Harvesters, Framfield, Uckfield, TN22 5PN

ROWLAND GORRINGE

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Uckfield
TN22 5PN

Guide Price £760,000

Tucked away on the fringe of Framfield village is this most impressive, detached three bedroom bungalow that fuses rustic charm with contemporary elegance, all whilst found in a highly private garden plot of circa 0.5 acre

The property has been the subject of a meticulous programme of extension and refurbishment, resulting in a stylish home that is highly practical, full of character and flooded with natural light.

Original features, including exposed brickwork with open fireplace, are enhanced with carefully considered additions including luxurious bathroom suite with Heritage sanitary ware, solid oak exposed floor timbers with parquet batton flooring laid to the Kitchen, all add to the ambience of this home that promotes tranquillity and serenity. The impressive Sitting Room, with its feature fireplace and oak flooring, provides a warm and welcoming hub to the property, with casement doors leading to the broad sourh facing sun deck, finished in Cumaru hardwood decking.

The highly adaptable layout (see floor plan) comprises beautifully appointed bedrooms (two are south facing) and bathroom finished to a high standard, including a sumptuous principle bedroom. Throughout, the interiors have been tastefully finished in neutral, calming tones, highlighting the aspect and natural light.

The existing accommodation can extended by way of an existing planning consent, this would provide a two storey extension, permission granted in 2015, the footings of which are established and in place, adjacent to the southerly elevation of the principle bedroom. Plans and further detail f are available via https://www.wealden.gov.uk › planning-services-online

Outside, the property continues to impress. Landscaped lawned garden to the east and southern boundary incorporate a 50 sq metre concrete base with amenities including water, electricity, sewage and fibre optic cable in place, ideal for a garden pavilion/home office. offering both lawned areas and raised terraces designed for relaxation and entertaining. The raised aspect over the adjoining paddocks is a joy to take in and behold. The garden's seclusion belies the property's central location within the village, making it an exceptional blend of convenience and privacy.

The attached double garage is the definition of a motoring enthusiasts utopia, completed in 2021 of timber framed construction with concrete base, all under a bitumen felt roof with electric light, power and twin remote control electrically operated rolling security doors. Approached by a sweeping shingle driveway that affords considerable off road parking that is partly secluded.

Location:- Framfield is situated in the inland hills of East Sussex, approximately two miles east of Uckfield. The parish area also includes nearby Blackboys and Palehouse Common. The village is home to the ancient Church of St. Thomas à Becket. A wooden church existed on the site in Saxon times, with the current stone structure dating back to the 13th century. Widely recognised for its community focus with a local C of E primary school, a parish council, and the popular "Hare & Hounds" public house. The surrounding area is known for its beautiful, peaceful countryside, abundant wildlife, making it a haven for nature lovers. The Weald Way, an ancient route across Sussex, passes nearby, and walking routes like the "Framfield Circular" are popular.

Local Authority: Wealden District Council - Tax band F

Services: Mains water, electricity and drainage are appointed to the property. Oil fired central heating via a Worcester/Bosch 'Greenstar Danesmour' 12/18 external oil fired boiler.

Directions:- Directions: https://w3w.co//thinnest.fantastic.rice

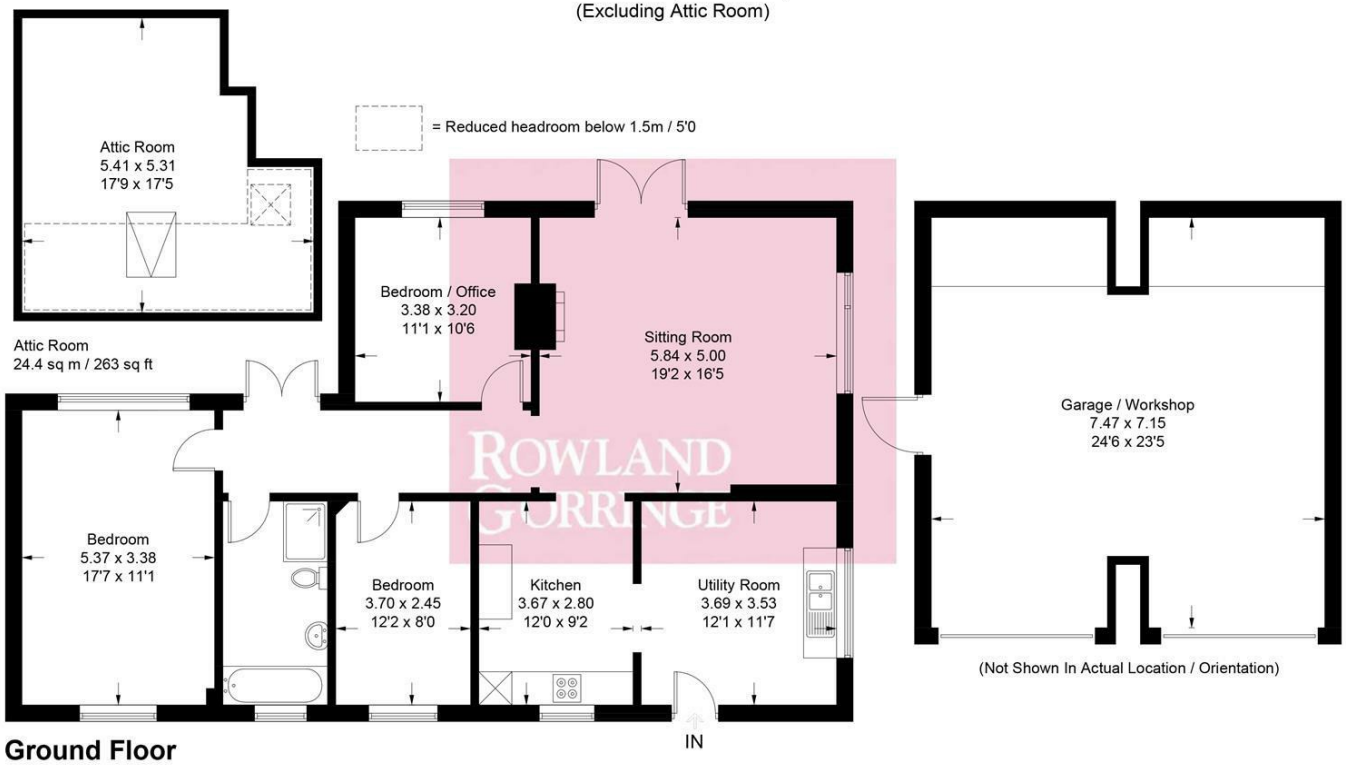
- Accommodation and garage measuring circa 161.80sq m/1741 sq ft
- Detached three bedroom bungalow with attached bespke double garage
- South facing decked sun terrace
- Oil fired central heating
- Idyllic village location, walking distance of all amenities including shop, church and pub
- Circa 0.5 acre landscaped garden abutting open countryside
- Sweeping driveway with brick paved hardstanding
- Vaulted loft space offering potential to create a fourth bedroom
- Light and airy accommodation, offering considerble scope to extend
- Viewing is unhesitatingly recommended

Entrance Hall	
Kitchen	3.66m x 2.79m (12" x 9'2")
Utility Room	3.68m x 3.53m (12'1" x 11'7")
Sitting Room	5.84m x 5.00m (19'2" x 16'5")
Bedroom	5.36m x 3.38m (17'7" x 11'1")
Bedroom	3.71m x 2.44m (12'2" x 8")
Bedroom/Office	3.38m x 3.20m (11'1" x 10'6")
Bathroom	
Attic Room	5.41m x 5.31m (17'9" x 17'5")
Garage/Workshop	7.47m x 7.14m (24'6" x 23'5")
Rear Garden	

EPC: D

Blackboys Road, Framfield, TN22 5PN

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft
Garage / Workshop = 51.4 sq m / 553 sq ft
Total = 161.8 sq m / 1741 sq ft
(Excluding Attic Room)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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