



12 The Courtyard

Sheffield Park Uckfield East Sussex TN22 3QW

SAMUEL & SON
CHARTERED SURVEYORS

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SHEFFIELD PARK UCKFIELD EAST SUSSEX TN22 3QW

Set in a stunning rural location, and part of the impressive Sheffield Park estate, this beautiful property is perfect for those looking for a country retreat in a peaceful setting, close to Sheffield Park National Trust gardens and the Bluebell Steam railway and set within some 40 acres of gardens and grounds including two tennis courts.

Entrance hall • Sitting/dining room • Kitchen/breakfast room • Utility room
Study • Cloakroom • Master en suite bedroom • 2 further bedrooms • Family bathroom

Outside:

Attractive private garden with decked terrace • Single garage and allocated parking
Over 40 acres of communal gardens and grounds incorporating two tennis courts

Situation

Sheffield Park House is situated in the heart of Sussex, close to the Ashdown Forest. The picturesque village of Fletching lies two miles to the east, home to the award winning Griffin pub. Outdoor pursuits include golf and walking; there is a superb cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Comprehensive shopping and leisure facilities are available at Haywards Heath (6.6 miles), Lewes (10 miles) and Tunbridge Wells (18 miles).

Mainline rail services: Haywards Heath (London Bridge/Victoria) from 42 minutes.

Gatwick airport 18 miles.

There are number of highly regarded state and independent schools in the area, including Ardingly College, Cumnor House, Great Walstead School, Fletching primary school, and Danehill primary school.

Description

A wonderful three bedroom house in a Mews style gated development which was built adjacent to the impressive Sheffield Park House and set within some 40 acres of gardens and grounds including two tennis courts.

The Sheffield Park Estate which has its origins prior to the Norman invasion, was acquired by the first Earl of Sheffield in the late 1700's and the house was then remodelled in the fashionable Gothic style. The grounds were latterly landscaped and designed by Capability Brown.

The Estate was split in 1953 and in the 1980's, the house was converted into apartments and in the late 1980's/early 1990's, the Mews style development was undertaken – blending well with the original house, grounds and buildings and adjacent to the beautiful Sheffield Park and garden which is now a National Trust Property.

Accommodation

The property is very well maintained and presented providing over 1,300 sq ft of living and entertaining space over two floors. There are three good-size bedrooms on the first floor – which includes a lovely master bedroom with en suite bathroom and dressing area and a separate shower room. On the ground floor there is most notably a sizable sitting/dining room with open fireplace and oak flooring together with French doors which open onto a private garden.

There is an attractive Neptune fitted kitchen equipped with a good range of units with Caesarstone quartz work tops and a fitted breakfast table with bench seating; a separate utility room and a study with fitted units.





Outside

A private garden with a decked area from the house leads onto two levels of lawn – flanked by pretty flower beds; a small gate at the end gives direct access onto some of the communal gardens to the rear.

In addition to the private gardens are the enclosed communal grounds, which extend to about 40 acres including tennis courts, shared gardens and parkland.

There is a separate garage block for the houses; the property has a single garage with power and lighting and a parking space opposite.

Services

Mains water and electricity. Oil fired central heating and hot water with communal oil tank. Private drainage.

Local Authority

Wealden District Council. www.wealden.gov.uk

Outgoings

Council Tax Band: G

Tenure

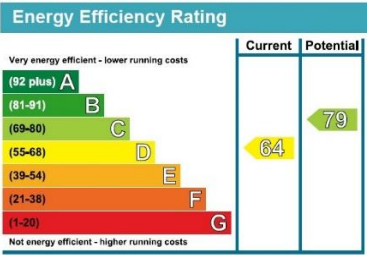
Leasehold (999yrs from 1994) with a share in the Freehold.

Service Charge:

£2,500 per annum approx (Jan to Dec 2018).

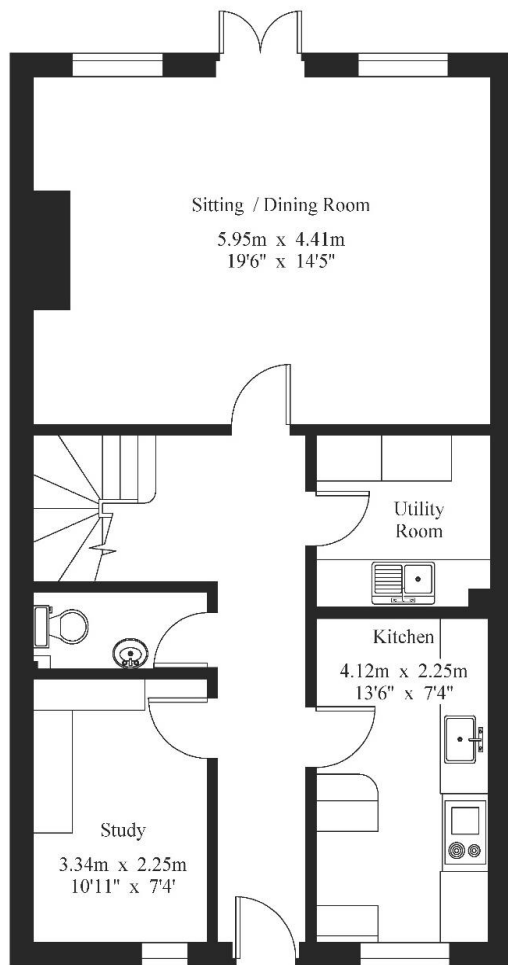
Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son. Tel: 01435 810077.

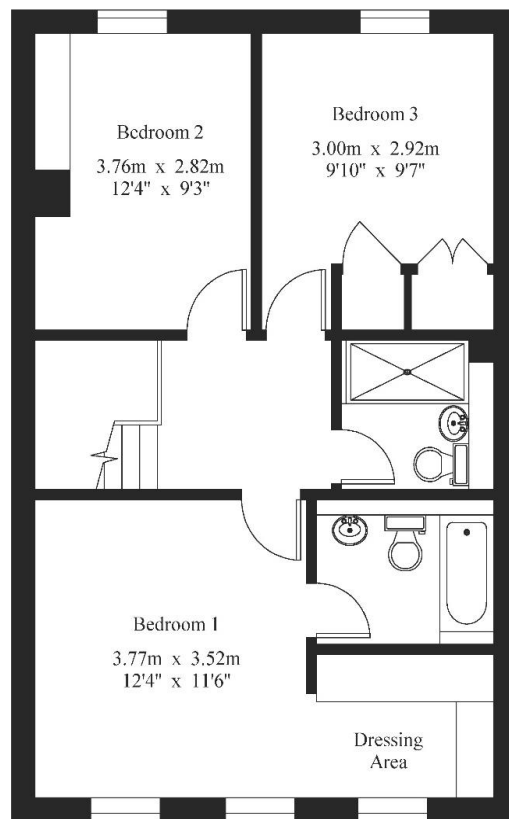


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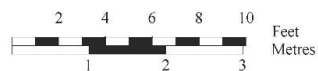
Gross Internal Area : 123.4 sq.m (1328 sq.ft.)



Ground Floor



Ground Floor



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