



EQUUS

Country & Equestrian



Strawberry Hill House

Strawberry Hill House, Bird In Eye Hill, Framfield, Uckfield, East Sussex TN22 5HA

S O L D - Detached 5 bedroom family home of period origins (unlisted) set in 10 acres (*TBV) occupying a secluded rural position being surrounded on three sides by it's own mature grounds and land, including a natural bluebell wood , pond / orchards. Further benefit of extensive outbuildings including stabling, pig pen, aviary, polly tunnel frame, dog kennels and chick coups. The property enjoys an ideal position set on the rural fringes of the pretty village of Framfield and within a mile of Uckfield town centre offering all the benefits of country living with excellent local amenities and good commuting links. For equestrian enthusiasts there is excellent scope to add to the existing stabling by adapting or replacing some of the range of outbuildings with ample space to add a riding arena (subject to permissions) and good local hacking courtesy of the Weald Way close by. Formerly 2 farm cottages extended and adapted into one dwelling the well-proportioned accommodation features high ceilings in most rooms creating an air of light and spaciousness with large open plan reception/family living areas. Outside the mature gardens and grounds have been planted with many specimen trees adding to the seclusion of the location and the numerous outbuildings include a large garage / workshop, summerhouse, gym/ store building. NO CHAIN.

LOCATION & AREA AWARENESS

The property is ideally positioned on the rural fringes of the pretty village of Framfield with it's church, primary school, post office/shop and local pub. The town of Uckfield is around 1 mile away and offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a public cinema and library, supermarkets as well as a railway station providing services to London in just over an hour (London Bridge 67 minutes) . The locality is well served with a wide selection of schooling for all age groups including a Community college with a sixth form and a number of very good primary schools. The stunning 6,500 acre Ashdown Forest is also within close proximity offering numerous bridleways, footpaths and cycle trails. Access to the surrounding areas can be gained by the A272 which provides swift vehicular access to Haywards Heath which boasts a fast commuter service to London (London/Victoria approximately 47 minutes) and the motorway network of the A/M23, the latter lying west of Haywards Heath at either

Bolney or Warlinglid. The coastal resorts of Eastbourne and Brighton are approximately 19 and 18 miles respectively

ACCOMMODATION - refer to the floor plan

POINTS OF PARTICULAR INTEREST - Extended and refurbished by the current owner the property offers good sized accommodation, high ceilings, with a lovely open plan main reception area incorporating a wood burner (current one not staying with the property), country style KITCHEN with hand built units with hard wood Iroko work tops, hand built inset store cupboard, large Belfast sink partially sunk into another hand built unit similar to a welsh dresser, 4 door cream AGA (electric) with tiled splash back and hand built surround; the whole room is tiled throughout with quarry tiles. Off the kitchen is the UTILITY ROOM with plumbing for a washing machine etc, WC/CLOAKROOM as well as a door to the outside. The DRAWING ROOM has a feature wood burner and a view across the front garden. FIRST FLOOR - Landing with Five BEDROOMS, inner hall with SHOWER ROOM/WC, FAMILY BATHROOM older style suite in keeping with the property. Two of the bedrooms have lovely fireplaces adding character and a focal point to the rooms.

GARDENS & LAND

The current Vendor has a passion for trees and plants. Over the years he has planted new shrubs and trees as well as maintaining the established mature trees albeit some have been taken down by the weather/storms. The property itself is very well screened by mature trees all the way along its road boundary. The gardens and the surrounding fauna are a key part to the property. It has been run as a smallholding that has allowed the family to recreate the Good Life with cattle sheep pigs and goats (including the odd Llama!) The whole site extends to approx. 10 acres which include the principle dwelling, all the gardens and pasture which is level. There are no PUBLIC RIGHTS OF WAY OVER THE IS PROPERTY.

The acreage stated at the property is 'TBV - *To Be Verified', which means that the land has not been formally measured by Equus and or its sellers/clients other than by obtaining the Title Plan from Land registry where available, with the boundary and acreage clearly stated/marked. Interested applicants/buyers are advised that if they have any doubts





as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

EQUESTRIAN FACILITIES & OTHER BUILDINGS

REFER TO THE FLOOR PLAN

GARAGE /WORKSHOP & BARN - power/electric, timber framed building, open plan barn.

MAIN POLE BARN - TIMBER FRAMED POLE BARN metal sides and roof. Open floor, water, electric off main (isolated), assorted sized stables.

GYMNASIUM POLE BARN - TIMBER FRAMED metal sides and roof, slab floor. Suitable for other uses.

ASSORTED OTHER ANIMAL STRUCTURES - Assorted pens, Aviaries, Coups, Polly Tunnel structure will remain at the property.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Wealden District Council

SERVICES: Newly installed private drainage system. Main water. Oil central heating and electric AGA.

TAX BAND: F

EPC RATING: E

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent
Equus Country & Equestrian, South East

T: 01892 829014

E: sales@equusproperty.co.uk

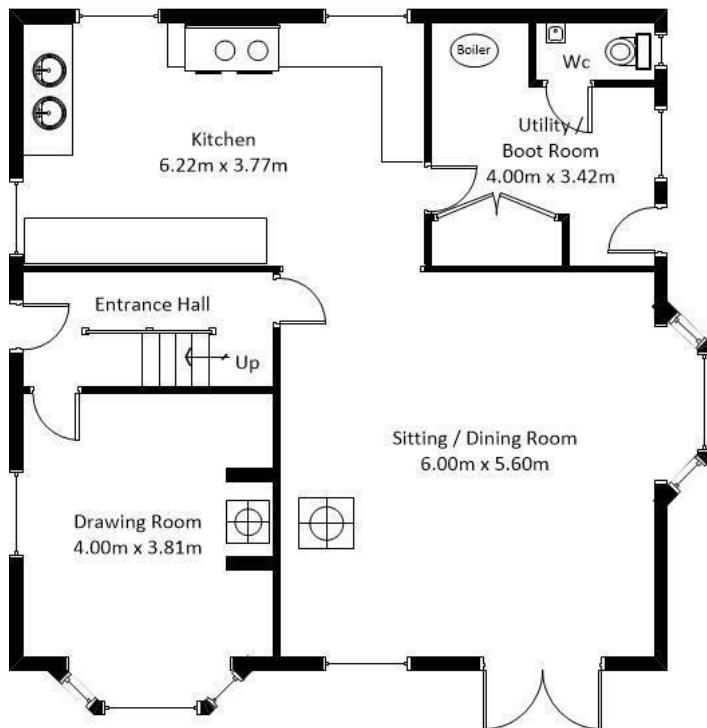
Prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused. If inspecting the outbuildings, equestrian facilities or any other building within the grounds it is advisable to wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.



POA

SSH TN22

Gross internal floor area approximately 189.3 square metres (2037 square feet)

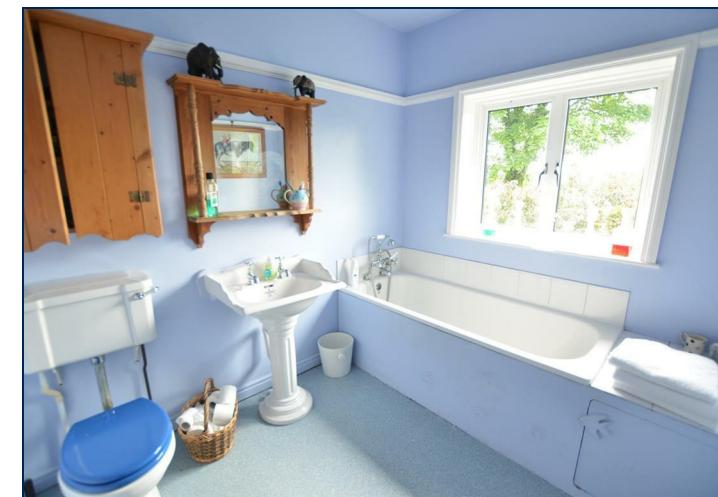
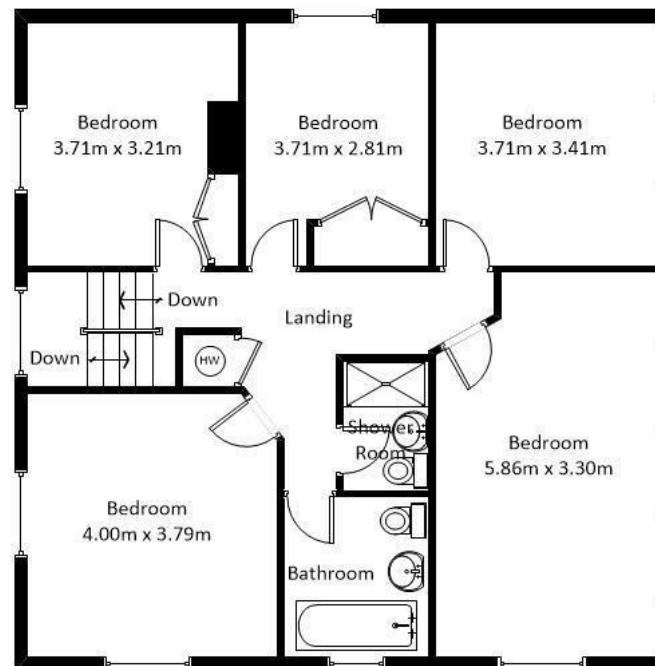


This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC

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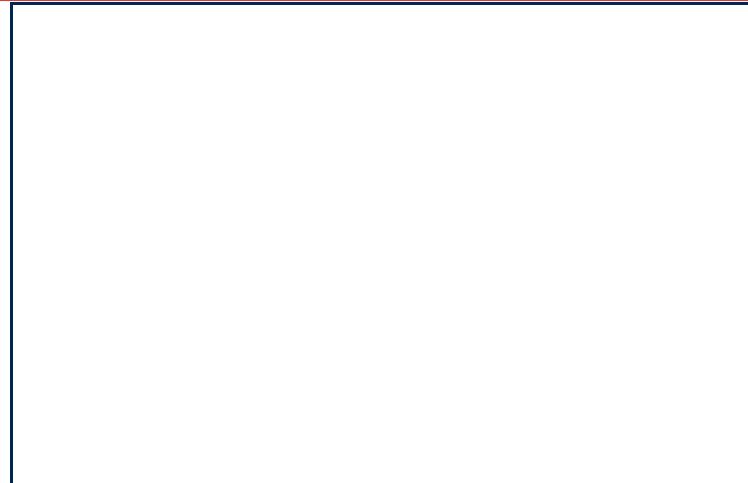


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			95
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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