



# Tanyards

East Sussex



# A Grade II listed family home with swimming pool, party barn and outbuildings

Tanyards, Framfield Road, Uckfield, TN22 4PP

Buxted and station 0.6 mile (London Bridge 1 hour 14 minutes), Uckfield 3.8 miles, Heathfield 7.6 miles, Lewes 12.4 miles, Royal Tunbridge Wells 13.9 miles, A26 (Eridge Road) 2.3 miles, A22 (Lewes Road) 3.8 miles, London Gatwick Airport 22.7 miles, central London 46.5 miles

## *Features:*

Ground Floor: Entrance hall | Kitchen | Dining room  
Drawing room | Library | Study | Sitting room | Family room  
Conservatory | Two guest cloakrooms

First Floor: Principal bedroom with en suite shower room and dressing room | Three further bedrooms | Gym/bedroom  
Family bathroom | Shower room | WC

Second Floor: Further bedroom / Study

Lower Ground Floor: Wine cellar

Party barn | Sauna/steam house | Pool house | Swimming pool  
Barn | Tractor store/workshop | Greenhouse | Garage  
Gardens | 1.5 acre paddock with outbuilding

About 3.4 acres in all









### *The property*

Tanyards is an attractive family home with an 18th-century façade to an older building, offering over 4,700 sq. ft. of sensitively modernised accommodation arranged predominantly over two floors. Period features have been retained throughout, including large sash windows, generously proportioned rooms, high ceilings with fine cornicing, and some original fireplaces. Configured to provide an ideal space for family living and entertaining, the accommodation flows from a welcoming panelled reception hall with a useful cloakroom. It includes a beamed drawing room with a feature inglenook fireplace, a sitting room with a front-aspect bay window and feature fireplace with woodburning stove, and an L-shaped study with its own feature fireplace and stove. A panelled library provides bespoke storage, fitted seating, and access to the garden. The dining room features an Aga, bi-fold doors to the rear terrace, and a door to the kitchen, which is fitted with modern units and integrated appliances. A side entrance hall with cloakroom leads to a vaulted family room with an exposed brick chimney breast, woodburner, and stained glass bi-fold doors opening into a contemporary L-shaped conservatory with a sky lantern and two sets of bi-fold doors to the terrace. The property also includes generous cellar, currently used as wine storage.

On the first floor, the property offers a principal bedroom with a feature fireplace and en suite shower room, which connects to a fitted dressing room, previously a further bedroom. There are three further double bedrooms—one with a vaulted ceiling and bay window—and a gym, which could serve as an additional bedroom if needed. The floor also includes a family bathroom and a family shower room with a separate W.C.

On the second floor is a spacious two-roomed converted attic offering further flexible space, currently being used as an additional workspace.

### *Outside*

The property is approached through a five-bar gate over a gravelled forecourt providing private parking and giving access to the detached garage and to a 34 ft vaulted party barn/snooker room with parquet flooring, part-panelled walls, a bar, central double-sided feature fireplace and useful cloakroom.

The well-maintained part-walled garden is laid mainly to level lawn bordered by mature shrub beds and trees and features numerous seating areas, a boating lake, raised garden pond, a walled parterre garden, an orangery-style greenhouse, a swimming pool with paved terrace, pool house and sauna/steam house and numerous paved terraces. The whole is ideal for entertaining and al fresco dining.

### *Location*

Located between Lewes and Royal Tunbridge Wells, the charming East Sussex village of Buxted has a thriving community spirit and day-to-day amenities including a church, general store, GP surgery, pharmacy, florist, two public houses, a primary school, children's playground and recreation ground. Nearby Uckfield town centre offers a wide range of shopping facilities, supermarkets, restaurants, cafés, a leisure centre, independent cinema and secondary schooling, while the market town of Heathfield gives access to a wide range of independent and larger stores as well as Co-op, Sainsbury's and Tesco Express supermarkets, together with public houses, restaurants, a leisure centre, football field and youth centre. More extensive amenities are available in Lewes and Royal Tunbridge Wells. Communications links are excellent: the nearby A26 gives access to the national motorway network and key regional centres and Buxted station offers regular direct services to central London. The area offers a good selection of state primary and secondary schooling including Uckfield College (rated Outstanding by Ofsted) together with independent schools including Annan, Skippers Hill Manor Prep, Mayfield, Cumnor

















### *Directions*

From Strutt & Parker's Country House Department, follow A3 and A243 to the M25 and after 9.9 miles at junction 7 take the M23 South exit signposted Brighton/Gatwick Airport. Join the M23, then after 8.7 miles take the A2011 exit signposted Crawley. At Crawley Interchange take the 1st exit onto Copthorne Way (A264). Follow A264 for 2.1 miles, at Dukes Head Roundabout take the 3rd exit onto Turners Hill Road (B2028), after 3.6 miles turn left onto Selsfield Road then after 1.4 miles bear left onto The Hollow. Continue straight for 2.5 miles. Turn right onto Hindleap Lane then turn right onto Lewes Road (A22). After 5.1 miles at Lampool Roundabout take the 1st exit onto Straight Half Mile (B2026), after 1.0 mile take the 1st roundabout exit onto High Street then at Budletts Roundabout take the 2nd exit onto London Road (A272). Turn left to stay on A272, after 1.7 miles take the 3rd roundabout exit onto Framfield Road then turn right to stay on Framfield Road. After 0.4 mile Tanyards can be found on the left.







## General Information

### Tenure

Freehold

### Services

Mains electricity

Mains water

Private drainage (we are unaware if this is compliant to current regulations)

### Council Tax

Band H

### EPC Rating

E

### Local Authority

Wealden District Council

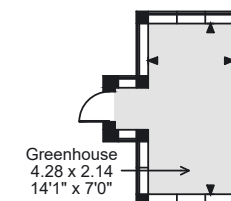
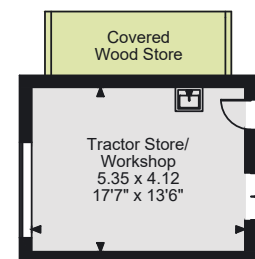
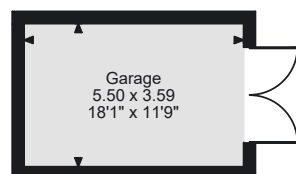
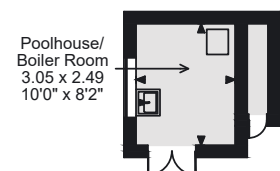
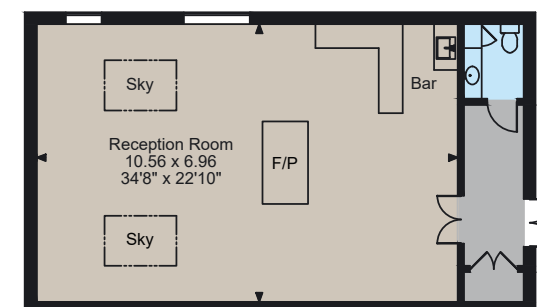
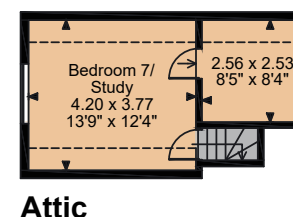
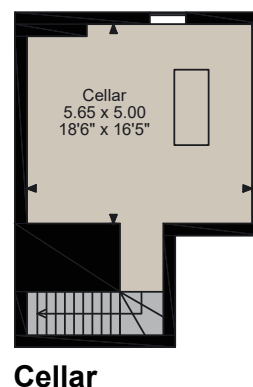
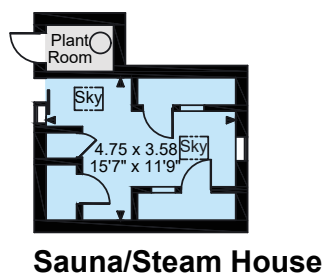
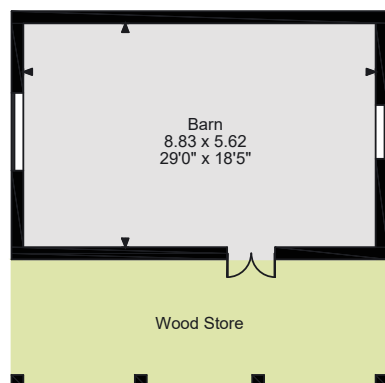
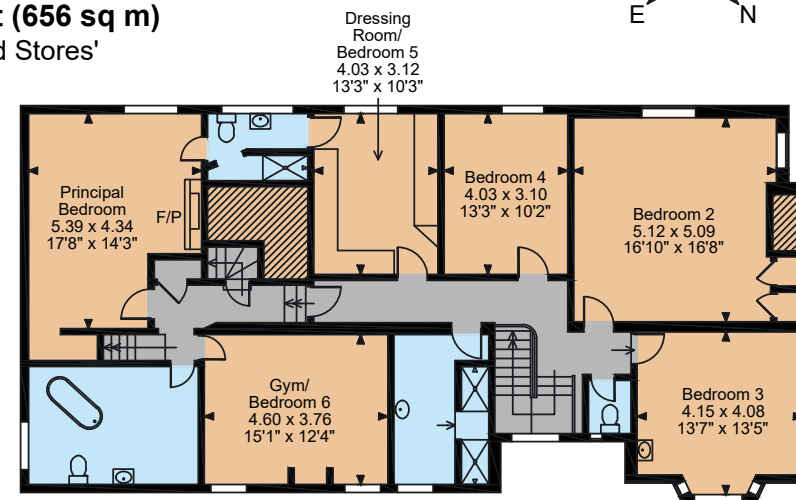
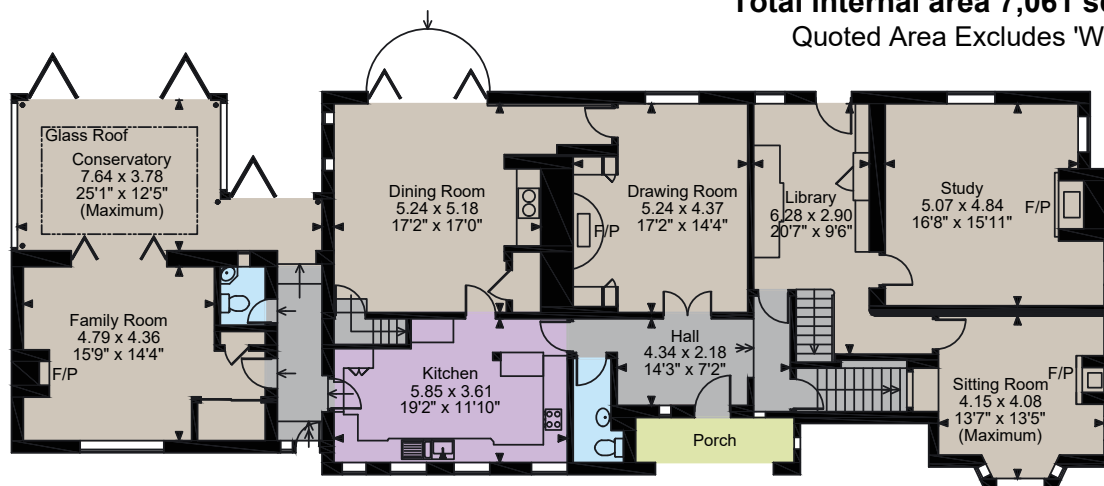
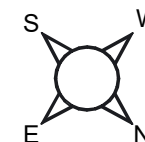
### Guide Price

£2,800,000





**Tanyards, Framfield Road, Uckfield**  
**Main House internal area 4,745 sq ft (441 sq m)**  
**Garage internal area 213 sq ft (20 sq m)**  
**Outbuildings internal area 2,103 sq ft (195 sq m)**  
**Total internal area 7,061 sq ft (656 sq m)**  
 Quoted Area Excludes 'Wood Stores'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□ Denotes restricted head height  
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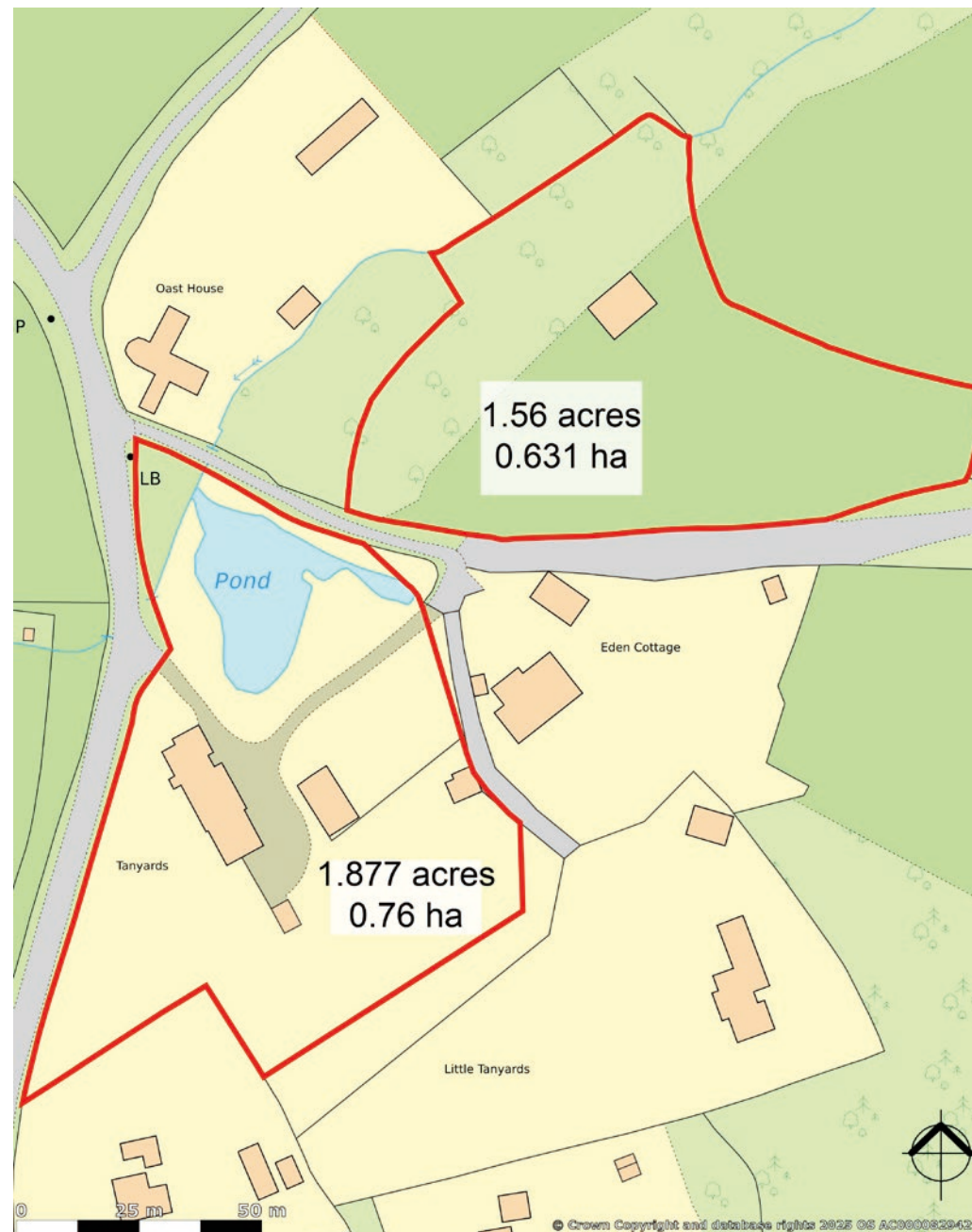
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