Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Normansland, Fairwarp, TN22 3BS

- Large Semi-Detached House
- 4 Bedrooms, Bathroom, En-Suite
- 2 Reception Room, Utility, W/C
- Spacious Kitchen/Diner
- Enviable Village Location
- NO ONWARD CHAIN



EPC RATING

Current:	Potential:
61 | D	76 | C

£550,000



Situated in the charming and highly sought-after village of Fairwarp, on the southern edge of the beautiful Ashdown Forest, this spacious semi-detached home offers well-proportioned and versatile accommodation, ideally suited to family living. Upon entering, a welcoming entrance hall leads to three generously sized reception rooms, providing excellent space for both relaxing and entertaining. To the front is the seperate lounge fit with a feature fireplace, adjacent is the family room which enjoys direct access to the rear garden, lastly the attractive kitchen/dining room offers ample cupboard and storage space, with doors opening onto the garden. Further ground floor accommodation includes a useful utility room and a convenient cloakroom. On the first floor, the impressive principal bedroom benefits from built-in wardrobes and a private en-suite shower room. There are three further well-proportioned double bedrooms, two of which also feature built-in wardrobes, together with a family bathroom fitted with a shower over the bath. Outside, the property benefits from off-road parking for two vehicles and a pleasant rear garden incorporating a paved patio, lawn and a brick built detached office. Fairwarp is a particularly appealing village, renowned for its strong community spirit and attractive rural surroundings. Local amenities include the popular Foresters Arms village pub, serving delicious food, a village green, children's playground and the traditional annual summer fete. Nearby attractions include Babylon – The Nursery, with its popular café, and the much-loved Duddleswell Tea Rooms. For those who enjoy the outdoors, the magnificent Ashdown Forest is just approximately 200 yards away, offering an abundance of beautiful walking trails and opportunities to enjoy the surrounding countryside throughout the seasons. The property also falls within the catchment area for well-regarded primary and secondary schools, while Buxted and Uckfield railway stations are both approximately a 12-minute drive away, providing convenient connections for commuters.


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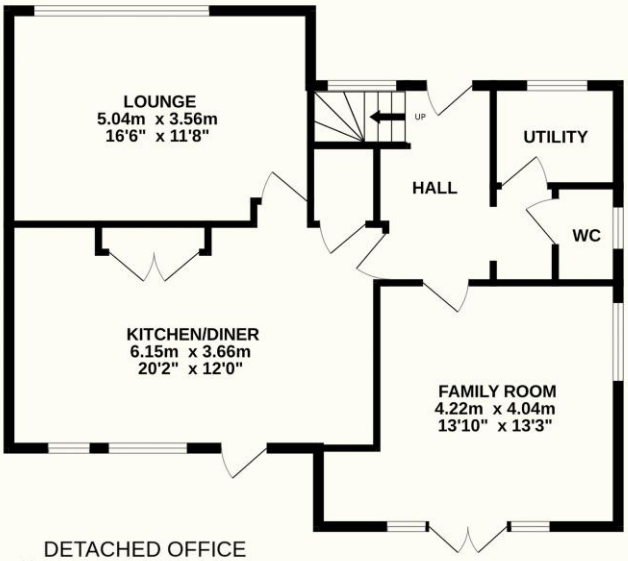

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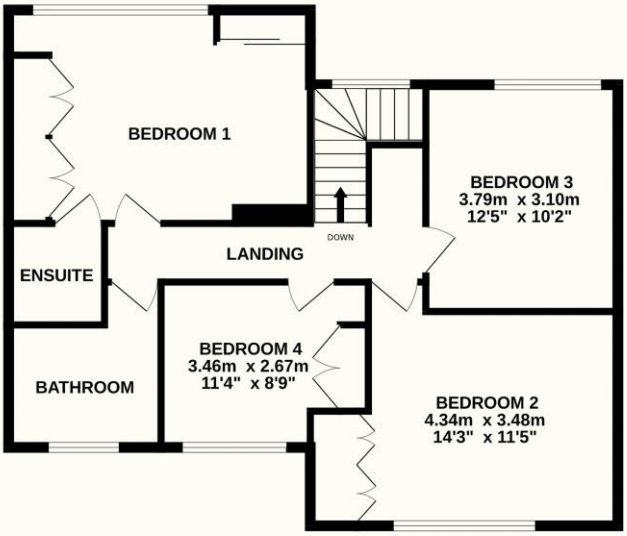


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GROUND FLOOR
74.6 sq.m. (803 sq.ft.) approx.



1ST FLOOR
74.8 sq.m. (805 sq.ft.) approx.



DETACHED OFFICE
11.0 sq.m. (119 sq.ft.) approx.



TOTAL FLOOR AREA : 160.5 sq.m. (1728 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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