



School Lane, Hadlow Down
Guide price £900,000

DOORKNOBS



GUIDE PRICE - £900,000 - £925,0000. Doorknobs are delighted to welcome to the market this stunning and well-presented 4/5 Bedroom Detached Family Home with the benefit of an ANNEX, 3/4 reception rooms, double garage, and off road parking for 4-6 cars.

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Location

Hadlow Down is small yet eventful village with a close community. At the heart of the village is St Marks Primary School and St Marks Church, who together organise many family events throughout the year including the Summer Fayre, Festive Christmas Events, Race Nights, as well as the traditional quiz and family evenings, to name but a few.

Hadlow Down village also offers a local public house, café, woodland walks and events such as the annual Tinkers Steam Rally.

Buxted village is around 2 miles distance and can be reached within a 5 minute drive. This village provides facilities such as the doctor's surgery, newsagent store, restaurants, local public houses, primary school and a hairdressers. There is also a mainline rail station providing services to London Victoria and London Bridge.

For more comprehensive facilities, Uckfield provides everything you need including two supermarkets, banks, high street shops, cinema, Community College, library and leisure centre with a swimming pool.

Accommodation Summary

Entrance Hall * Cloakroom * Kitchen * Living Room * Dining Room * Playroom * Utility Room * Pantry * Study/Bedroom 5 * Shower Room * Master Bedroom * En-Suite Shower Room * 3 Further Bedrooms * Family Bathroom * Double Garage * Stunning Rear Garden * Driveway for 6 Cars *

Description

Entrance hall with UVPC front door, tiled cream stone flooring and neutral décor. Cloakroom with W.C and sink vanity unit. Storage Cupboard. Wooden Oak Doors to the living room, playroom and kitchen.

A large kitchen with a range of wooden fronted units with a cream granite effect worktop and upstands, a large breakfast bar that seats four. Integral appliances including a double oven, single oven, ceramic hob and dishwasher. Cream stone tiled flooring with neutral décor. Double aspect view offering plenty of light. Wooden oak door leading to the pantry and dining room.

The pantry is fitted with a range of cream high gloss tower units and the fridge/freezer. White panel door leading to the utility room with the washing machine and condenser dryer. Loft access with a pull down ladder. Door leading to the double garage, and the annex/5th bedroom. Access to the rear garden.

The annex/5th bedroom is a fantastic size offering a vaulted ceiling with a large chandelier light fitting. Large french doors onto the rear garden. En-Suite shower room consisting of a large walk in shower, w.c. and vanity hand basin with cream stone effect tiled walls with a mosaic boarder and heated towel rail.

The living room is a tremendous size with large french doors and a large window overlooking the rear garden. There is a stunning working log fireplace, with a brick surround and wooden mantel. Four ceiling roses with decorative pendant light fittings. Neutral décor. Double wooden oak doors leading to the dining room.

The dining room offers perfect space for entertaining given the size. Neutrally decorated with a feature wallpapered wall. Large window overlooking the rear garden.

A good size playroom with outlooks onto the front gardens. Neutral décor.

To the first floor there are four good size double bedrooms, and two bathrooms, landing with a large airing cupboard and loft access with a pull down ladder. The master bedroom offers a vast amount of space with four cream fitted wardrobes. A large window overlooking the countryside, and a fan light. Door leading to;

The en-suite shower room has been fitted with his and hers sinks with mirrors above, a large walk-in Aqualisa shower, and w.c. Tiled stone effect walls and flooring with a mosaic style border and panel. Frosted window and spotlighting.

There are three further double bedrooms, all exceptional sizes with the second bedroom having fitted wardrobes and a fitted desk/chest of draw unit. All modern décor.

The family bathroom has been fitted with his and hers sinks with mirrors above, a large bath, w.c. and a large walk in Aqualisa shower. Cream stone effect tiled walls and floors with a mosaic boarder. Frosted window and spotlighting.

Gardens

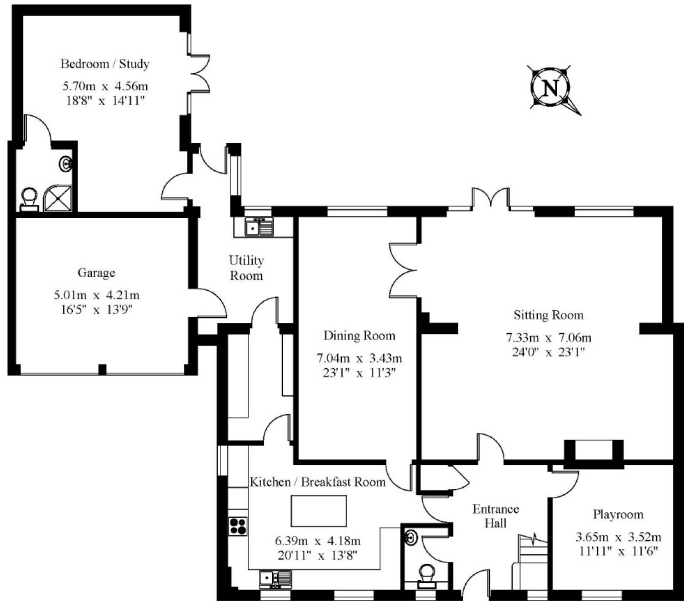
There are beautiful and well maintained front and rear gardens. The rear garden as a large patio with patio lighting directly from the living room, as well as a further patio area to the back of the garden. There are some mature shrubbery and stunning flower beds along with a beautiful water feature. Large shed and log store to the side.

Additional Notes

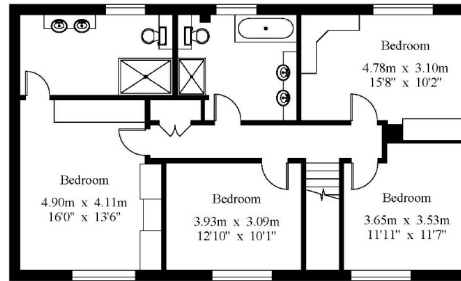
There is a double garage with up and over doors with further plumbing for an additional dishwasher, as well as loft access with a pull down ladder. Power and Light. There is large driveway with space for around 6 cars.

Please be aware that the owner of this property works for Doorknobs Ltd





Ground Floor



First Floor

2 4 6 8 10 12 14 Feet
1 2 3 4 Metres For Identification Purposes Only.
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The New House

Gross Internal Area : 291.8 sq.m (3140 sq.ft.)
(Including Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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