

High Street, Uckfield, TN22 1RD

Price Guide £1,050,000

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Price Guide £1,050,000 - £1,100,000. Steeped in history and dating back to the early 17th century, York House is an exceptional Grade II Listed residence extending to over 7,200 sq ft. Beautifully enhanced over the years, it effortlessly combines magnificent period features with modern family living.

Elegant sash windows, exposed beams, striking fireplaces and beautifully proportioned rooms define the interiors, which are arranged across three principal floors. The ground floor offers an outstanding balance of formal and informal living, with an impressive drawing room, formal dining room, bespoke kitchen/breakfast room with pantry, study with conservatory opening onto the gardens, utility room and cloakroom. A substantial additional room, most recently used as an office, offers excellent flexibility, while two staircases lead to useful cellars.

The first floor includes a superb principal suite, two further en-suite bedrooms, one with its own sitting room, an additional reception room and a discreet galley kitchen. The second floor provides four further double bedrooms, two en-suite, alongside a family shower room. Extensive attic and loft spaces offer excellent storage.

Behind electric wrought iron gates, the property enjoys a private driveway, extensive parking, a detached triple garage with adjoining stores and beautifully landscaped, part-walled gardens with paved terraces, mature planting, a fruit cage and garden store.

Occupying a prime position in the heart of Uckfield, York House combines the convenience of town living with the character of a historic market town. Surrounded by the High Weald National Landscape, the town offers excellent amenities, highly regarded schools, direct rail services to London Bridge and easy access to beautiful countryside.

























Drawing Room
35'9" x 15'7" (10.90m x 4.75m)

Dining Room
20'4" x 16'2" (6.20m x 4.93m)

Sitting Room
17'5" x 15'0" (5.31m x 4.57m)

Kitchen
13'0" x 13'0" (3.96m x 3.96m)

Study
18'6" x 12'3" (5.64m x 3.73m)

Utility Room
15'2" x 11'8" (4.62m x 3.56m)

Store
10'8" x 7'9" (3.25m x 2.36m)

WC

Bedroom One
16'4" x 16'2" (4.98m x 4.93m)

Bedroom Two
18'8" x 16'3" (5.69m x 4.95m)

Bedroom Three
52'5"'6'6"" x 52'5"'6'6"" (16'2" x 16'2")

Bedroom Four
18'0" x 15'0" (5.49m x 4.57m)

Bedroom Five
17'0" x 16'3" (5.18m x 4.95m)

Bedroom Six
15'4" x 15'2" (4.67m x 4.62m)

Bedroom Seven
16'6" x 14'10" (5.03m x 4.52m)

Dressing Room/Snug
17'4" x 12'10" (5.28m x 3.91m)

Gym
12'2" x 7'7" (3.71m x 2.31m)

Cellar
22'6" x 17'0" (6.86m x 5.18m)

Attic
18'3" x 8'6" (5.56m x 2.59m)

Conservatory
21'11" x 12'3" (6.68m x 3.73m)

Garden Store
15'9" x 9'6" (4.80m x 2.90m)

Garage
24'7" x 17'1" (7.49m x 5.21m)

Ensuite

Bathroom

Shower Room

WC

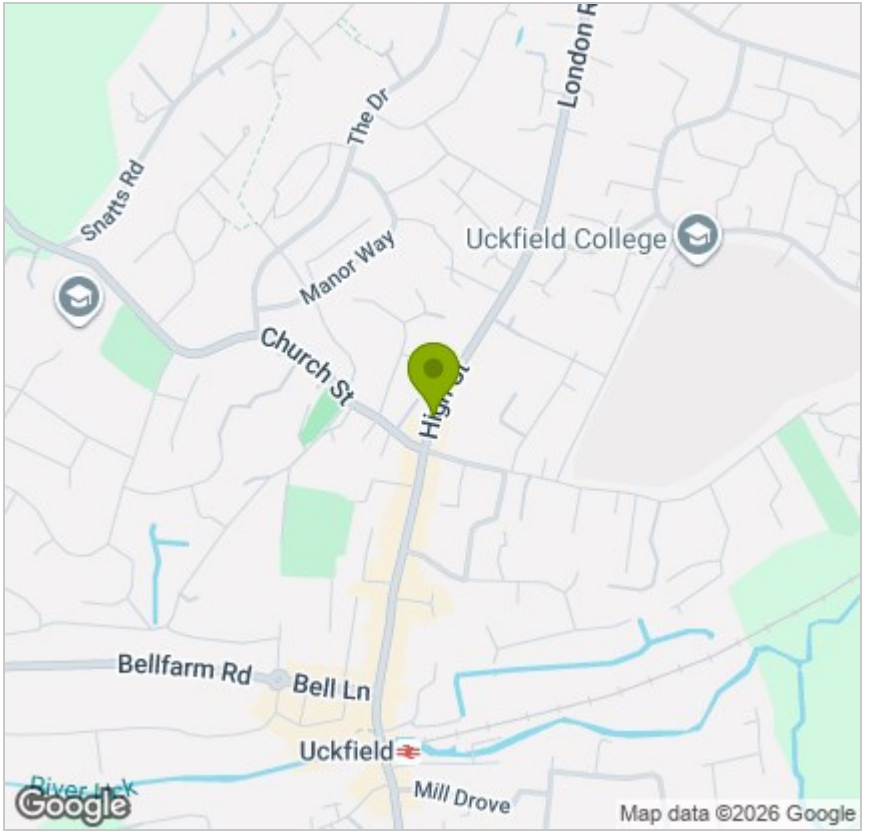
Council Tax Band G - £4,547.38 Per Annum

Floor Plan

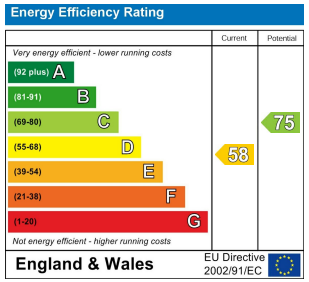


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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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