



OAKFIELD



Pump Lane, Framfield, Uckfield, TN22 5RQ

Price Guide £925,000



## Pump Lane, Framfield, Uckfield, TN22 5RQ

Price Guide of £925,000 - £975,000.

This 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)

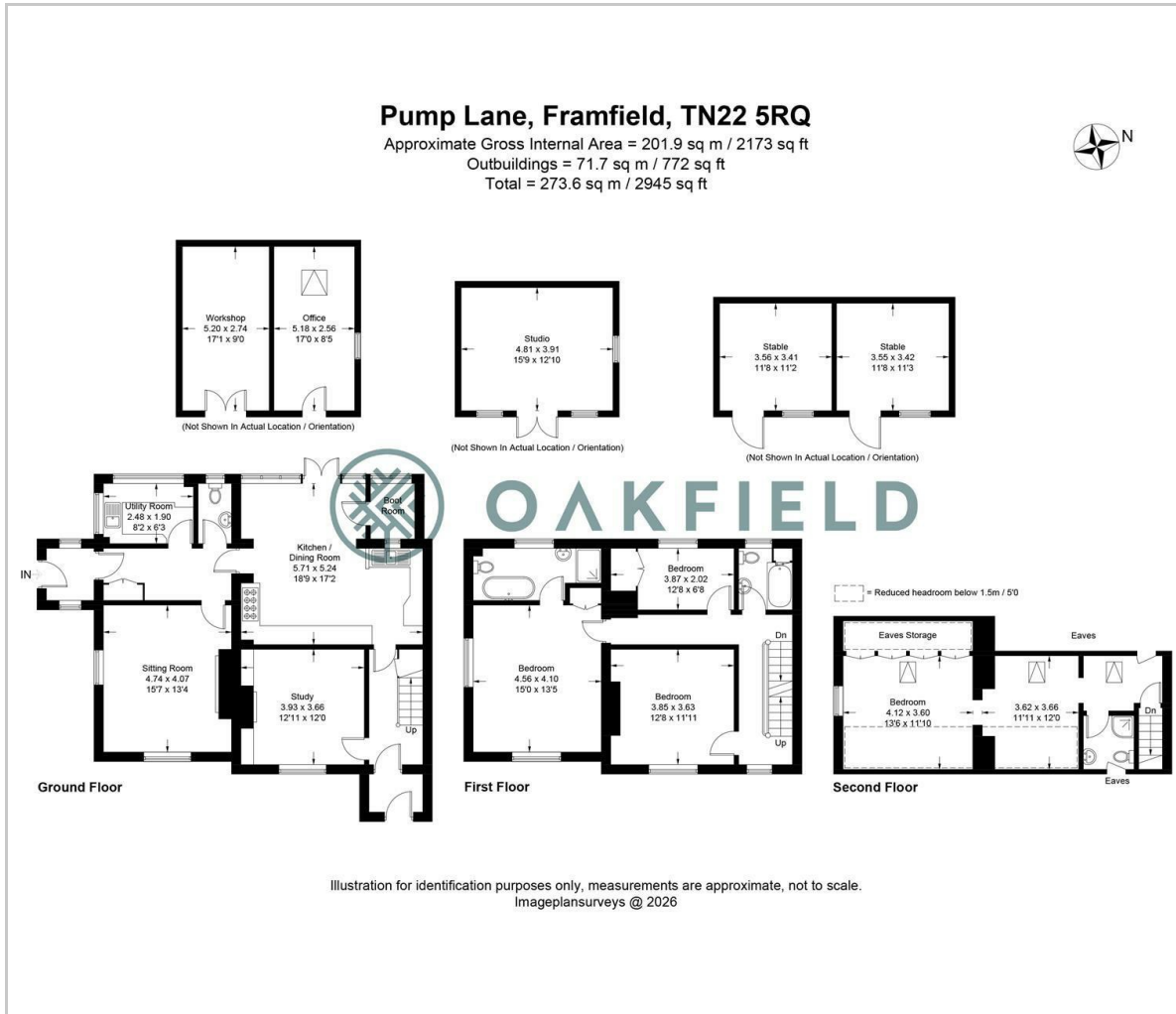
**Stable**

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

**Council Tax Band F - £3768 Per Annum**



## Floor Plan

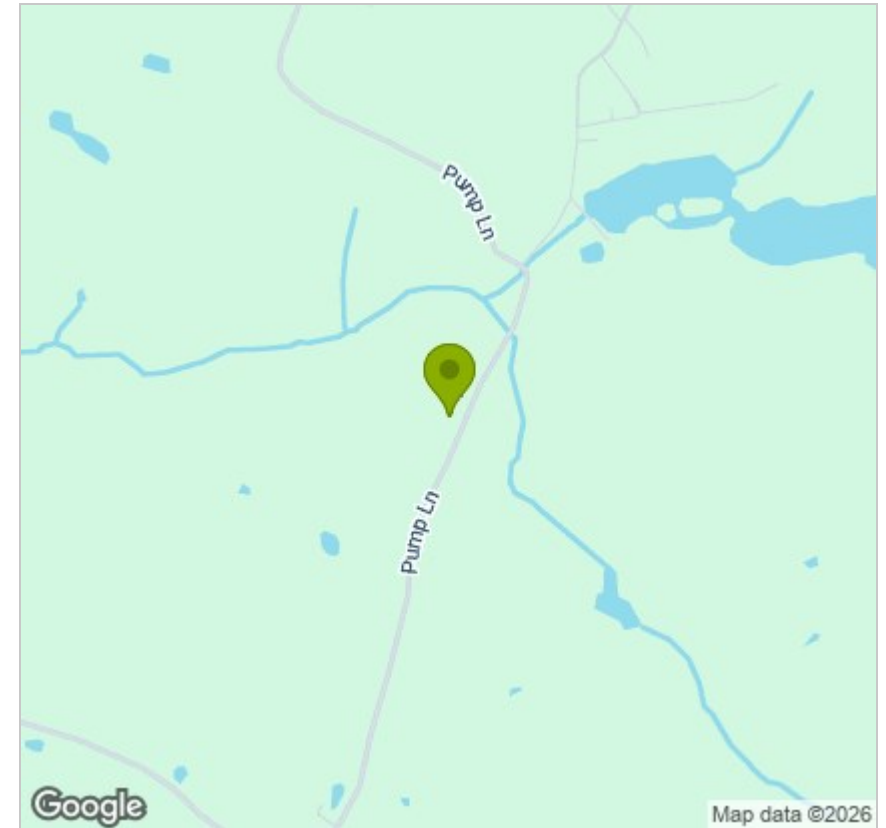


## Viewing

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

