



## The West Wing of an imposing country house

**2 Oldlands Hall, Herons Ghyll, Uckfield, East Sussex TN22 3DA**

Freehold



entrance hall • drawing room • kitchen • utility room  
• cloakroom • principal bedroom with en suite bathroom  
• cloakroom • bedroom 2/study with en suite shower  
room • terrace with fine southerly views • double garage  
• private garden and grounds • overall private holding of  
about 0.55 acres • communal parkland • EPC = G

#### About the property

2 Oldlands Hall comprises the west wing of a handsome country house, believed to date from 1875 and set within in a rural country estate setting and benefitting from far-reaching views to the south.

Number 2 embraces the essence of grand living on a small scale with its own private entrance and garden and accommodation arranged over three floors. Lovely period features include high ceilings and expansive sash windows which maximise the natural light and the property has been stylishly refurbished to a high standard with traditional style engineered wood flooring and contemporary fixtures and fittings.

The impressive dual-aspect formal drawing room features a stone fireplace and wide shuttered bay windows framing a wonderful view over the private terrace and countryside beyond.

The kitchen overlooks the private garden to the side and is newly-fitted with bespoke space saving Smallbone units and integrated

Miele appliances including a grill and an electric oven, dishwasher, fridge/freezer and an induction hob. A utility area off the entrance hall has cupboards under a wooden worktop providing space and plumbing for a washing machine and the boiler.

The principal bedroom on the first floor commands a particularly far-reaching view and has a stylish en suite bathroom.

The second bedroom on the top floor also enjoys a lovely outlook to the south and the en suite shower room has access to a small balcony.

#### Outside

The property is approached over a long shared formal drive leading to the front of main house where there is a large turning circle around a central lawn. To the rear is a wide Yorkstone terrace where the wonderful views can be appreciated. There is a private area of level lawn to the side, further private grounds and a detached double garage with a workshop.





The communal grounds include a line of geometrical ponds with fountains stretching down the length of the rear lawn, parkland and many pathways.

#### Situation

The Oldlands Hall Estate lies on the edge of the historic Ashdown Forest and the house is positioned at the end of a long impressive gated and tree-lined communal driveway from the A26. Local footpaths and bridleways link to the Forest and there are several golf courses within the area, including Crowborough, Piltdown, Royal Ashdown Forest and the East Sussex National at Uckfield. There are private members' Health Clubs at the Ashdown Park Hotel and the East Sussex National. Crowborough (about 3.5 miles), Uckfield (about 4 miles) and Tunbridge Wells (about 11 miles) all offer extensive shopping and amenities and mainline stations at Crowborough (Jarvis Brook about 4.6 miles) and Tunbridge Wells (about 11.8 miles) provide services to London Bridge and Charing Cross.

The A26 links south to the A22 and north to the A21 providing access to the M25 and M23 and thereby to London, Gatwick and

Heathrow Airports, the Channel Tunnel Terminus and coastal ports.

#### Services

Treated spring-fed water supply supplemented by mains. Oilfired boiler, mains electricity and private drainage.

#### Outgoings

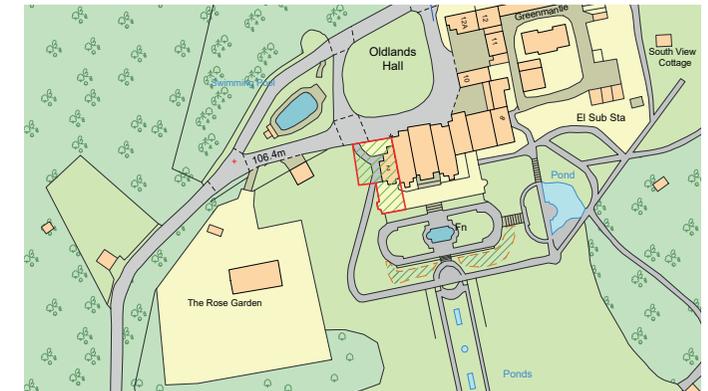
Wealden District Council – 01892 653311. Tax band E.

#### Agents' Notes

1. There is a right of way across the side lawn from the kissing gate to the gravel path for neighbours to access the communal gardens and grounds.
2. A section of the private land is in the process of being registered.
3. Details of service charges for the maintenance of the communal areas and services are available from the office.
4. The communal areas are maintained by staff employed by the Oldlands Estate Company.
5. Photographs taken June 2018 and October 2020

#### Viewing

Strictly by appointment with Savills on 01892 507000.



**2 Oldlands Hall, Herons Ghyll**

**Gross internal area (approx)** 123.8 sq m/1332 sq ft

**Garage** 50.8 sq m/546 sq ft

**Total** 174.6 sq m/1878 sq ft

**Robert Jacobs**

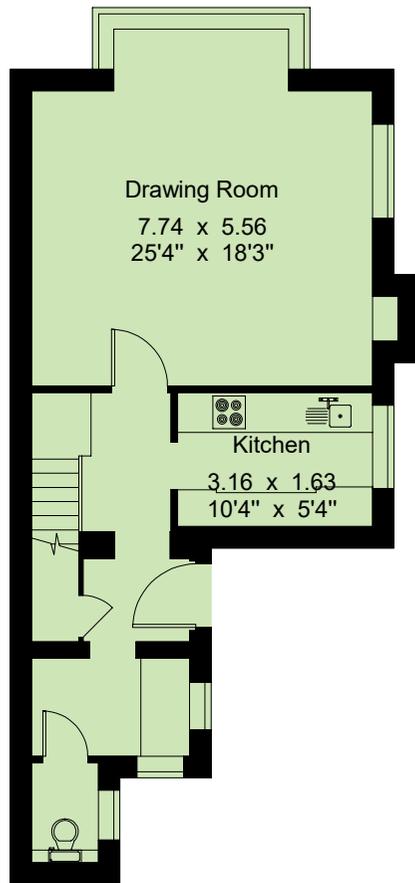
Savills Tunbridge Wells

**01892 507000**

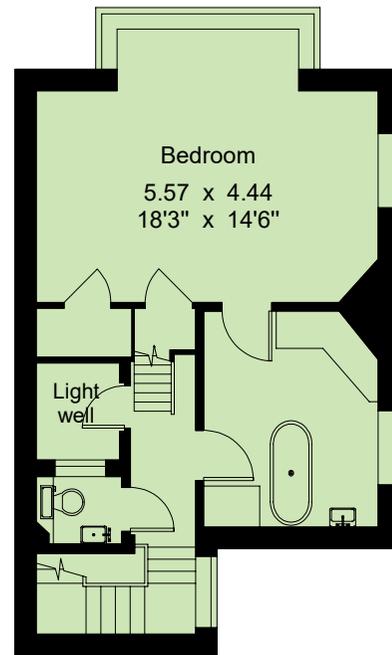
tunbridgewells@savills.com



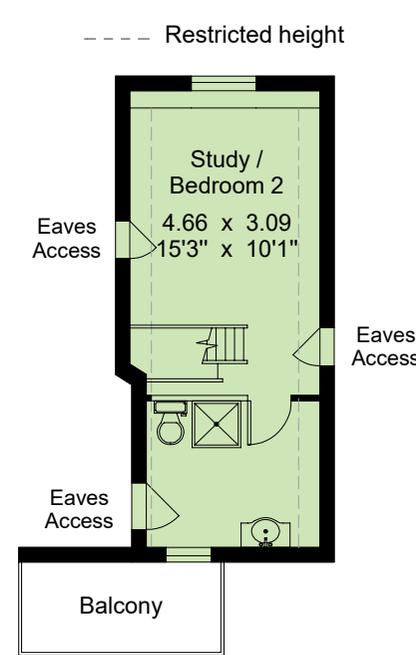
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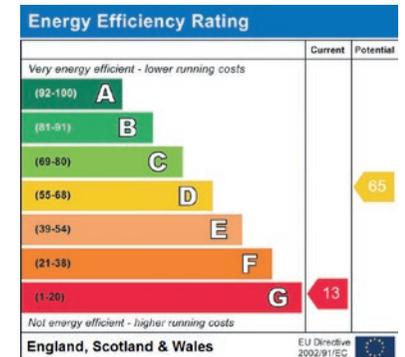
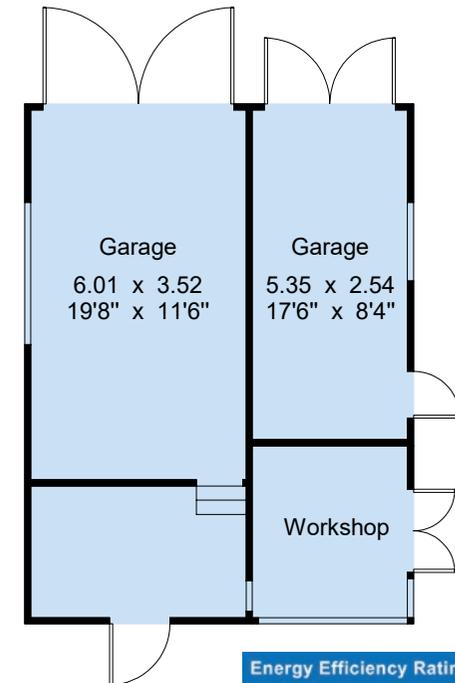
Ground floor



First floor



Second floor



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