



Weavers House, Knowle Lane  
Halland, East Sussex

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BNP PARIBAS GROUP 

# Weavers House, Knowle Lane, Halland, East Sussex BN8 6PR

An attractive five bedroom period house with delightful gardens and bluebell woodland, in a desirable village setting. In all 3.63 acres

Uckfield town centre 3.1 miles, Uckfield mainline station 3.1 miles (1 hour 20 minutes to London Bridge), Lewes 7.5 miles, M23 (Jct 11) 24 miles, Gatwick Airport 25 miles

Drawing room | Sitting room | Dining room  
Kitchen | Cloakroom | Principal bedroom with dressing room & en suite shower room  
4 Further bedrooms, 1 en suite | Study area  
Family bathroom | Garage | 2 Sheds | Tractor shed | Greenhouse | Garden | EPC rating E

## The property

Weavers House is an impressive detached home that offers well-appointed accommodation with elegant, understated styling and various original details, including exposed timber beams and grand fireplaces.

The ground floor has two well-proportioned and comfortable reception rooms, including the 26ft, L-shaped sitting room, which has tiled flooring, a corner fireplace, full-height windows and French doors opening onto the garden. The dual aspect drawing room provides further space in which to relax, and features an imposing inglenook fireplace, fitted with a woodburning stove. Also on the ground floor, the open-plan, L-shaped dining room and kitchen is an ideal space in which to entertain. The dining area has an inglenook fireplace and space for both a dining table and a seating area, while the kitchen has bespoke wooden units, a butler sink and an Aga.

Upstairs, the galleried landing leads to five comfortable double bedrooms, including the generous principal bedroom with its dressing room and luxury en suite shower room. One further bedroom is en suite, while the first floor also has the family bathroom with its freestanding roll-top bath.

## Outside

At the entrance to the property, the detached garage provides parking and storage, as well as further parking for up to two vehicles in front. Paved pathways lead to the house and garden, which combines beautifully landscaped areas and peaceful meadows. The garden feature rolling lawns, patio areas for al fresco dining and a wealth of established and well-maintained shrubs and hedgerows. The plentiful border flowerbeds are bursting with colour and life, and towards the end of the plot there is a peaceful meadow and a shaded bluebell woodland with wildflowers. Outbuildings include two sheds, a greenhouse and a tractor shed, providing space for garden storage and equipment. In all 3.63 acres.

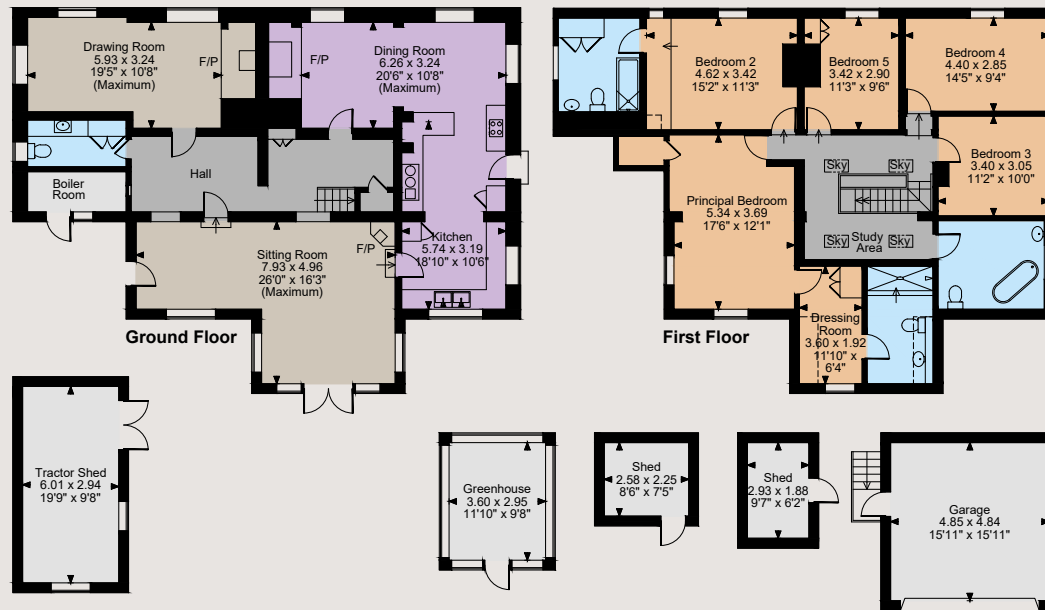
## Location

The property lies in a sought-after position in the village of Halland, within easy reach of Lewes. Halland has a local pub, while Uckfield, three miles away, provides a range of shops, restaurants, cafés and supermarkets, as well as leisure facilities and schools. The area is well connected by road, with the A26 and A27 nearby providing access toward Lewes, Uckfield, Brighton and Eastbourne, while mainline rail services are available from Uckfield.





Floorplans  
 Main House internal area 2,617 sq ft (243 sq m)  
 Garage internal area 253 sq ft (23 sq m)  
 Outbuildings internal area 425 sq ft (40 sq m)  
 Boiler Room internal area 40 sq ft (4 sq m)  
 Total internal area 3,335 sq ft (310 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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### Directions

What3Words:///baking.accordion.corporate

### General

**Local Authority:** Wealden District Council  
**Services:** Mains water and electricity. 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.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,250,000

### Lewes

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