



# Elm Cottage

Brook Lodge Farm, Rose Hill, Uckfield, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A charming 3 bedroom single story dwelling in the quiet hamlet of Rose Hill, with plot extending to 1.44 acres

Elm Cottage is a detached timber framed, timber clad property occupying a quiet position conveniently located midway between Uckfield and the eclectic county town of Lewes. The property is well presented and sits on a generous plot of well kept gardens and a paddock which in total extends to 1.44 acres.



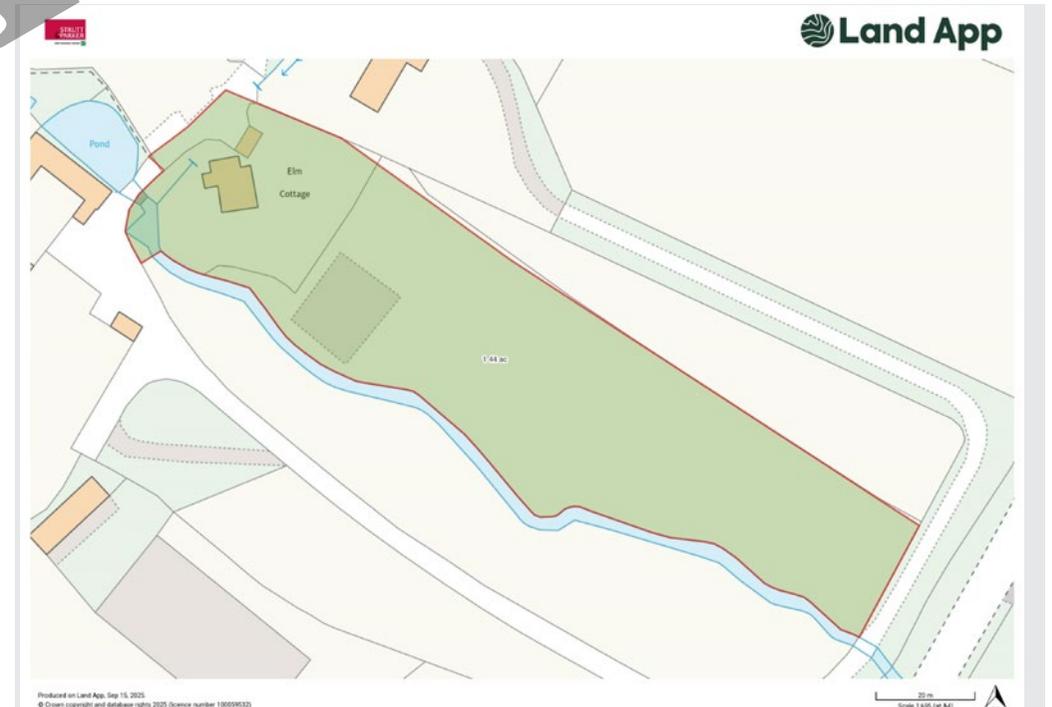
### The property

Elm Cottage is a well presented 3 bedroom detached single story dwelling surrounded by well maintained garden and having the benefit of a private paddock. The property which we believe dates back to the 1930s has been updated over recent years and is located in a small Hamlet towards the end of a long driveway. The property is of a timber frame, timber clad construction under a pitched roof and has uPVC double glazing to most windows and doors. The accommodation in brief consists of a generous sitting room with a Rayburn to one end and french doors opening to the secluded gardens. The kitchen has been refitted with wood fronted cupboards under granite worktops and having built in appliances. There are 3 bedrooms, the largest of which has an en-suite cloakroom and there is a family shower room. The accommodation is bright and well presented and there are solar panels supporting the energy usage.

### Outside

Elm Cottage sits on land which extends to 1.44 acres and is approached via a long access road shared by neighbouring properties. There is a parking area for two cars and front gate provides access to the cottage and gardens.

To the rear of the cottage is a paved patio area leading to the good size level gardens which are secluded by established trees and hedgerows. Adjacent to the cottage is a timber shed/workshop as well as a greenhouse. There is a rear gate which leads to the paddock, again being secluded with established trees and bushes.



## Location

The property sits within striking distance of a local pub, The Halfway House, on the fringes of the sought-after East Sussex village of Isfield which offers a popular farm shop and pubs. Further amenities are available in nearby villages including Buxted, which has a church, general store, GP surgery, pharmacy, florist, two pubs, a popular primary school, children's playground and recreation ground. More extensive shopping, service and leisure amenities including golf clubs are available in Uckfield, Heathfield, Lewes And Royal Tunbridge Wells. Communications links are excellent: the nearby A26 gives access to key regional centres and the motorway network and Uckfield station offers regular direct services to central London in around an hour.



## Distances

- Uckfield 3.5 miles
- Lewes 4.5 miles
- Heathfield 11.5 miles

## Nearby Stations

- Uckfield
- Crowborough
- Lewes

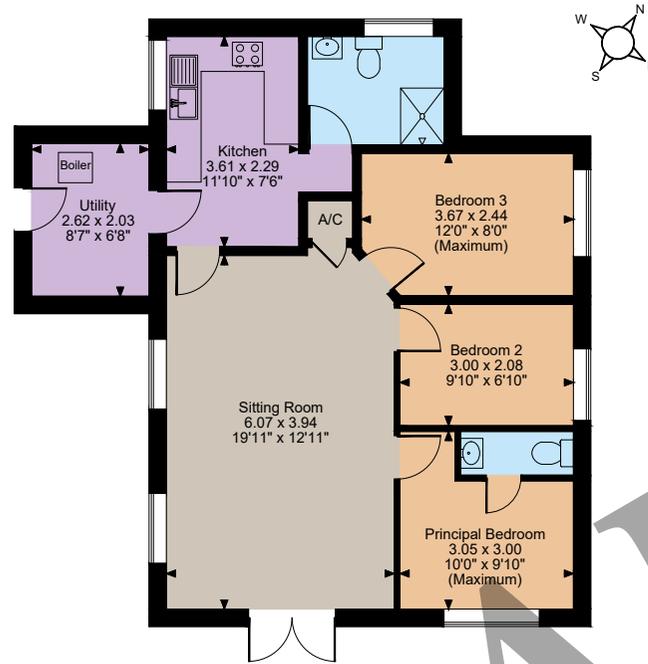
## Key Locations

- Lewes Castle & Museum
- Bluebell Railway
- Ashdown Forest

## Nearby Schools

- Barcombe CofE Primary School
- Annan School
- Northease Manor School





The position & size of doors, windows, appliances and other features are approximate only.  
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### Floorplans

Approximate gross internal area 762 sq ft (71 sq m)  
 For identification purposes only - Not to scale

### Directions

TN22 5UH

what3words: ///amazed.couches.middle

### General

**Local Authority:** Wealden District Council

**Services:** Mains water and electricity. Solar panels. LPG fired boiler. Private drainage.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** TBC

**EPC Rating:** Band E



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### Lewes

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