Forest. The property is rural yet not remote; Nutley (1.5 miles) offers a village shop, church and primary school and nearby Fletching has an award-winning pub and restaurant, The Griffin.

Comprehensive shopping and leisure facilities are found at Uckfield (four miles), East Grinstead (10 miles), Lewes (12 miles) or Tunbridge Wells (14 miles).

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events. There are many footpaths and bridle paths across the South Downs and surrounding countryside, as well as riding on nearby Ashdown Forest by permit.

Mainline rail service: Uckfield - London Bridge from 1hr 10, East Grinstead - London Bridge/Victoria from 57 minutes, Haywards Heath - London Bridge/Victoria from 45 minutes.

There are many highly regarded schools in the area, including Nutley Primary School, Uckfield Community College, Cumnor House, Great Walstead, Brambletye, Michael Hall, Ardingly College, Brighton College and Roedean.

All distances and journey times are approximate.

Services

Oil fired central heating (separate boilers for house and spa room). Mains electricity with diesel generator back-up. Mains water, private drainage.

Outgoings

Wealden District Council 01892 653311. Council tax band H.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Directions

From Uckfield, take the A22 north. At Lampool Roundabout, take the first exit onto Horney Common Rd/A22 and the private lane leading to Ferndale is on the left after about 0.6 of a mile, just after the sign for Nutley Edge Cottages and before Picketts Lane. There is a bus stop at the end of the lane.

Viewing

Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

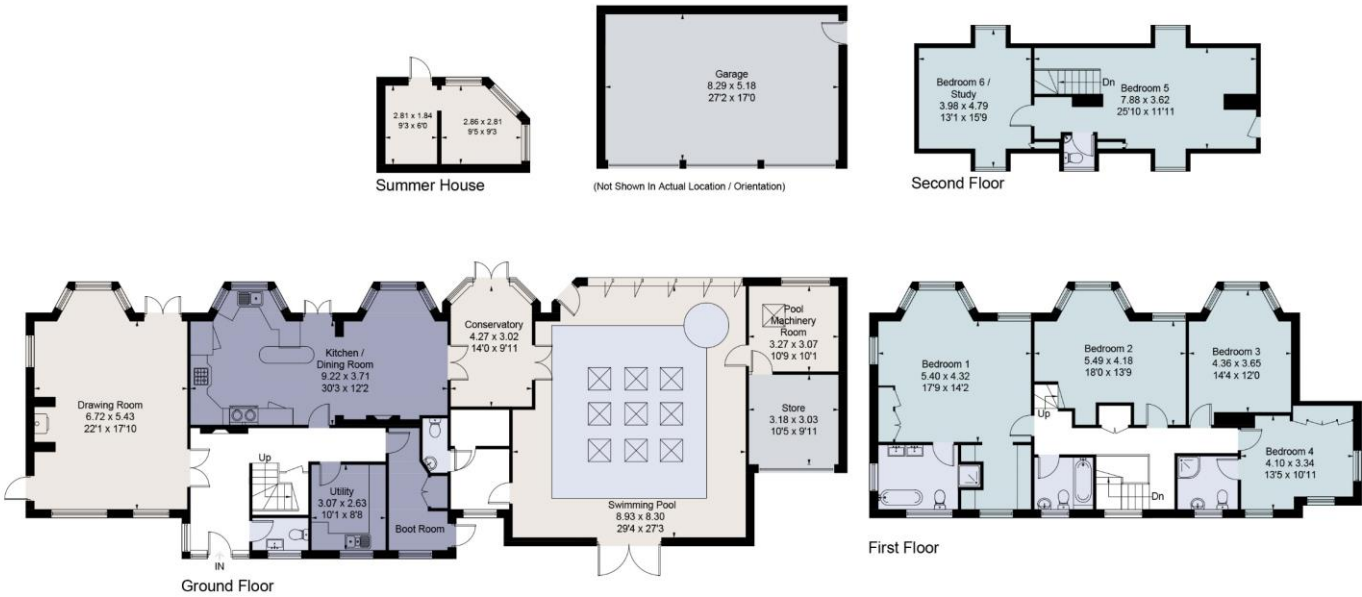





Horney Common, Uckfield, East Sussex, TN22

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Approximate Floor Area = 378.9 sq m / 4078 sq ft
Garage = 42.3 sq m / 455 sq ft
Summer House = 12.7 sq m / 137 sq ft
Total = 433.9 sq m / 4670 sq ft



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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 | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| | 58 | 73 |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

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