



 **RH & RW CLUTTON**
incorporating **PETER HUGHES**

RIDGEDOWN
Ridgewood, Uckfield, East Sussex

RIDGEDOWN

Lewes Road, Ridgewood,
Uckfield, East Sussex, TN22 5SJ

Uckfield Town Centre 1 mile, Lewes 8 miles,
Haywards Heath 14 miles, Brighton 16 miles,
Crowborough 10 miles
(all distances are approximate)

A fine family home in a glorious garden



- Lobby ● Reception Hall ● Drawing Room
- Garden Room ● Study ● Dining Room
- Kitchen/Breakfast Room ● WC
- 4 Bedrooms ● 2 Bathrooms
- Entrance Drive ● Garage and Stores
- Extensive Gardens



92 High Street, East Grinstead RH19 3DF T: 01342 410122
JamesT@rhrwclutton.co.uk www.rhrwclutton.com



Viewing Strictly by confirmed appointment only with the sole agents, RH & RW Clutton (01342 410122)

Situation Ridgedown lies on the south side of Uckfield in Ridgewood. The property is approached off Lewes Road. Uckfield town centre has a wide variety of shops and a supermarket, together with a station, community hospital, cinema and many restaurants, all under a mile away. The A22 just to the south provides ready access to the County Town of Lewes (8 miles) and Haywards Heath (14 miles), with Brighton (16 miles) to the south. There are many leisure facilities locally together with a wide range of schools.

The Property Ridgedown was built in the 1920s and has been extended subsequently. The house has attractive elevations of brick and tile hanging and rendering under a tiled roof. It also has commanding views over the extensive terraced garden and to the distant South Downs. The shared access off the Lewes Road rises to the driveway with ample parking and access to the garage, and a path then leads round to the side and the front door.

The fine reception hall has doors off to a large **Drawing Room** and **Garden Room**, **Dining Room** with hatch, **Study**, **Kitchen/Breakfast Room** with a gas Aga and a good larder. To the side is a sunken

Wine Store and a **WC**. The stairs lead up to a landing with doors off immediately into **two bathrooms**, one finely tiled and mirrored, a **master bedroom** with wonderful views and **three further smaller bedrooms** all with wash handbasins.

Outside An enclosed walled courtyard beside the house leads across to the **Garage** with an inner room, a **Coal Store** and adjoining large **Store Room** and the gardener's **WC** which, subject to planning, could be put to other uses. Close by is a **Greenhouse** and a partially dilapidated **Wooden Store**.

The **Gardens** are a particularly attractive feature of the property. To the front beech hedging, herbaceous borders and oak and beech trees compliment the house. At the rear a large upper lawn terrace with lawson cypress hedging falls down to lower terraces with a pond with a walk-over island and the adjoining remnants of an historic sunken apple store and banked entrance path. An old orchard at the bottom of the garden leads to paths either side going back up to the house.

In all about 1.52 acres (0.61ha)

GENERAL REMARKS

Tenure & Possession The property is offered freehold with vacant possession on completion.

Services (Not tested and therefore not warranted)
Mains water, electricity, gas and drainage are connected, gas fired central heating, solar panel, double glazing,

Fixtures and Fittings All fixtures, fittings and chattels including the garden statuary whether referred to or not are specifically excluded from the sale.

Local Authority

East Sussex County Council (03456) 080 1963
Wealden District Council (01825) 653 311

Council Tax Band G: £3,024.61 (2016/2017)

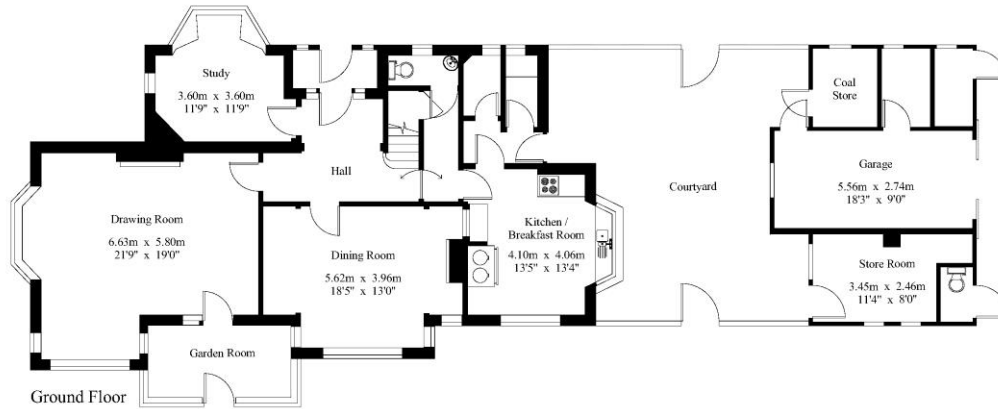
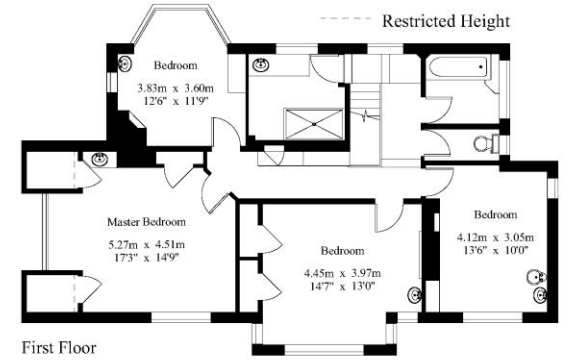
EPC Band E (52)

Directions (TN22 5SJ) Take the A22 Uckfield Bypass turning off to the Town Centre, sign posted to the Community Hospital. Proceed up to the High Street and turn right at the traffic lights. Proceed up the hill forking right to Ridgewood and sign posted to Lewes, pass straight over the button roundabout, turn right into the private driveway (just before the letter box) and fork left into the property.



Ridgedown

House - Gross Internal Area : 219.0 sq.m (2357 sq.ft.)
Garage Building - Gross Internal Area : 37.5 sq.m (403 sq.ft.)



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