



Spacious family house with southerly views.

Copwood House, Rocks Road, East Sussex, TN22 3PT

Guide £1,350,000 Freehold





Entrance hall • drawing room • dining room
 • kitchen/breakfast/family room • garden room • utility room
 • shower room • principal bedroom with dressing room and en suite bathroom • three further bedrooms • bathroom laundry room
 WC • eaves storage • Annexe: open plan living room/kitchen
 • bedroom • dressing room/bedroom two • shower room • pool house • machinery store • swimming pool • tennis court • gardens and grounds • about 4.5 acres • EPC rating E

About this property

A charming family house with part brick, part weather boarded elevations under a tiled roof, and set in lovely gardens with a superb outlook, Copwood House is believed to date from the 1950s.

The property has a pleasing layout; the light and well-presented accommodation is arranged over two floors, with most rooms having a wonderful southerly outlook.

The full extent and layout of the house and annexe can be seen on the accompanying floorplans.

Points of particular note include the triple aspect drawing room, an excellent space for formal entertaining with an impressive marble fireplace set with a wood-burning stove, and direct access to the dining room, and the garden room, which has French doors to the south facing terrace.

The open plan kitchen/breakfast/family room is the hub of day to day life. The kitchen is well-equipped with a good range of wooden cabinetry and a separate pantry. The breakfast/family room has plenty of space for table and chairs, and sofas.

To the rear lies the utility/boot room and a shower room; there is access to the annexe.

On the first floor, the dual aspect principal bedroom is complemented by a dressing room and en suite bathroom.

There are three further bedrooms, a family bathroom, separate WC and a laundry room situated on the first floor.

The annexe offers a flexible space, suitable for guests and comprising a ground floor open plan living room/kitchen, and first floor bedroom, dressing room/bedroom 2 and bathroom. It has the benefit of its own private access, and can also be accessed from the main portion of the house on both floors.

Gardens & Grounds

The grounds are a particular feature of Copwood House. The property is approached via a long driveway from Rocks Road, leading past the neighbouring houses and turning into a short private drive with an electronically operated five bar gate, which opens to the parking area ahead of the house. To the front, the wisteria-clad front elevation creates a beautiful back-drop to the south-facing terrace.



The major portion of the formal gardens lie to the rear of the property and have been cleverly landscaped into a series of outdoor rooms, creating a fantastic space for entertaining al fresco.

Adjoining the house is a sunken terrace, with steps up to the heated outdoor pool; at the head is a large pergola, shaded by established vines and climbing plants, with ample space for dining table and chairs. Beyond is an outdoor bar with water and power connected, a spacious seating area and plumbing for a hot tub.

The decked path leads on to the pool house, and behind the pool house is a fully enclosed, productive kitchen garden with adjoining chicken run.

The lawn leads up to the all-weather tennis court and the summer house; a timber machinery store is situated in the north corner of the grounds, and there is woodland at the northwest boundary, creating a screen.

In all, about 4.5 acres.

Local Information

Copwood House is situated in a lovely rural position, on the outskirts of Uckfield in East Sussex, close to Ashdown Forest and the South Downs. Uckfield is within a couple of miles and is a bustling former market town offering a railway station, leisure centre, a number of high street and independent shops, various cafes and restaurants, two supermarkets (Waitrose and

Tesco) and an independent cinema, one of the oldest in the country.

For a further variety of shops and recreational amenities the County Town of Lewes lies about 9 miles to the south, with the City of Brighton & Hove on the south coast beyond. Haywards Heath and Royal Tunbridge Wells are also within easy reach. Sussex offers excellent and varied opportunities for a range of equestrian and sporting pursuits, with many walks across the surrounding countryside, golf at Piltdown and East Sussex National, and sailing at the coast.

The area has a vibrant cultural scene, with world-class opera at Glyndebourne and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Uckfield offers a direct rail service to London Bridge (journey time from 80 minutes); Haywards Heath offers services to Gatwick, London Bridge/Victoria and St Pancras International (from 45 minutes).

The A22 lies to the east, connecting to the A272, the A26 and the M25. Gatwick airport 23 miles.

There are a number of highly regarded state and independent schools in the area, including Little Horsted CEP School, Cumnor House, Great Walstead, Brambletye, Worth, Lewes Priory, Lewes Old Grammar School, Burgess Hill School for Girls and Eastbourne College.





Copwood House, Rocks Road, Uckfield, East Sussex

Gross Internal Area (approx)

House = 237.0 sq m / 2551 sq ft (Excluding Eaves Storage)

Annexe = 65.5 sq m / 705 sq ft (Excluding Eaves Storage)

For identification only. Not to scale.

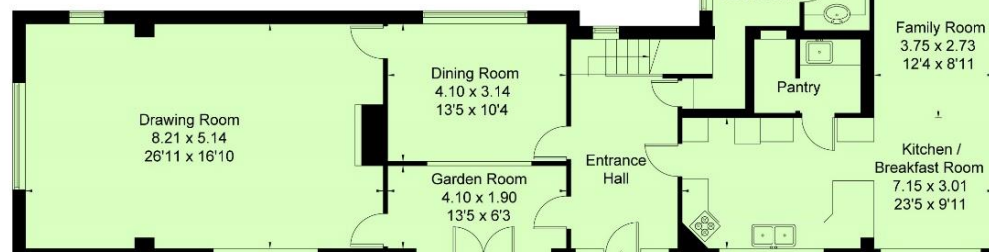
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Reduced headroom below 1.5m / 5'0"



First Floor



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			
England, Scotland & Wales			
		41	69
EU Directive 2002/91/EC			

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