



Jacks Platt

Duddleswell, East Sussex

A beautifully presented detached house in a stunning position with breathtaking views of the Ashdown Forest

An impressive detached family home occupying a stunning and secluded position with sweeping views across the surrounding Ashdown Forest. The property offers comfortable and attractive accommodation and is set in the tiny village of Duddleswell, between the bustling towns of Crowborough and Uckfield.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDENS OF 0.36 OF AN ACRE



FREEHOLD



SEMI RURAL



2,327 SQ FT



**GUIDE PRICE
£1,100,000**



The property

Jack's Platt is a delightful detached home offering 2,327 sq ft of beautifully presented accommodation arranged over two generous floors. The property provides light, airy and flexible accommodation with understated, traditional styling, while outside there are splendid gardens and far-reaching dramatic views across the surrounding heathland landscapes.

Entering the property via the porch with its built-in bench seating, double doors lead to the welcoming reception hall with its tiled flooring, turned staircase leading to the upper level, and doors to the main ground-floor reception rooms. The largest of the reception rooms is the 26ft drawing room, which has a fireplace fitted with a log burner, space for a seating area and a dining area and benefits from a southwest-facing dual aspect with French doors, taking in views across the gardens and beyond. There is also a relaxed sitting room for everyday family living and a study with built-in shelving. Towards the front of the ground floor, the kitchen and breakfast room is fitted

with farmhouse-style painted wooden units, wooden worktops, a central island and an Aga, and includes space for a large breakfast or dining table.

One bedroom can be found on the ground level, which is ideal for use as a study or a guest bedroom, and has access to a shower room, which doubles as a utility/laundry room. Upstairs you will find an additional three well-presented bedrooms, each of which is similarly proportioned and benefits from built-in storage. There is a bathroom and eaves storage with potential for extension (STPP).



Outside

The property is accessed via a lane, across a cattle grid and through beautiful heathland-style countryside to the driveway in front of the house, which provides parking for several vehicles and access to the detached garage, workshop and store at the side. The house itself is nestled in a secluded position, with the beautiful Ashdown Forest countryside laid out before it. The gardens include rolling lawns and well-tended shrubs and hedgerows, as well as a sunny southwest-facing patio for al fresco dining, which provides a truly special setting for taking in those far-reaching views. The gardens also provide gated access directly onto the forest's heathland.

Location

Jacks Platt enjoys a peaceful position outside Duddleswell, on the edge of the Ashdown Forest in East Sussex. The surrounding countryside offers miles of woodland and heathland walks, while nearby Uckfield, East Grinstead, and Tunbridge Wells provide a wide range of shops, schools, and leisure facilities. Communications are excellent: the A22 and A26 give

access to regional centres, Uckfield and East Grinstead stations provide rail services to London in under 90 minutes, and Gatwick Airport is within easy reach, making Jacks Platt a well-connected yet tranquil rural location.



Distances

- Uckfield 5.7 miles
- Crowborough 4.4 miles
- East Grinstead 9.4 miles
- Royal Tunbridge Wells 12.1 miles
- Hawywards Heath 12.9 miles
- Lewes 13.7 miles

Nearby Stations

- Uckfield
- East Grinstead

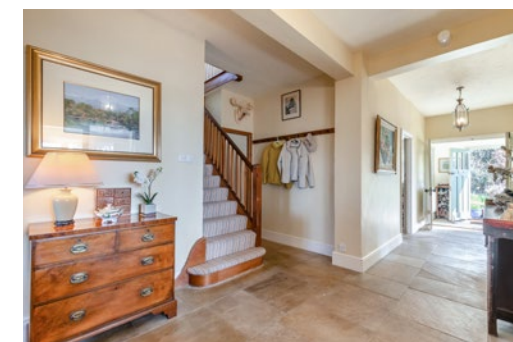
Key Locations

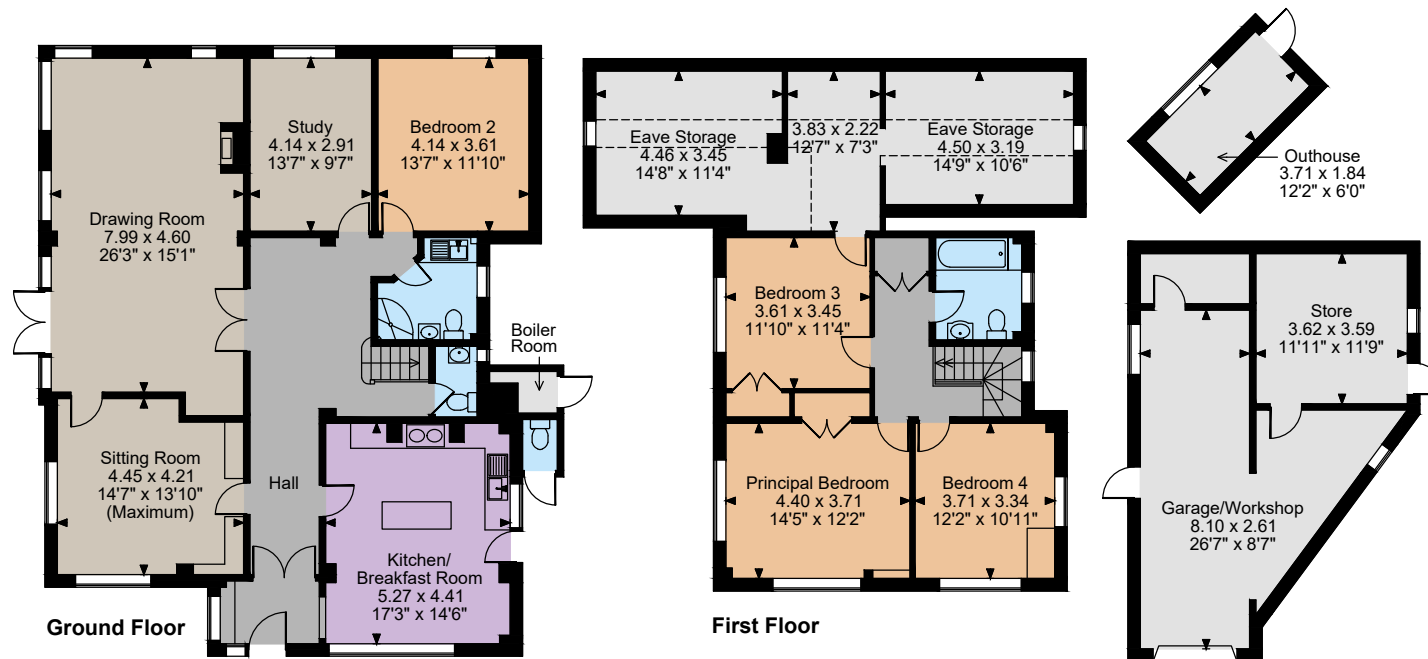
- Bluebell Railway
- Sheffield Park and Garden
- Bentley Wildfowl and Motor Museum
- Ashdown Forest
- Lewes Castle and Museum
- Glyndebourne Opera House
- South Downs National Park

- Batemans
- Pevensey Castle

Nearby Schools

- Cumnor House
- Ardingly College
- Blackboys CE Primary School
- Uckfield College
- Barcombe CofE Primary School
- Annan School
- Skipper Hill Manor Preparatory School
- Lewes Old Grammar School
- Mayfield School
- Bede's School





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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,327 sq ft (216 sq m)

Garage internal area 520 sq ft (48 sq m)

Outhouse & Boiler Room internal area 97 sq ft (9 sq m)

Total internal area 2,944 sq ft (274 sq m)

For identification purposes only.

Directions

TN22 3JR

what3words: ///feathers.bluff.dimes - brings you to the driveway

General

Local Authority: Wealden District Council

Services: Mains water, electricity and private drainage. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Council Tax: G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

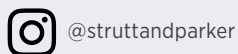
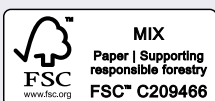
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