



OAKFIELD



Coopers Row, Five Ash Down, Uckfield, TN22 3ES

Price Guide £750,000



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Guide Price: £750k - £775k

Attractive gable-fronted four-bedroom detached family home in the heart of Five Ash Down.

Occupying a prime position in this desirable village, the property combines generous living space, a large private garden and an excellent location. Close to Ashdown Forest and a short drive from Uckfield, it offers an ideal balance of countryside living and convenience.

Five Ash Down benefits from a popular family pub and village store/post office, while two highly regarded primary schools are within walking distance. For commuters, Buxted Station is approximately 1.6 miles away, providing regular services to London Bridge.

Set behind a private driveway and complemented by a detached tandem garage, the home enjoys strong kerb appeal with its attractive gable and tile-hung frontage. Internally, the accommodation is bright, spacious and well suited to modern family life. A particular interior feature is full-height plantation window shutters throughout.

The ground floor features a welcoming entrance hall, cloakroom/WC, home office, generous lounge (with open chimney and working fireplace place) and a stylish kitchen/breakfast room fitted with integrated appliances including a fridge, freezer, dishwasher and separate washing machine.

A highlight is the impressive conservatory/dining room, flooded with natural light and enjoying views over the rear garden, creating a wonderful space for entertaining and everyday living.

Upstairs, all four bedrooms are genuine doubles, each benefiting from fitted wardrobes. The principal bedroom enjoys an en-suite bathroom, while a modern family bathroom serves the remaining rooms.

Outside, the rear garden extends the living space. Mainly laid to lawn with a substantial patio and mature hedging, it offers privacy and plenty of room for children to play or outdoor entertaining. Combining spacious accommodation, excellent amenities and a sought-after village sett





Living Room

23'11" x 12'6" (7.29m x 3.81m)

Breakfast Room

10'2" x 9'10" (3.10m x 3.00m)

Kitchen

13'1" x 9'2" (3.99m x 2.79m)

Study

7'10" x 5'11" (2.39m x 1.80m)

WC

Bedroom One

12'6" x 12'2" (3.81m x 3.71m)

Bedroom Two

12'6" x 10'6" (3.81m x 3.20m)

Bedroom Three

10'10" x 10'6" (3.30m x 3.20m)

Bedroom Four

10'2" x 8'6" (3.10m x 2.59m)

Bathroom

6'11" x 5'7" (2.11m x 1.70m)

Ensuite

6'11" x 5'7" (2.11m x 1.70m)

Conservatory

23'0" x 11'2" (7.01m x 3.40m)

Garage

31'6" x 9'2" (9.60m x 2.79m)

Council Tax Band F - £3,840.50 Per Annum



Floor Plan

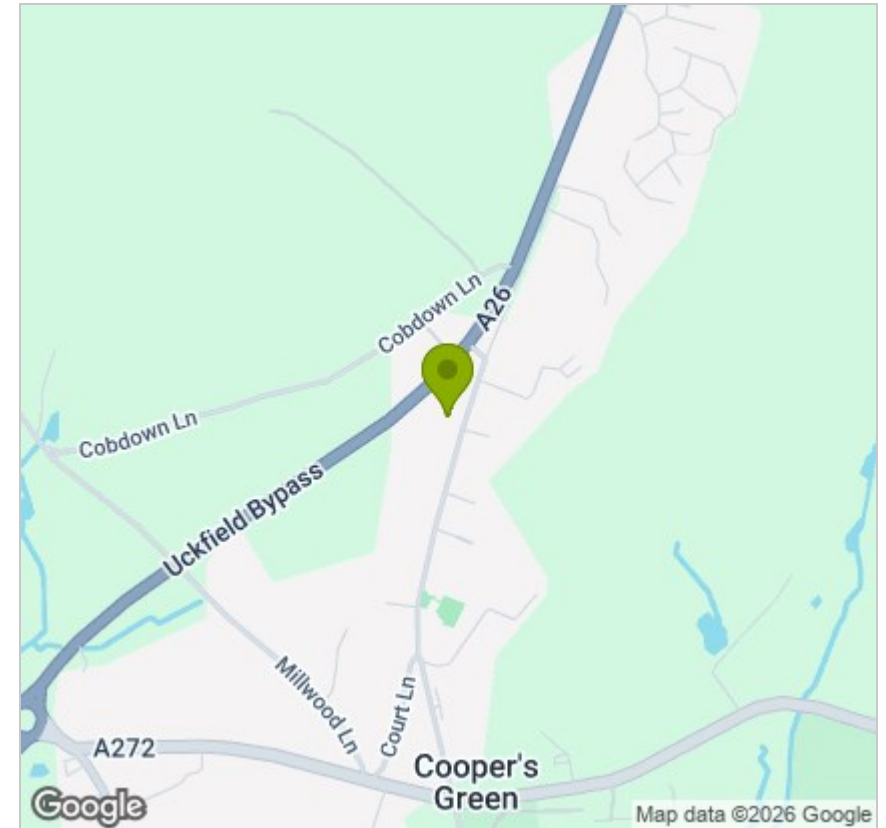


Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

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