



Fairwarp

Uckfield, East Sussex. TN22

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A charming small holding/equestrian property in the middle of Ashdown Forest.

- Entrance lobby
- Hall
- Cloakroom
- Sitting room
- Dining room
- Kitchen/breakfast room
- Conservatory
- Study
- Utility room

- 5 bedrooms
- 3 bathrooms

- Triple garage
- 1 bedroom annexe
- 5 stables
- Period barn
- 2 Open fronted portal framed buildings
- Office and workshop
- Warehouse
- Lawn and terraces
- 5 paddocks
- 2 ponds

About 11 acres



Property

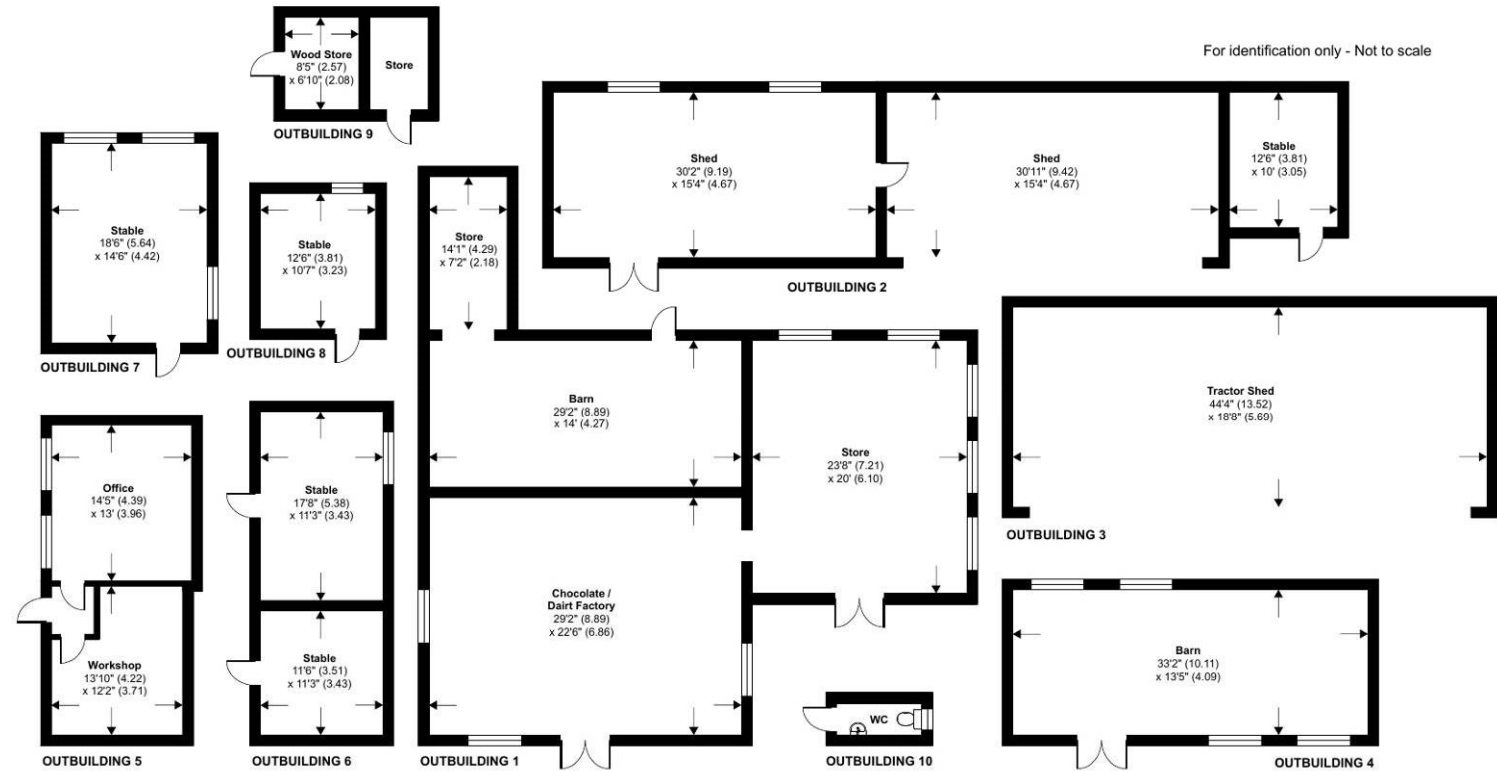
The house, which is in need of modernisation, is in a wonderful location within Ashdown Forest with views over its own land down to the 2 ponds.

The front door opens into an entrance lobby. The hall has tiled flooring and fitted cupboards housing the boiler. The sitting room has excellent proportions with exposed beams, door to the garden, wooden flooring and a fireplace. The dining room also has wooden flooring and a fireplace. The kitchen/breakfast room is fitted with wall and floor units, worktops, doors to the garden and built-in appliances including dishwasher, double oven and a 4 ring ceramic hob. There is also a conservatory, study, cloakroom and a utility room.

On the first floor the landing has a shelved airing cupboard housing the hot water tank. From the landing there is a hatch with loft ladder to an attic room. There are 5 bedrooms, all with fitted wardrobes, 4 have wash hand basins and one has a shower cubicle. There are also 2 bathrooms.

Outside

A lane across Ashdown Forest leads to the farm with a range of 3 garages at the entrance. The private drive leads to the house and yard where there is plenty of parking. On one side of the drive is the 1 bedroom annexe, while all the outbuildings are on the other side. These comprise a number of brick and tile buildings including a foaling box, period barn, dog kennel, stable 1, office and workshop and stables 2 and 3. There are 2 open fronted portal framed buildings, one with stable 4 and an enclosed section. The warehouse is a portal framed building, which is divided into 5 sections with the main room having air conditioning.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Humberts. REF: 1105626



The Land

The land is divided into 5 paddocks and there is a daffodil paddock in front of the house. At the bottom of the land are 2 ponds.

The garden is on 2 sides of the house; the southern side is a partly enclosed garden with brick terrace and lawn and to the east of the house is a further brick terrace with lawn and a well.

Local Amenities & Surrounding Area

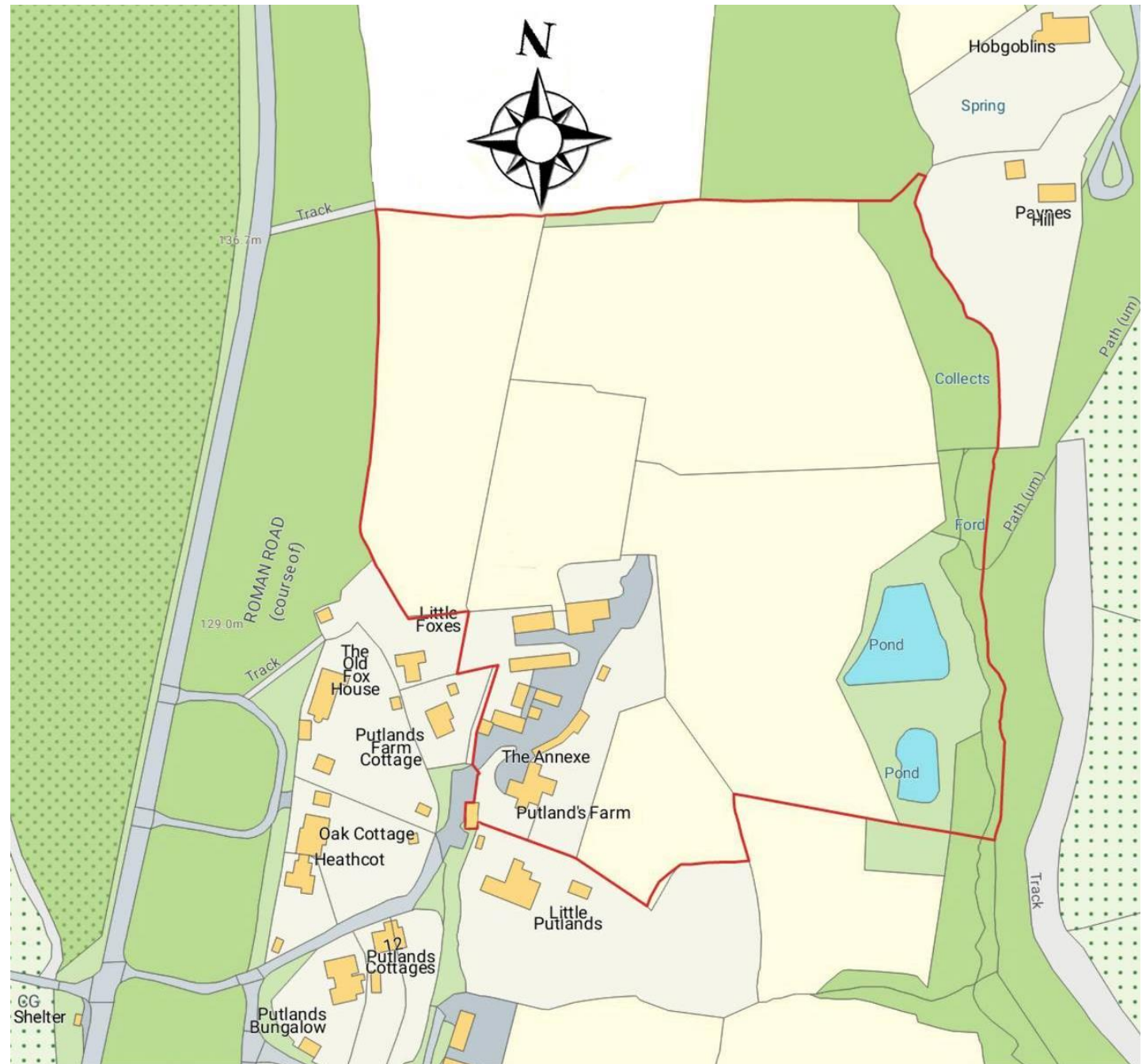
Situated between the villages of Duddleswell and Fairwarp. Local amenities can be found in Maresfield and Nutley. A comprehensive range of shopping, educational and transport facilities is available in East Grinstead, Crowborough, Uckfield and Tunbridge Wells.

Tenure, Local Authorities and Services

Freehold. Mains water and electricity. Private drainage. Oil fired central heating. Wealden DC: 01892 653311. East Sussex CC: 03456080190. Council Tax House band G and Annexe band A. The warehouse current rateable value is £5,800 pa. EPC: House band E Annexe band G.

Directions

From Forest Row head south on A22 towards Nutley. As you head up the hill just before Nutley, turn left signposted to Crowborough. Go to the end of the road and at the T junction turn right onto the B2026. Head past Duddleswell Tearooms and shortly after take the left hand turning signed Putlands Farm opposite the stone bus shelter. Go down the lane keeping left and the farm is at the end.



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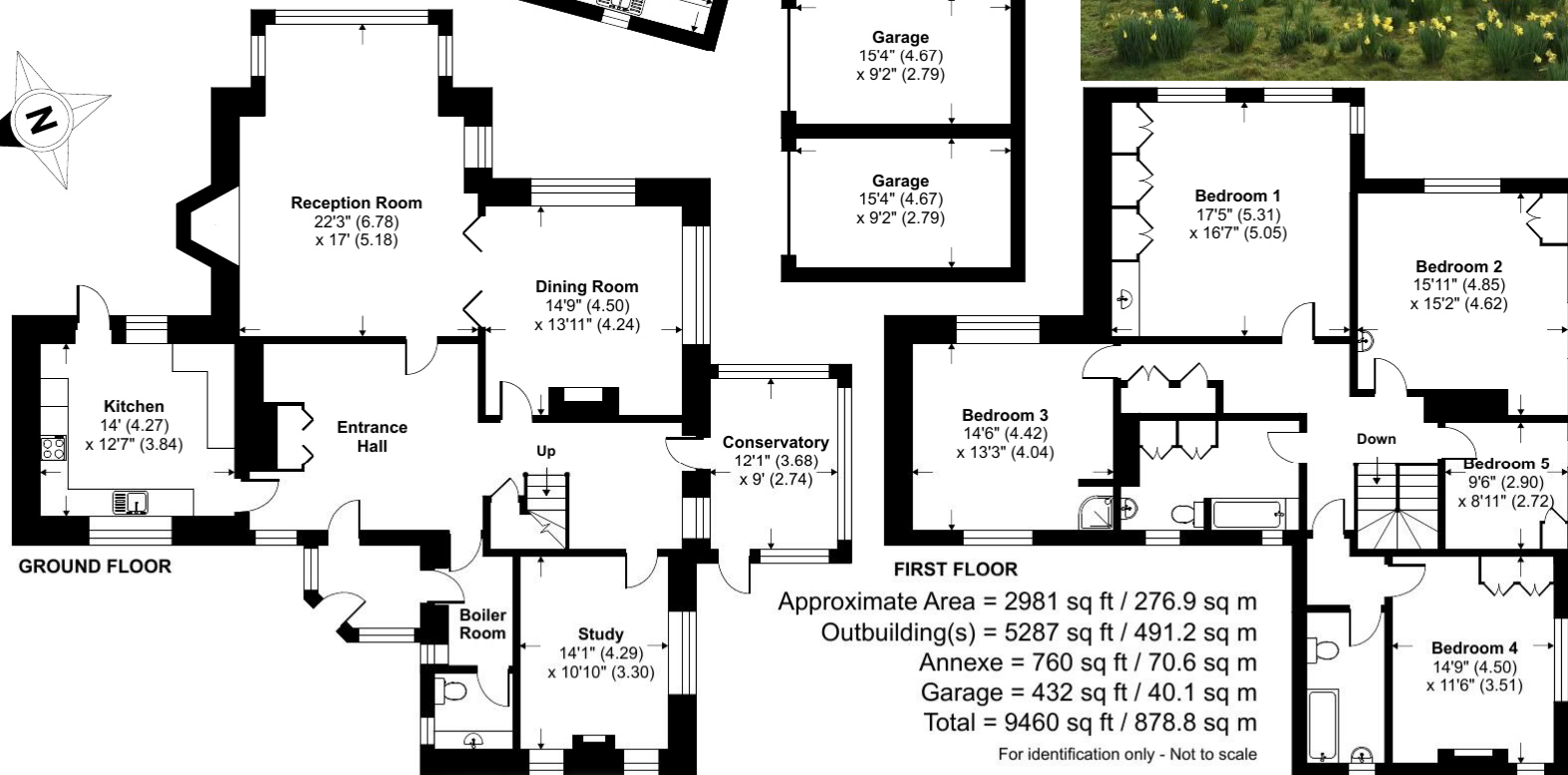
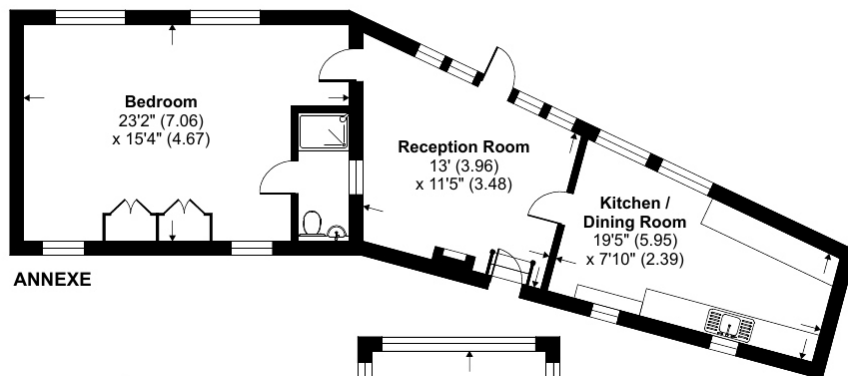
50 m
Scale 1:2500 (at A4)

Communications

The A22 is about 1½ miles and provides good road access to M25, the south coast and London. There are mainline railway station at either East Grinstead, Haywards Heath and Tunbridge Wells.

Easements and Wayleaves

The property is offered for sale subject to, and with the benefit of all wayleaves and easements whether specifically mentioned in these particulars or not. The access lane crosses Ashdown Forest. There is a footpath crossing the farm.



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