



THE STABLES, SCHOOL LANE  
BLACKBOYS, UCKFIELD - £795,000





# The Stables

School Lane, Blackboys, Uckfield, TN22 5LN

**Reception Hall - Cloakroom - Sitting Room -  
Open Plan Kitchen/Breakfast/Family Room - Dining Room  
- 3 Double Bedrooms - Luxury Family Bathroom -  
Shower Room - Double Cart Lodge - Home Office/Studio -  
Secluded Well Maintained Gardens - Gated Driveway**

This stunning 3 double bedroom converted stable block must be viewed internally to appreciate the charm and character mixed with the modern layout and luxurious finish. Features include oak latch doors, exposed beams and an inglenook style fireplace with wood burner. The impressive open plan kitchen/breakfast/family room has a full height vaulted ceiling and is fully glazed to one side. There is a beautifully fitted family bathroom plus a separate shower room and a detached cart lodge incorporating one open bay, one closed bay and a home office/studio. The long gated driveway provides additional parking for multiple vehicles and there is a secluded lawned garden.

## **RECEPTION HALL:**

Flagstone flooring. Exposed beams. Access to the loft. Built-in cloaks cupboard. Radiator.

## **CLOAKROOM:**

Flagstone flooring. WC. Wash basin with tiled splashback and cupboard under. Panelled walls.







**SITTING ROOM:**

Exposed beam. Double glazed patio doors leading to the garden. Feature inglenook style fireplace with wood burning stove. Built-in storage cupboard. Mosaic wooden flooring. Radiators.

**DINING ROOM:**

Double glazed windows overlooking the garden. Exposed beam ceiling. Mosaic wooden flooring. Radiator.

**STUNNING OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM:**

**Kitchen Area:** Double glazed window. Range of floor to ceiling cupboards with integrated fridge/freezer. Built-in double oven. Substantial quartz island with inset Bosch electric hob with extractor fan fitted in the ceiling above. Inset sink. Cupboards under with integrated dishwasher and washing machine. Breakfast bar. Tiled floor. Inset spotlights.

**Breakfast/Family Area:** Vaulted ceiling with exposed steel joists and sliding double glazed doors overlooking the garden. Wooden flooring. Underfloor heating. Exposed feature brick wall.

**INNER HALLWAY:**

Double glazed windows. Exposed wooden beams to the ceiling. Radiator.

**BEDROOM:**

Double glazed windows. Exposed wooden beam. Built-in double wardrobe with cupboard above. Radiator.

**BEDROOM:**

Double glazed windows. Built-in double wardrobe with cupboard above. Radiator.

**MASTER BEDROOM:**

Stunning bright room with vaulted ceiling and exposed beams. Dual aspect with double glazed windows and further Velux double glazed roof window. Fitted double wardrobes with bench between with storage under. Inset spotlights. Radiator.

**LUXURY FAMILY BATHROOM:**

Double glazed window. Part tiled wall. Large shower cubicle with 'Aqualisa' thermostatic shower with external operation switch. Tiled enclosed bath. WC. Wash basin with cupboard under. Wood effect flooring. Feature timber wall. Modern upright radiator.

**SEPARATE SHOWER ROOM:**

Large shower cubicle with thermostatic shower. Tiled floor. Inset spotlights. Extractor fan.

**OUTSIDE:**

A 5 bar gated entrance leads to a long driveway and to the detached double cart lodge style garage with one open bay and one closed bay. Attached is a home **office/studio** with power and light. Double glazed French doors and double glazed Velux window. The secluded garden is mainly laid to lawn with mature trees and shrub borders and a large paved patio area.

**SITUATION:**

The property enjoys a village location and is just a short stroll from the local Primary School and well regarded Blackboys Inn Public House and Restaurant. The town of Uckfield is located approximately 3 miles with its mainline Railway Station to London and the market town of Heathfield is only 6 miles to the East. The South coast is accessible within a 30 minute drive and the Ashdown Forest to the North. The area is well served for schooling and recreational facilities such as the East Sussex National Golf Course Hotel and Spa.







**TENURE:**

Freehold

**COUNCIL TAX BAND:**

F

**VIEWING:**

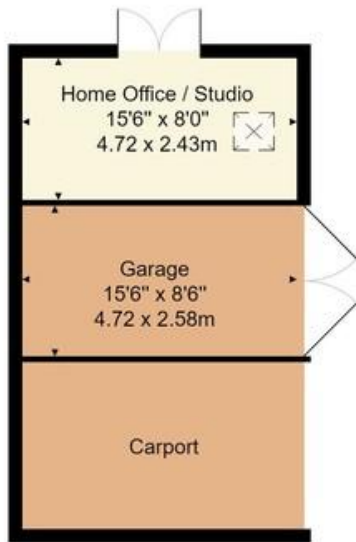
By appointment with Wood & Pilcher 01435 862211



House Approx. Gross Internal Area  
1634 sq. ft / 151.8 sq. m

Outbuilding Approx. Gross Internal Area  
411 sq. ft / 38.2 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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