



Handsome semi-detached period cottage with generous gardens in a picturesque village setting

Fairmay, Fairwarp, Uckfield, East Sussex, TN22 3BP

Guide Price £850,000 Freehold





Entrance hall • Sitting room • Dining room • Study • Kitchen
• Cloakroom • Principal bedroom with dressing area and en suite shower room • Two further bedrooms • Bathroom
• Attached double garage • Off street parking • Shed • Greenhouse • Garden • About 0.45 of an acre • EPC rating E

About this property

Fairmay is a handsome semi-detached cottage, believed to date from the turn of 20th century, with brick elevations under a tiled roof. The property was acquired by the current owner in 2012, and was the subject of significant renovation, and today offers spacious and bright accommodation arranged over two floors.

The property is approached via a porch, which opens to the entrance hall, which gives access to the sitting room and to the study.

The sitting room has solid oak flooring, reclaimed radiators and an open fireplace with granite hearth. It is open to the dining room, offering a good flow which is ideal for entertaining – the dining room also has the benefit of French doors to the rear terrace.

The kitchen has been stylishly refitted with black quartz surfaces and white cupboards, with space for a free standing fridge freezer and electric range cooker. The kitchen leads on to the study, which has views to the front, another open fireplace and an adjoining cloakroom which completes the ground floor.

The wooden stairs lead up to the first floor, where there are three

bedrooms; the principal bedroom is dual-aspect and open to its dressing area, fitted with an excellent range of wardrobes, and is served by an en suite shower room. A bathroom with beautiful contemporary fittings serves bedrooms two and three.

Fairmay is set slightly back from the road, approached by a driveway providing off street parking for several cars ahead of the attached two bay garage.

The extensive gardens are a particular feature of the property. The front garden is set behind hedging, ensuring a degree of privacy. The major portion of the garden lies to the rear, and is fully enclosed with a gate providing access to the front at the side of the garaging.

Close to the house is a charming terrace, offering a lovely spot to sit, with beds retained by heavy wood sleepers; steps lead up to a kitchen garden with raised beds and a pergola to the rear, a shed and a greenhouse. Beyond lies a mature orchard with an array of soft fruit trees. Liquidambar trees line the rear boundary, creating a vibrant autumnal display. In all, about 0.45 of an acre.



Local Information

Fairmay is situated in the rural village of Fairwarp, between the larger villages of Nutley and Maresfield and on the southern side of Ashdown Forest, an area of outstanding natural beauty, which offers superb walking and off road horse riding (a permit is required).

There is a vibrant cultural 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.

Local amenities: Fairwarp has a popular village pub and village hall, which hosts a monthly farmers' market, and a church; there is also an excellent selection of farmers' shops and gastropubs in the surrounding areas.

Comprehensive shopping: Uckfield (five miles), Crowborough (five miles), Haywards Heath (12.4 miles), Tunbridge Wells (13 miles), and the historic county town of Lewes (13 miles).

Mainline rail services: Buxted (four miles, London Bridge from 70 minutes), Haywards Heath (London Bridge/Victoria from 42 minutes) and Tunbridge Wells (Charing Cross/Cannon Street from 52 minutes).

Schools: There are a number of highly regarded state and independent schools and colleges in the local area, including Bonners C of E Primary School in

Maresfield, Nutley C of E Primary School, Uckfield Community College, Cumnor House, Great Walstead, Brambletye, Michael Hall and Ardingly College. A number of the local schools offer bus services for students which stop in Maresfield.

Services

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

Outgoings

Wealden District Council, 01892 653311. Council tax band F.

Tenure

Freehold.

Energy Performance

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

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.

Directions

From the A22, in Fairwarp village proceed past the pub. Fairmay is on the left after about 50 yards; the house has a large oak tree in the garden and is opposite a bungalow called Andon.



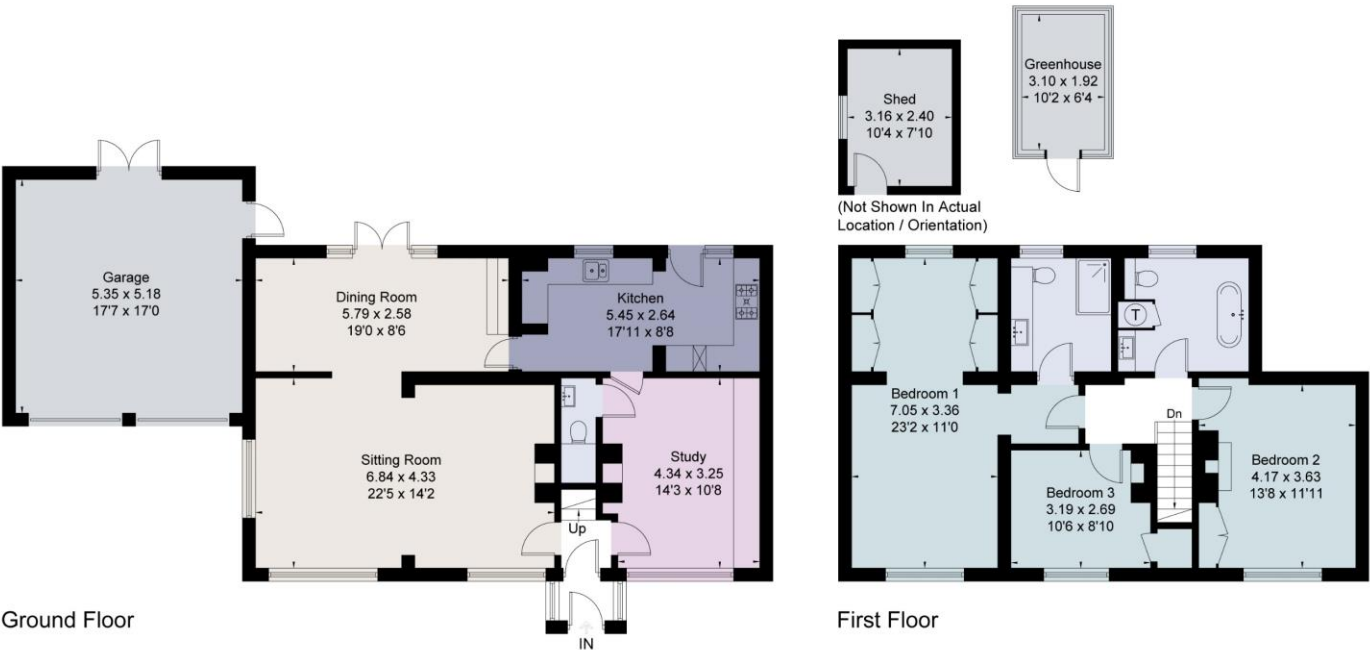


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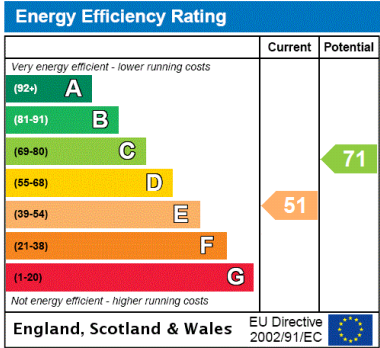
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Approximate Area = 158.7 sq m / 1708 sq ft
Garage = 28 sq m / 301 sq ft
Total = 186.7 sq m / 2009 sq ft (Excluding Outbuildings)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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