



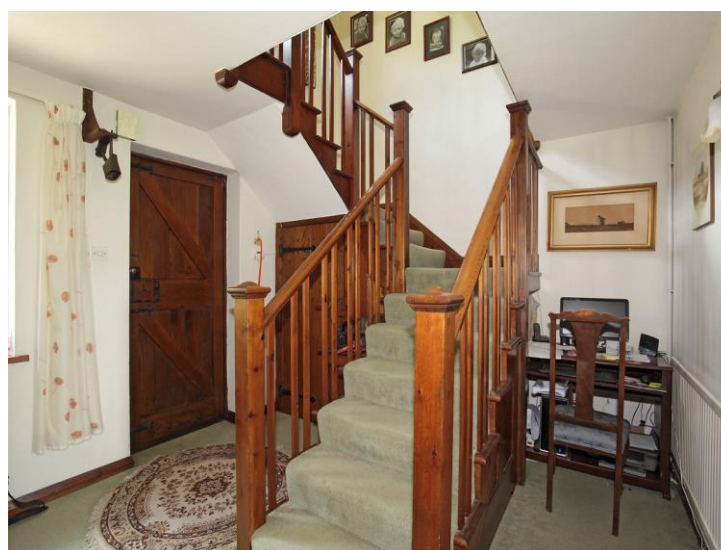
Horsted Lane, Isfield, TN22 5TX

£950,000 Freehold

**MANSELL
McTAGGART**
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in brief...

- Beautifully positioned 5 bedroom detached 1930's home
 - Occupying a 3.25 acres
 - Stable block and adjoining tractor store
 - Potential for a self-contained annex
 - Double aspect sitting room with open
- Kitchen/breakfast room
 - Two bathroom
 - Attached 19'1 x 10'5 garage
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in more detail...

A beautifully positioned 4/5 bedroom two bathroom detached 1930's country home, occupying stunning gardens and grounds of approx. 3.25 acres with a stable block and adjoining tractor store. Situated in this ever popular village enjoying pleasant rural views towards the adjoining countryside.

Filsham Lodge offers a wealth of character features throughout with exposed ceiling timbers, solid oak latch door, an oak staircase and sitting room enjoying an open brick fire place. The kitchen/breakfast is a particular feature having been beautifully re-fitted with country style units, solid wooden work surfaces, twin plate Aga and walk-in larder.

The gardens and ground have been beautifully kept with a level formal lawn interspersed and flanked by well stock flower and shrubs and a well-established vegetable garden to the far boundary. Adjoining the gardens is a 2 acre field with a detached stable block and adjoining tractor store enclosed by natural hedging.

The property comprises of in brief on the ground floor: entrance porch, entrance hallway with a useful study area, cloakroom, a double aspect sitting room, dining room, a kitchen/breakfast room, lobby with access to the front and rear of the property, a separate utility room and a family room/bedroom 5 (which could be used as a self-contained annex). From the entrance hallway a staircase rises to the galleried first floor landing, double aspect bedroom one, three further bedrooms and two family bathrooms.

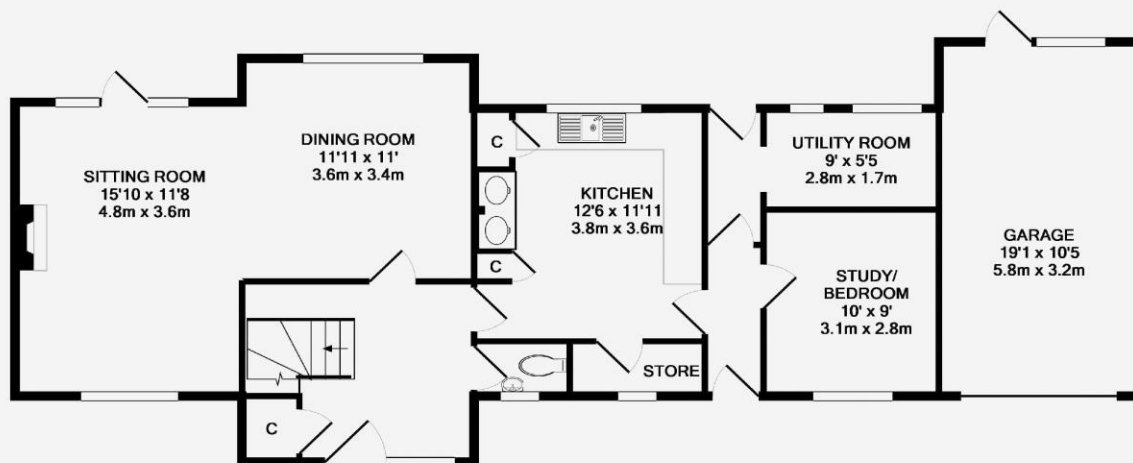


outside and the location...

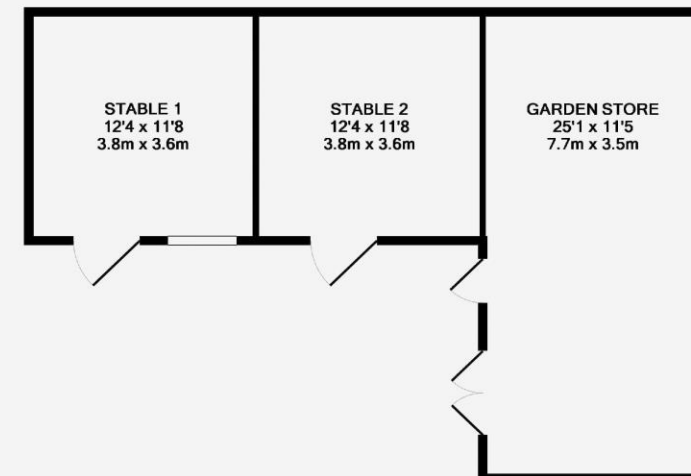
Outside the front of the property is approached via a five bar gate and gravel driveway which in turn leads to attached garage. The rear gardens are mainly laid to lawn with a flagstone seating terrace adjoining the rear of the property and adjoining 2.86 acre field.

Filsham Lodge is situated in a pleasant position in the highly desirable village of Isfield. Although surrounded by open fields and rolling countryside the village itself, offers several public facilities including a farm shop, village pub, village hall/pre-school. The well regarded Little Horsted Primary School is close by and provides a courtesy bus to and from the village for pupils. In addition there is a popular picturesque steam railway station, the Lavender Line which provides a sought after public attraction. Uckfield is within a short driving distance providing a good range of shopping and public facilities including numerous bars/restaurants, a library, a cinema, several small shops, boutiques, and supermarkets to include Tesco and Waitrose. The area is well served with railway stations offering services to London, Uckfield railway station offering services to London in just over 60 minutes and a faster commuting service can be found nearby at the historic county town of Lewes. The historic country town of Lewes is the home to Harvey's Brewery, this vibrant town offers a wide variety of shopping and public facilities. Access to the coastal resorts of Eastbourne and Brighton city is also easily accessible and the area is well served with a range of leisure facilities including several sports clubs. Isfield is on the Brighton to Tunbridge Wells bus route.

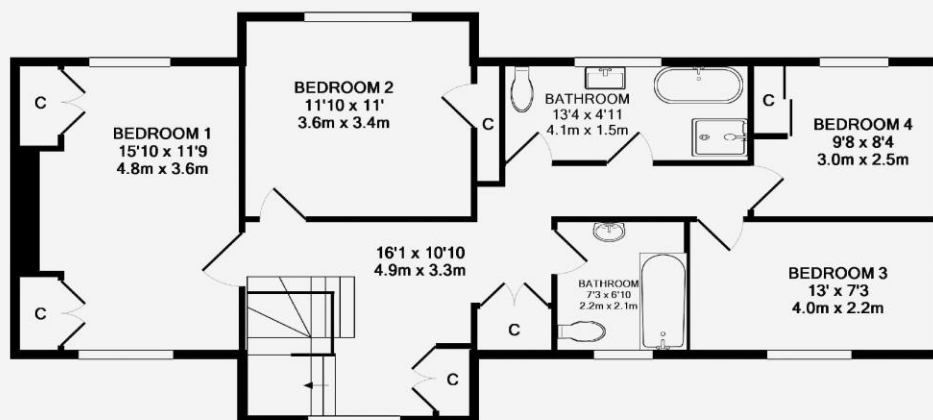
Please check google maps for exact distances and travel times (property postcode: TN22 5TX)



GROUND FLOOR
APPROX. FLOOR
AREA 1587 SQ.FT.
(147.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 2398 SQ.FT. (222.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 811 SQ.FT.
(75.4 SQ.M.)

**MANSELL
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