

Bird in Eye Hill, Framfield, Uckfield

Asking Price: £685,000

FREEMAN FORMAN









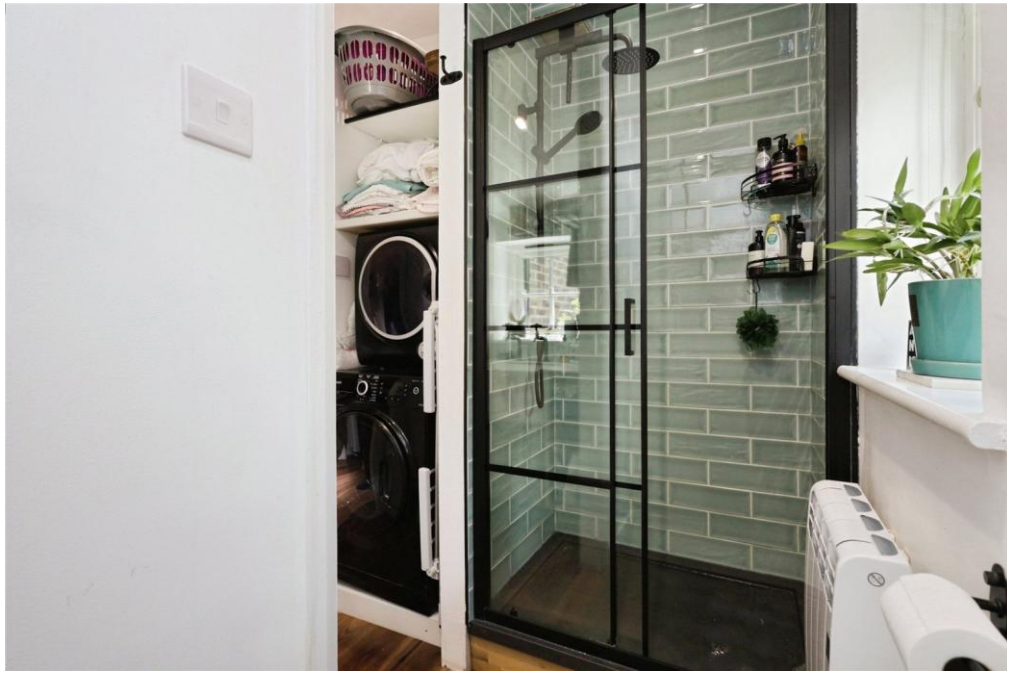

LOVE
XOX
DAD!



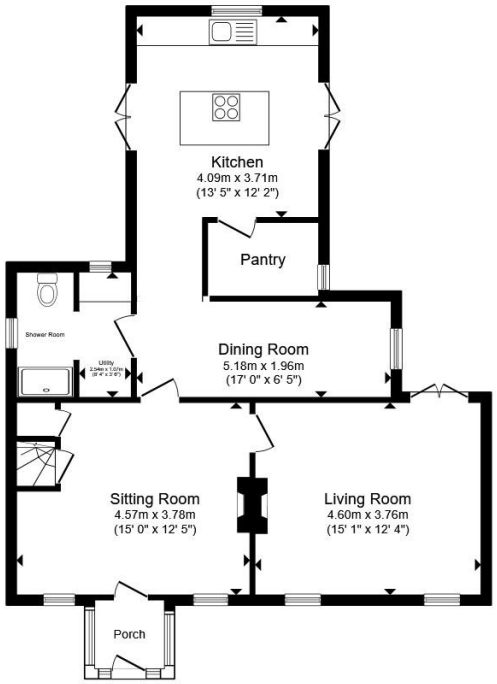
This spectacular cottage has been imaginatively redesigned and sympathetically restored to offer an economically friendly twist on a characterful home sitting in semi-rural position on the outskirts of the town, yet still within easy reach of Uckfield town.

This wonderful cottage offers excellent living space with a cosy sitting room with exposed beams, and there is a log burner both here and in the front sitting room. The dining room has been created to provide versatile space that can lend itself as a study, snug, or of course somewhere to entertain guests over a hearty meal. This gives access to the utility room complete with shower room beyond, as well as the newly fitted, high quality kitchen which really steals the show! With part vaulted ceilings, a centre isle with breakfast bar, and access through to a handy walk-in Pantry, you can really bring the outside in with doors opening to the cottage gardens on either side, and an arch window giving that quintessential, pretty, garden view from the kitchen sink.

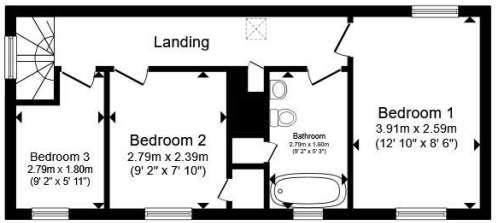
On the first floor there are three bedrooms all with their own elements of history and characterful charm, as well as rural outlooks. The family bathroom offers a free standing, claw foot bath.



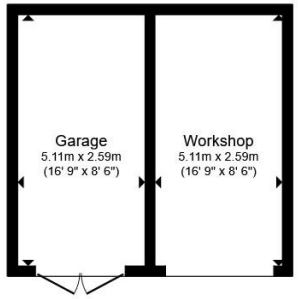




Ground Floor



First Floor



Outbuilding

Total floor area 139.9 m² (1,506 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

The property is approached over a driveway leading to an oak framed detached double garage/workshop. The home sits almost centre in beautiful mature gardens that total 0.25 acres and wrap round the property. Beautifully landscaped with well stocked boarders and healthy hedgerows, this garden offers you the ability to chase the sun around the home with various seating and entertaining areas, as it pans the South facing garden.

Situated on the outskirts of Uckfield which offers excellent facilities including main line station to London, and a great range of schooling, shopping and leisure facilities.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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