



OAKFIELD



High Street, Uckfield, TN22 1RD

Asking Price £1,100,000



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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" x 6'6" x 52'5" x 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

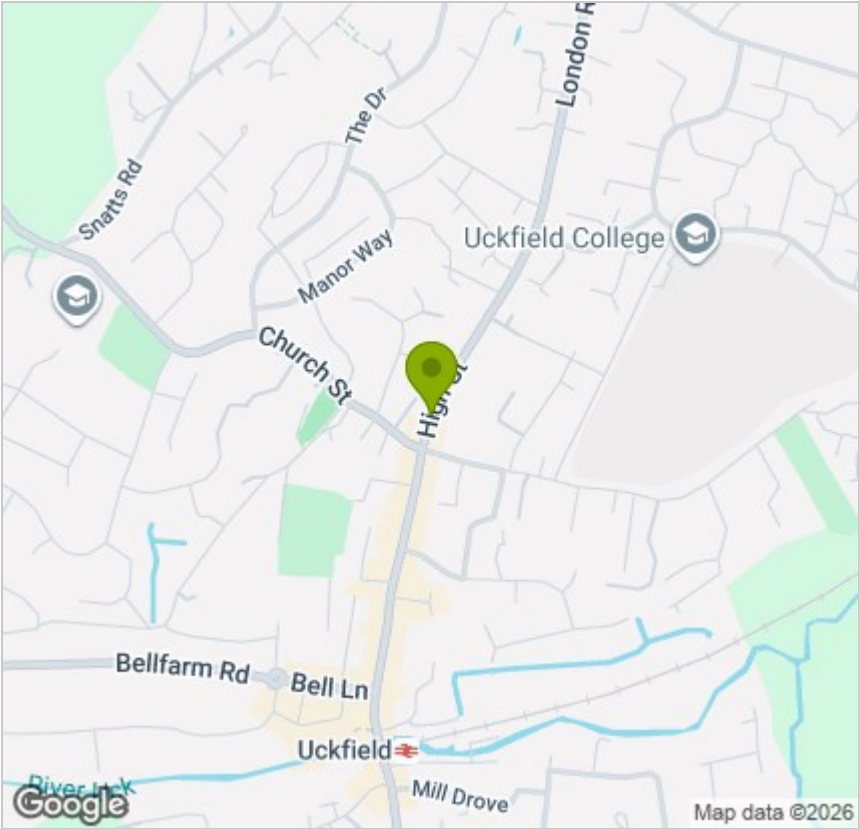


Viewing

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

