APPENDIX 14:

Chicory Cottage Sales Particulars



Chicory Cottage

Rocks Road, Uckfield, East Sussex, TN22 3PT

Batcheller Monkhouse

CHICORY COTTAGE

A charming 4 bedroom period house with excellent reception space and stunning gardens and grounds including woodland, located on the outskirts of Uckfield. In all approximately 5.27 acres.

- Entrance Hall
- Drawing Room
- Dining Room
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room/Cloakroom
- Master Bedroom with En-Suite Bathroom
- 3 further Bedrooms
- Family Shower Room
- Timber-framed Double Garage
- Heated Swimming Pool
- Summerhouse
- Outbuildings
- Gardens
- Woodland
- In all approximately 5.27 acres









AMENITIES

Chicory Cottage is located in a semi-rural situation on the edge of Uckfield, less than half a mile to the north-west of the town. Uckfield is a well-served town with a number of amenities and shops including 2 major brand supermarkets, award-winning independent cinema, leisure centre, and a well-respected secondary school, Uckfield College. Uckfield also has a train station offering services to London (London Bridge) in approximately 75 minutes. The popular county town of Lewes is also within easy reach, being approximately 8 miles distant, offering an eclectic mix of shops, pubs and restaurants. There are also a number of attractive villages close by, including Piltdown, Fletching and Newick. For education, in addition to Uckfield College, there is a wide choice of local state primary schools and preparatory schools including Cumnor House, Great Walstead and Brambletye with further education at St Bede's and Lewes Old Grammar School, to name but a few. There are good transport links with both the main A22 and A26 roads being easily reached, and the area is surrounded by beautiful countryside including both the South Downs National Park and Ashdown Forest, and close by, Piltdown Golf Club offers a well-respected golf course.

DESCRIPTION

Chicory Cottage is a charming and beautifully presented family house, believed to have been built in the 1890s as the butler's house for Buckswood Grange. The house offers a number of period features and has been subject to improvements by the current owner. Presenting traditional brick elevations under a tiled roof with UPVC double glazed units throughout, many rooms feature a double aspect inviting an abundance of natural light. The main features of the property include:

- Entrance Hall with woodblock flooring continued throughout the reception rooms, part-panelled wall.
- Dining Room with double doors leading through to the Drawing Room, being an elegant room with plenty of natural light having a double aspect and open fire and linking to the Conservatory, being wood-framed with a solid roof, tiled floor and radiators for year-round use.
- Sitting Room with views to the front, former fireplace, and door to the Hall and Kitchen.
- Kitchen/Breakfast Room, stone quarry tiled floor, range of units









with integrated AEG double oven, and AEG 4-ring induction hob with extractor over, low-level fridge and integrated Bosch dishwasher.

- Large Utility/Boot Room with stable door to the front, quarry tiled floor, range of units with sink and space for washing machine, fitted cupboards and pantry/wine store.
- Generous Master Bedroom with double aspect, walk-in wardrobe and En-suite Bathroom with wood floor and heated towel rail.
- 3 further Bedrooms together with a Family Shower Room having a large walk-in shower and tiled floors.

OUTSIDE

Chicory Cottage is approached from the road through wrought iron remotely-controlled automatic gates leading to a tarmacadam driveway providing plenty of parking to the front of a timber-framed double garage. The well-presented gardens surround the property with large areas of lawn backed by rocky outcrops with an abundance of herbaceous borders including rhododendrons and leading into a large area of woodland with a carpet of bluebells. To the rear of the main lawn is a heated swimming pool with an adjacent summerhouse and a greenhouse. There is a further garden shed and an attractive seating area under a timber pergola. In all, the gardens and land measure approximately 5.27 acres.

DIRECTIONS

Travelling north on Uckfield High Street, turn left into Church Street at the traffic lights immediately after the cinema. Continue along Church Street, leading into Rocks Road and the entrance to Chicory Cottage will be found on the right, shortly after passing Snatts Road on the right.

Additional Information:

Local Authority: Wealden District Council. Tel: 01323 443322 www.wealden.gov.uk
Services: All main services connected.
Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk
Tenure: Freehold. Land Registry Title Nmber ESX274619
EPC: EPC Rating D.

GUIDE PRICE £875,000 - £925,000

VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

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APPROX. GROSS INTERNAL FLOOR AREA 2382 SQ FT 221.3 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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