



OAKFIELD



Pump Lane, Framfield, Uckfield, TN22 5RQ

Price Guide £825,000



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CHAIN FREE!! Price Guide - £825,000 - £875,000.

Charming Victorian semi-detached cottage has been substantially extended in a manner wholly sympathetic to its original character, creating generous and versatile family accommodation arranged over three floors. Nestled along a quiet country lane in an idyllic semi-rural setting, the property enjoys outstanding open countryside views in almost every direction.

Set within approximately three-quarters of an acre, the grounds comprise beautifully established gardens and an adjoining paddock, offering both privacy and a wonderful sense of space. The property occupies an elevated position set back from the lane, creating an impressive approach and a peaceful retreat, popular with walkers accessing the nearby Wealden Way.

Internally, the accommodation includes a spacious kitchen/breakfast room, featuring a gas range cooker, alongside three reception rooms. The principal sitting room boasts oak flooring and a striking marble fireplace. The principal bedroom suite is equally impressive, with a beautifully appointed en-suite bathroom incorporating a Victorian-style roll-top bath with claw feet. The three second-floor rooms interconnect and could easily be utilised as a self-contained guest suite or flexible family accommodation.

Originally constructed in 1893 as an estate cottage, the property retains a wealth of period features including original diamond-paned cast-iron windows, characterful internal details, a heart-shaped flower bed and a distinctive castellated hedge. The cottage was sympathetically doubled in size in 2001, ensuring modern comfort while preserving its historic charm.

The grounds are a particular feature, with mature gardens including several oak trees — one believed to be over 250 years old — fruit trees, established flower beds and two rockeries formed from reclaimed stone from the original manor house. Protective covenants on the surrounding land ensure the open countryside setting remains unspoilt.





Sitting Room

15'7" x 13'4" (4.75m x 4.06m)

Kitchen/Dining Room

18'9" x 17'2" (5.72m x 5.23m)

Study

12'10" x 12'0" (3.93m x 3.66m)

Utility Room

8'2" x 6'3" (2.49m x 1.91m)

WC

Bedroom

15'0" x 13'5" (4.57m x 4.09m)

Ensuite

Bedroom

12'8" x 11'11" (3.86m x 3.63m)

Bedroom

12'8" x 6'8" (3.86m x 2.03m)



Bathroom

Bedroom

13'6" x 11'10" (4.11m x 3.61m)

Workshop

17'1" x 9'0" (5.21m x 2.74m)

Office

17'0" x 8'5" (5.18m x 2.57m)

Studio

15'9" x 12'10" (4.80m x 3.91m)

Stable

11'8" x 11'2" (3.56m x 3.41m)

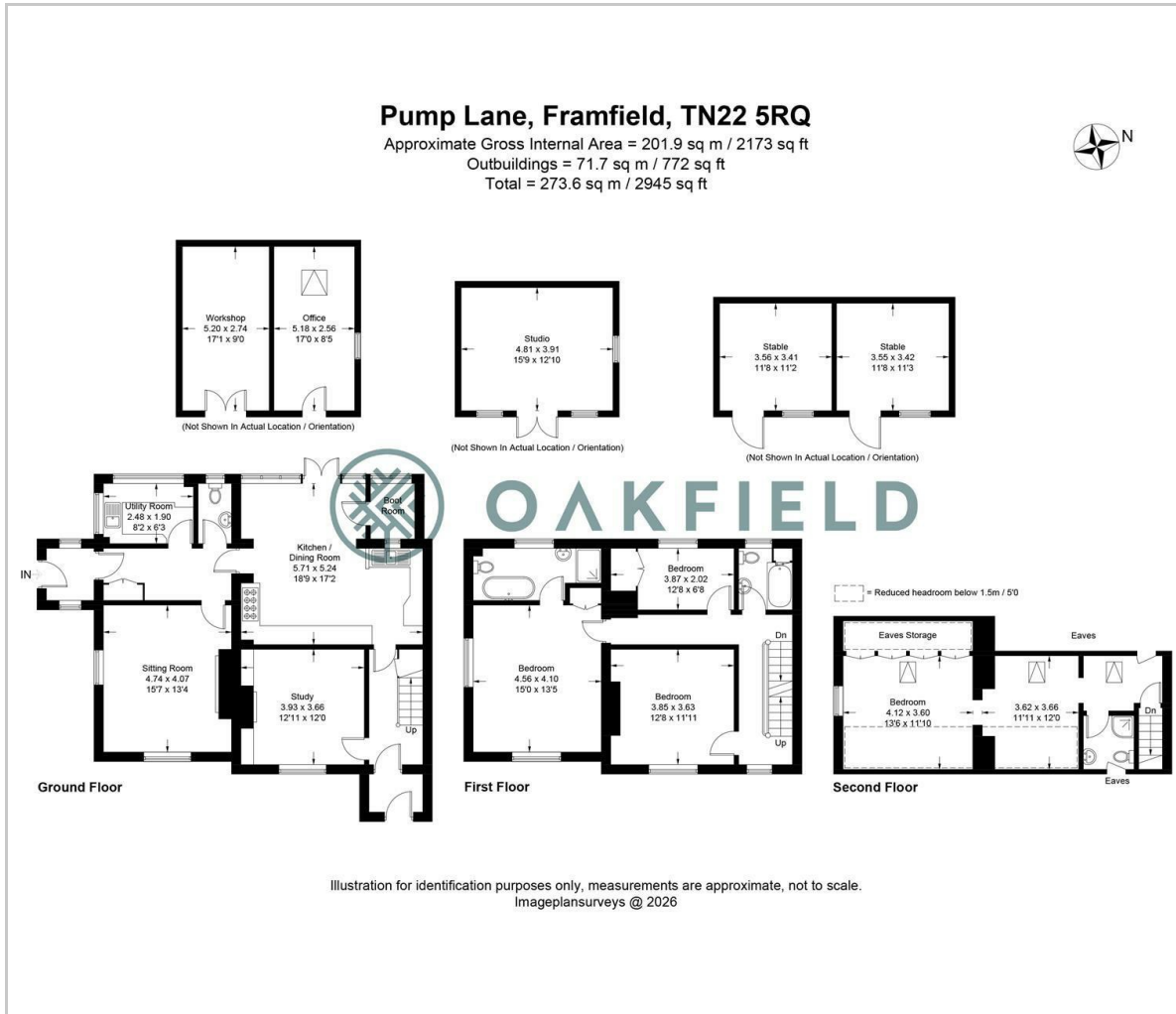
Stable

11'8" x 11'3" (3.56m x 3.43m)

Council Tax Band F - £3768 Per Annum



Floor Plan

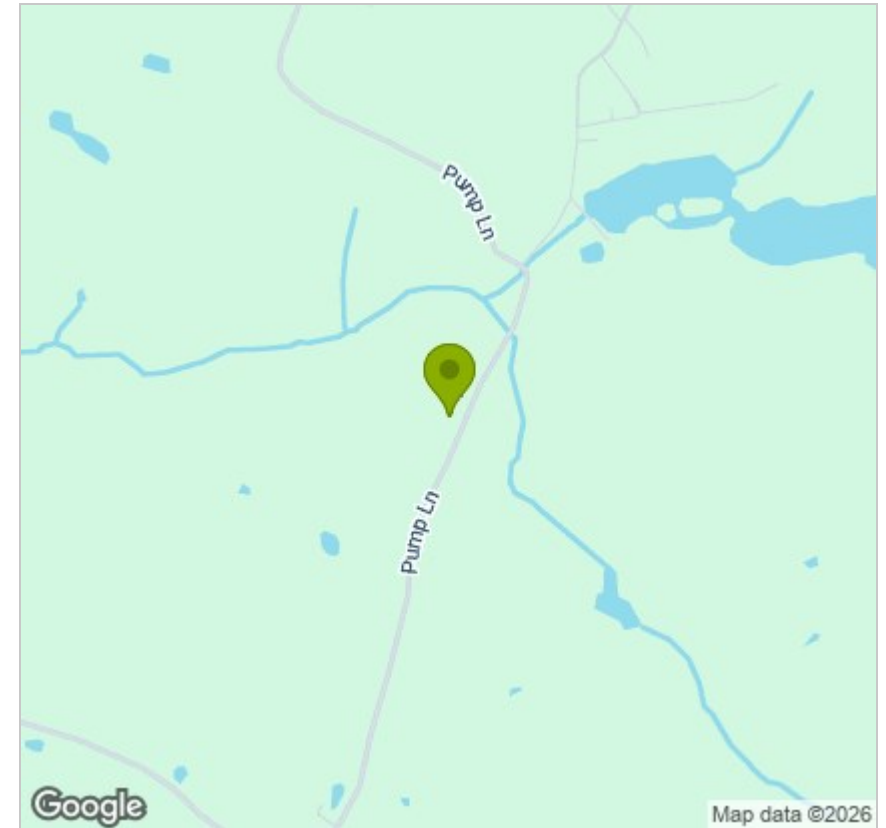


Viewing

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Area Map



Energy Efficiency Graph

