



Attractive family home set in landscaped gardens in a semi-rural location adjoining Piltdown Golf Course

Long Pightle, Golf Club Lane, Piltdown, Uckfield, East Sussex TN22 3XB

Guide £1,495,000 Freehold





Entrance hall • Reception room/lounge • Kitchen and dining room • Study • Cloakroom • Utility room • Principal bedroom with en suite shower room • Guest bedroom with en suite shower room • Two further bedrooms • Family bathroom • Garage • Timber tractor shed • Gated Cotswold stone driveway • Landscaped garden • About 0.7 of an acre • EPC rating D

About the property

Long Pightle is an attractive 1950s family home, situated in a lovely semi-rural position in the hamlet of Piltdown, backing on to the prestigious golf club. Extended and re-modelled over time, the house offers generously proportioned and well-presented accommodation extending to over 2,500 square feet, with a versatile and partially open-plan layout, ideal for modern family life.

The full extent of the property and its layout can be seen on the floor plan. The front door opens to a light and bright entrance hall with oak flooring, off which lie a study and cloakroom. Double sliding oak doors open to an impressive dual-aspect reception room/lounge overlooking the garden, featuring a contemporary Contura woodburner set on a glass hearth. Adjoining the sitting room is the equally spacious kitchen and dining room, which is fitted with an extensive range of wooden units and island with granite worktops and an Aga; there is ample space for a dining table and/or seating area, and French doors opening to the south-facing terrace. The kitchen is served by a useful utility room, in turn leading to the boot room, boiler room and attached garage which has an electronically operated overhead door.

Stairs rise from the inner staircase hall to a part-galleried first floor landing leading to four good-sized bedrooms and the family bathroom. Two of the bedrooms benefit from built in storage, and bedroom two has an en suite shower room. Of particular note is the wonderful principal suite: comprising a lovely dual-aspect bedroom and a large en suite shower room.

Outside

Long Pightle is accessed from Golf Club Lane via electronically-operated timber gates mounted on oak pillars, which open to a Cotswold stone driveway lying ahead of the house and garage; the driveway continues around to the west offering plenty of parking for a number of vehicles.

The property's private and well-enclosed gardens are of particular note: predominantly west-facing and carefully landscaped by the current owners to provide colour and interest, whilst also being largely low-maintenance. A large south-west facing stone terrace with outside lighting lies adjacent to the house, offering a lovely sunny spot for entertaining and al fresco dining; from here an expanse of level, well-tended lawn extends away from the house, dotted with young trees and edged by borders well-stocked with mature woodland shrubs. A large timber shed



provides storage for garden tools and machinery. The western end of the garden is bordered by fencing and laurel, and has an attractive outlook through mature oak trees over Piltdown Golf Club's 17th fairway.

In all, about 0.71 of an acre.

Local information

Long Pightle is situated in Piltdown, a small rural hamlet offering a garage, a golf course, and two public houses. Piltdown is within the parish of the sought after village of Fletching (just under two miles) a pretty village with a primary school, cricket club, deli/village shop and home to the award winning Griffin Inn public house. There are a number of popular farm shops stocking local produce, including Denniker and Old Spot. The larger village of Newick (three miles) offers further village amenities; comprehensive shopping is available at Uckfield (three miles), Haywards Heath (nine miles) and Lewes (nine miles).

Sporting and recreational activities are extensive: with golf at Piltdown, Lindfield and Haywards Heath, racing at Plumpton and Brighton, sailing at Weir Wood and Ardingly reservoirs and along the South Coast, and walking and riding locally including on Ashdown Forest and in the South Downs National Park. The renowned Glyndebourne Opera House is just east of Lewes and the vibrant city of Brighton and Hove (15 miles distant) has a thriving theatre culture, festivals and events.

Transport: Haywards Heath has regular fast train services to London Bridge/ Blackfriars/ Victoria. The A272 connects to the A22 in the east and the A/M23 in west, giving good access to Brighton, Gatwick airport (23 miles) and the national motorway network.

Schools: There is an excellent selection of state and independent school in the area including Fletching primary school, Chailey secondary school, Uckfield Community Technology College, Cumnor House, Great Walstead, Ardingly College and Hurstpierpoint College.

Directions

From Haywards Heath proceed east on the A272 through the villages of Scaynes Hill, Newick and into Piltdown. Pass the petrol station on the right hand side; Golf Club Lane is the third lane on the right. Long Pightle can be found on the right hand side, behind double timber gates, a short distance after passing Piltdown Golf Club on the left.

Services

Oil fired central heating. Mains electricity and water. Private drainage.

Outgoings

Wealden District Council, 01892 653311. Tax band G.

Energy Performance

A copy of the full energy performance certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.






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Approximate Area = 232.5 sq m / 2503 sq ft
Garage = 22.0 sq m / 237 sq ft
Garden Store = 17.7 sq m / 190 sq ft
Total = 272.2 sq m / 2930 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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		
	61	74
England, Scotland & Wales	EU Directive 2002/91/EC 	

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