



## Pound Farm Cottage

Pound Hill, Framfield, Uckfield, East Sussex, TN22 5RR

SAMUEL & SON  
CHARTERED SURVEYORS

# POUND FARM COTTAGE

POUND HILL, FRAMFIELD, UCKFIELD, EAST SUSSEX, TN22 5RR

A three bedroom detached cottage with detached cart lodge style garage set in a generous plot with delightful established gardens incorporating various outbuildings.

## Accommodation:

Entrance hall • Kitchen/breakfast room • Sitting room • Dining room • Conservatory  
Utility/cloakroom • Three bedrooms • Family bathroom

## Outside:

Detached double cart lodge style garage

Mature gardens of about half an acre incorporating outbuildings • Superb rural outlook

**Guide £695,000**

## Situation

The property is set off a country lane in an elevated position in a desirable rural location, almost equidistant from the villages of Blackboys and Framfield with their village shops and public houses. Uckfield, about 3 miles, offers a very good range of amenities including several supermarkets, high street shopping, cinema and leisure centre. The spa town of Tunbridge Wells is about 16 miles to the north providing comprehensive shopping, social and cultural amenities whilst the county town of Lewes is about 11 miles to the south. The coastal towns of Eastbourne and Brighton are 10 miles and 17 miles away respectively.

Mainline rail services are available at Uckfield and Buxted (2.2 miles) with regular services to London Bridge. The property is conveniently located for access to the local and national road network - the nearby A26 and A22 connect to the M25 northwards and A27 southwards linking to the wider motorway network and good connections to London Gatwick/Heathrow airports.

There are many highly regarded schools in the area, both state and private, including Framfield and Blackboys Primary Schools, Uckfield Community College, Skippers Hill Manor Prep School, Mayfield School, Cumnor House at Danehill and Bede's at Upper Dicker.

## Description

Pound Farm Cottage is a three bedroom, detached house with just under 1500sq ft of living and entertaining space set within grounds of about three quarters of an acre with delightful gardens and a detached, open-bay cart lodge style garage with store.

## Accommodation

The accommodation is arranged over two floors and was extended a number of years ago by the current owners. There are three bedrooms and a bathroom on the first floor with access to a sizeable loft; on the ground floor there is a practical arrangement of living space with a dining room, kitchen/breakfast room, sitting room with fireplace and log burning stove and a conservatory/sun room. A front porch gives access to a utility room and a separate WC.

The cottage would benefit from some updating and there is certainly potential to extend the living space, subject to the usual consents.

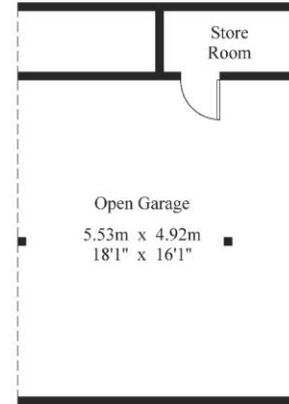
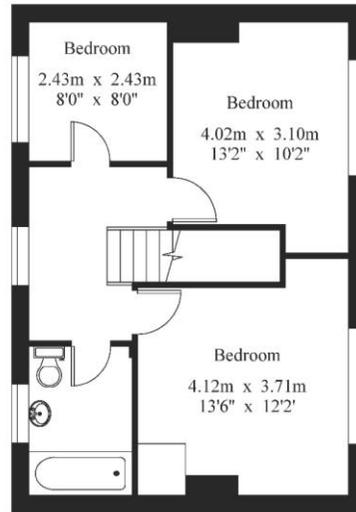
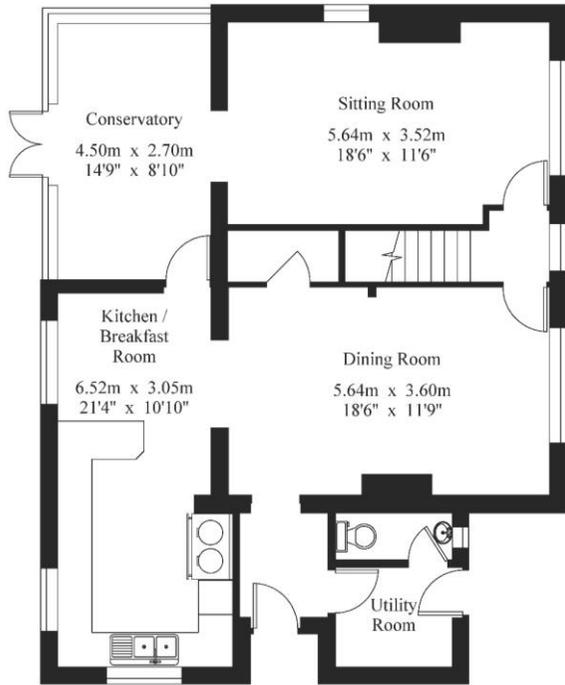
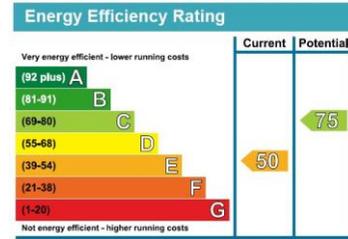
## Outside

The detached double cart lodge style garage provides parking for two cars and very good storage space. There is a long gravel driveway leading from the entrance to the front of the house where there is ample parking for a good number of vehicles.



# Pound Farm Cottage

House - Gross Internal Area : 137.4 sq.m (1478 sq.ft.)  
 Carport - Gross Internal Area : 33.1 sq.m (356 sq.ft.)



For Identification Purposes Only.  
 © 2020 Trueplan (UK) Limited (01892) 614 881

The gardens are a lovely feature; a large, level lawn is framed by distinctive borders and flower beds displaying an excellent variety of flowering plants and shrubs with a terrace at the rear of the cottage providing a great space for outdoor dining and entertaining. From the end of the garden, there is a wonderful open outlook over adjoining farmland and woodland with mature hedging and trees enclosing the sides.

There are two greenhouses, a sizable timber frame summerhouse and towards the entrance of the property a former storage shed/building as well as the footprint of some former small farm buildings which could provide the potential for a separate office or workshop. Additionally, there is a sizable vegetable garden and fruit trees.

## GENERAL PROPERTY INFORMATION

### Services

Mains electricity and water, private drainage, oil fired central heating.

### Local Authority

Wealden District Council. [www.wealden.gov.uk](http://www.wealden.gov.uk)

### Outgoings

Council Tax Band 'F'.

### Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam.

### Directions

From Uckfield proceed east out of town on the B2102 and through the village of Framfield; on leaving the village, proceed for about half a mile and turn left into Pound Lane. The driveway to Pound Farm Cottage is the second on the right. From Cross in Hand take the B2102 & drive for about 3 miles and turn right at Blackboys.





**SAMUEL & SON**  
CHARTERED SURVEYORS

01435 810077 [info@samuelandson.co.uk](mailto:info@samuelandson.co.uk)  
Bank House, High Street, Horam, East Sussex, TN21 0EH  
[www.samuelandson.co.uk](http://www.samuelandson.co.uk)

IMPORTANT NOTICE: Samuel & Son, their clients and any joint agents give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property and do not form part of any offer or contract. The information in these particulars is given without responsibility and they have no authority to make or give any representations or warranties whatsoever in relation to this property. 2. Any areas, measurements or distances referred to are given as a guide only and may not be precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents. Samuel & Son have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition. Purchasers must satisfy themselves by inspection or otherwise.