

FAIRWARP

ASHDOWN FOREST

JACKSON-STOPS

THE STREET, FAIRWARP, TN22

GUIDE PRICE £ 565,000

A PRETTY PROPERTY OF PERIOD ORIGIN, SITUATED IN AN ENVIABLE POSITION, IMMEDIATELY ADJOINING ASHDOWN FOREST AND COMING TO THE OPEN MARKET FOR THE FIRST TIME IN WELL OVER 40 YEARS.









DESCRIPTION

Spinners Cottage offers a seldom found opportunity to purchase a detached single storey property with Ashdown Forest literally on the doorstep. From the walled courtyard, the entrance porch leads to the front door, which opens into the dining room with a lovely outlook over the forest, walk in coats/storage cupboard and a high-level dormer window providing additional natural light. The kitchen has wooden work surfaces, oven & hob and walk in larder. The sitting room has a lovely outlook with glazed doors leading to the garden. Approached from the dining room via a corridor are the bedrooms, both looking out onto the forest, the principal bedroom has a window seat & an open fireplace (currently not in use). The guest double bedroom has built in cupboards and two bathrooms complete the accommodation. Whilst recently decorated and re-carpeted, the property requires updating. Subject to obtaining the necessary consents, it is thought that there maybe scope to further extend the property.

The garden is a real feature, with a charming southerly facing walled courtyard, which in summer months provides the feeling of a large "outside room" and is ideal for Alfresco dining. Attached to the side and rear of the cottage are 2 lean-to stores (both in need of replacement). The main garden has sweeping expenses of lawn bordered by banks of mature shrubs including rhododendron, azaleas and a magnolia. Towards the far end of the garden is a secluded brick circular seating area, with a path to one side leading through a small, wooded area with two yew trees and magnificent beech tree to a pedestrian gate giving access to the forest. Approached via the forest track, wooden five-bar gates give access to a wide gravel parking area. (Please note that the lawn directly in front of the property forms part of Ashdown Forest).

The property lies on the edge, yet close to the centre of this lovely village, which has a pretty Village Green, popular public house, Village Hall, Queen Elizabeth II Sport Field and picturesque church which is situated at the end of the forest track. Ashdown Forest comprises approximately 6,400 acres of protected open heathland providing superb walks. The larger village of Maresfield is just under 2 miles with a primary school, shop, hotel/restaurant and M&S Food. The town of Uckfield with its train station to London and busy High Street, which includes a Waitrose is only 4 miles away. The larger towns of Tunbridge Wells, Lewes and Haywards Heath are 12, 12.5 and 12.5 miles away respectively.













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TOTAL APPROX. FLOOR AREA 858 SQ.FT. / 79.7 SQ. M

PROPERTY INFORMATION:

Viewing: Only by appointment with Jackson-Stops. 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.

Tax Band: F

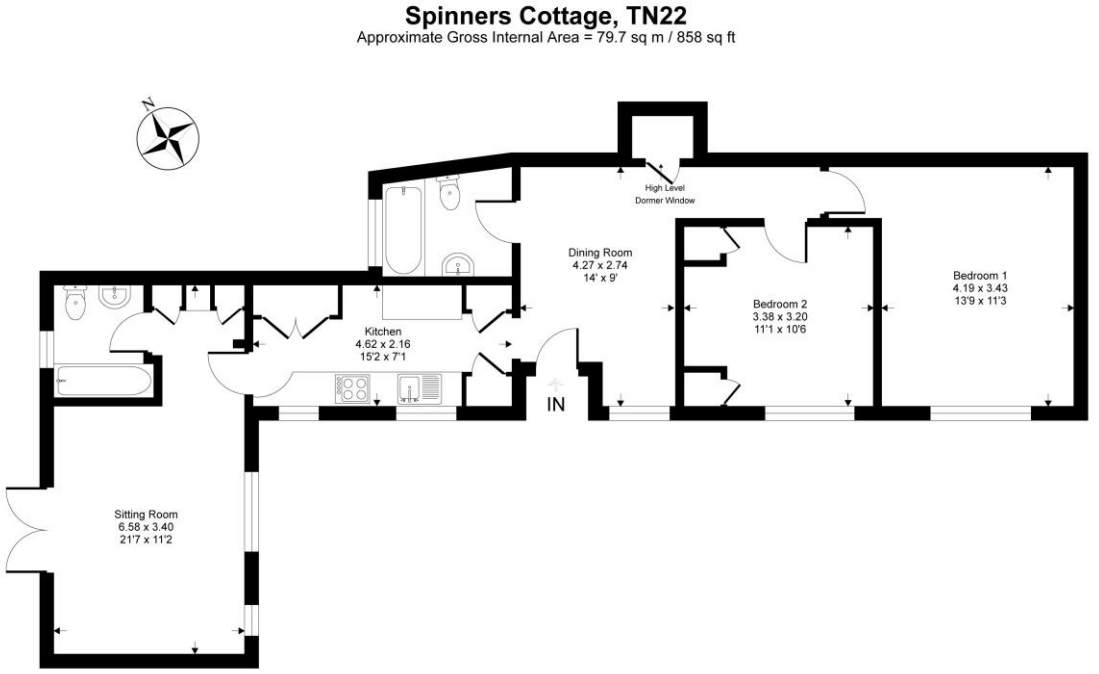
Local Authority: Wealden District Council and East Sussex County Council

EPC: F

Tenure: Freehold

Directions: What3words digital.dark.permanent

Agents Note: Prospective purchasers should note that one of the Executors selling the property works for Jackson-Stops.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

66 HIGH STREET, LINDFIELD, SUSSEX, RH16 2HL
01444 484400
midsussex@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
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