



Old Heatherwode

Pound Green | Buxted | Uckfield | East Sussex | TN22 4JW

FINE & COUNTRY

SELLER INSIGHT

“Occupying a sought-after location in the delightful village of Buxted is Old Heatherwode, an utterly charming four-bedroom Grade II* listed house that originally dates back to 1541.

“The house is absolutely beautiful, very spacious and bright, and hugely characterful, but it was the feeling we got the very first time we set foot inside that made my husband and I want to buy it,” says the owner. “We’d been searching for a new property for quite some time and viewed lots of other houses, but this one was somehow different from all the rest. The minute you step inside you feel its magic; it grabs hold of you. It has a very special something about it and everyone who visits seems to comment on it.”

Externally Old Heatherwode has a unique character and charm, and inside it boasts a wealth of lovely period features. “Lots of the rooms are heavily beamed and the wattle and daub walls are quite something with their ancient timbers, but one of my favourites features has to be the huge inglenook in the main living room,” continues the owner. “It has an enormous lintel beam, which has initials that would have been carved centuries ago, and in one corner there’s an indentation, which I believe is where knives would have been sharpened. I love the history of this house, but ultimately it’s a very warm and comfortable home, and it’s also fantastic for entertaining.”

“Another spectacular feature is the garden, and it’s something I’m really going to miss when I leave. It was beautifully and very cleverly designed many years ago; it’s almost divided into rooms, with hedging that draws you around to the different areas. Over the past twenty years or so my husband and I changed the planting quite a bit with the aim of adding more colour, and it’s now an absolutely delight, particularly during the spring and summer months. At the moment it’s awash with blues, whites and soft pinks, but soon there’ll be an explosion of colour and the perfume will be incredible. The garden as a whole is absolutely gorgeous and it also has a therapeutic quality. For me it’s been a real haven of peace and tranquillity.”

“The lounge is the room to which I naturally gravitate because it’s a room for all season. When it’s cold and miserable outside I can draw the curtains, light the fire and create a wonderfully cosy atmosphere, but when the sun is shining it’s bright and airy with the sunlight streaming in through the windows.”

“The location is absolutely superb. Buxted itself is a gorgeous village with a doctor’s surgery, a shop and a Post Office, and having the station just up the road was fantastic when I had to commute into London. It’s also a lovely place for long country walks and Ashdown forest is only around twenty minutes away by car.”

“Another of my favourite rooms is the garden room. It has French doors leading out onto the patio so on a warm sunny day I’ll open them up and I can sit and enjoy a really stunning view of the garden.”

“I can’t quite put my finger on what it is that makes this house so special, but the feeling I got the very first time I stepped through the front door has never gone away,” says the owner. “It’s a very special place and I’ve loved living here for the past twenty years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Old Heatherwode

Fine & Country are delighted to bring to market this beautifully presented four-bedroom Grade II* Listed detached home with a large garden, garage, and outbuildings in the sought-after village of Buxted.

This wonderful property has been renovated throughout to an excellent standard and benefits from a beautiful, landscaped garden and stunning views across to the South Downs. The house includes more than 2150 square feet of internal living space, is set over three floors, and consists of, on the ground floor, a kitchen, dining room, sitting room, cloak room and sunroom. Upstairs on the first floor you have two bedrooms, a family bathroom, a dressing room and an ensuite bathroom while on the second floor you find two further bedrooms.

On entering the house through the front door, you enter a central hallway with stairs leading upstairs. To your right you find the wonderful 24'8 x 14'10 double aspect sitting room with a large inglenook fireplace and exposed beams which leads into a sunroom extension with French doors leading directly to the garden. From the hallway to your left, you enter the dining room which again has a host of character feature features including exposed beams and an inglenook fireplace. The dining room leads directly into the kitchen which is a functional well laid out space with modern fixtures and fittings and door leading directly to the garden. Taking the stairs to the first floor you find a wonderful 17'5 x 14'10 triple aspect principal bedroom with a large dressing room overlooking the garden and a modern ensuite bathroom. The second bedroom is of excellent proportions and double aspect and features built in wardrobes while the family bathroom is of good proportions and features modern fixtures and fittings. Taking the stairs from the central landing to the top floor you find two further bedrooms.





STEP OUTSIDE

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Outside, the garden is a particular feature of the property with a variety of mature trees shrubs and borders and is mainly laid to lawn. The garden features a paved terrace area to the rear of the property with steps leading to a paved path bordered by roses. The garden has been beautifully landscaped and is divided into a variety of different areas each with their own charm and showcasing a variety of plants. The property benefits from two outbuildings one of which incorporates a utility and there is also a garage. To the front of the property is a private drive with parking for several cars and a delightful front garden.

This wonderful property is in a convenient semi-rural position in the sought-after village of Buxted. The nearby towns of Heathfield and Uckfield provide ample shopping and recreational facilities and main line links directly to London while the county town of Lewes a short drive of approximately 15 minutes.

Freehold
EPC Exempt
Council Tax Band G

£ 1,100,000



Old Heatherwode, Pound Green, Buxted, Uckfield, TN22

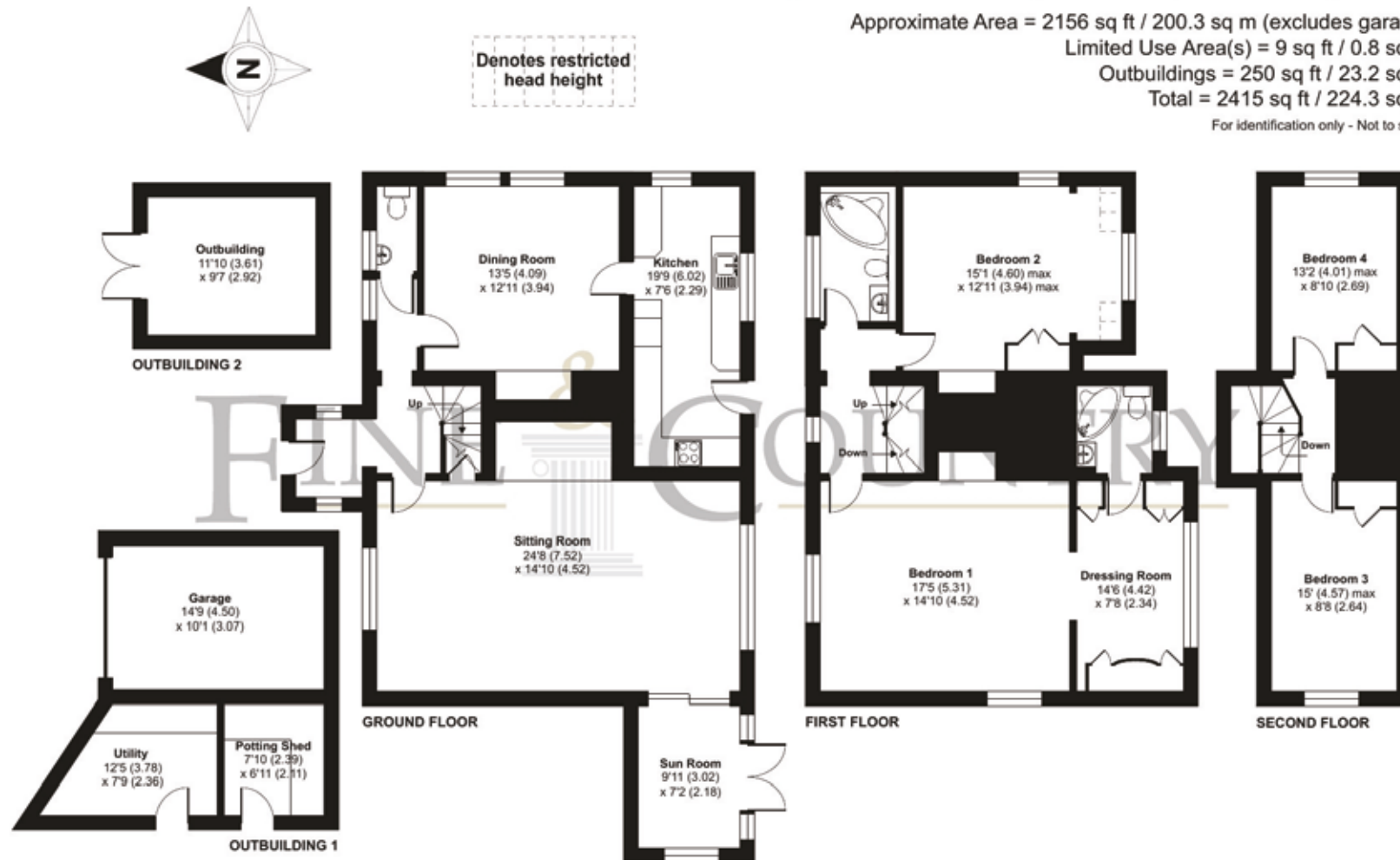
Approximate Area = 2156 sq ft / 200.3 sq m (excludes garage)

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Outbuildings = 250 sq ft / 23.2 sq m

Total = 2415 sq ft / 224.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Fine & Country. REF: 985944



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS.





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