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Peter Oliver



Buxted Wood Lane, Buxted, TN22 4QE

- ▼ Four Bedroom Detached Home
- ▼ Prestigious Location
- ▼ Just Over An Acre Plot
- ▼ Far Reaching Views
- ▼ Tastefully Presented Throughout
- ▼ Viewing Highly Recommended



EPC RATING

Current:

86 | B

Potential:

86 | B

£1,250,000



Buxted Wood Lane, Buxted, TN22 4QE

This large, detached family home is located down a quiet country lane with stunning far-reaching views over the beautiful Sussex countryside. Designed in a classic Sussex country style, the house is just 10 years old and incorporates underfloor heating and high levels of insulation to give an energy performance rating of B. The house is orientated towards the south (distant views to the south downs), thus allowing sunshine into all the principal rooms. With no close neighbours and set in a spacious plot of over an acre, the property sits in the middle of attractive gardens which wrap around on all sides and which include an orchard with apple, pear and other fruit trees and a large, very productive, vegetable garden. With its substantial triple garage/car port with pitched roof storage, the outside space is a huge selling point for this property. There's also a spacious gravel driveway. The well-established hedges and trees provide total privacy. Internally, the space is excellent too, comprising of several living areas including two triple-aspect extensions which overlook the attractive views of the garden. These adjoin the pretty "country cottage" style kitchen which is another large room and has masses of storage space and worktops. Together, these rooms offer a very large and bright space which is absolutely ideal for entertaining. The handy separate utility room provides space for white goods and there's also a downstairs cloakroom and separate study on the ground floor, as well as the dual-aspect lounge. This bright spacious room spans the length of the house, and its wood burner adds a touch of character. Upstairs there are three double bedrooms including a huge master one with en-suite shower and bathroom, and a large family bathroom plus a bigger than average fourth bedroom. The peace and tranquillity of the surrounding area is truly wonderful, yet the amenities of the village (including a mainline railway station, GP surgery and two pubs) are just a short distance away. This really is a unique, comfortable family home in a truly idyllic location.

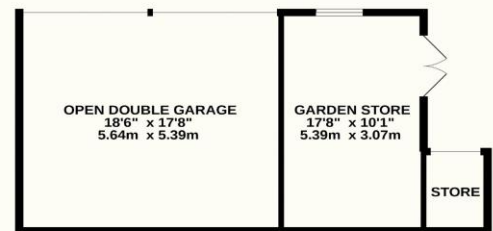
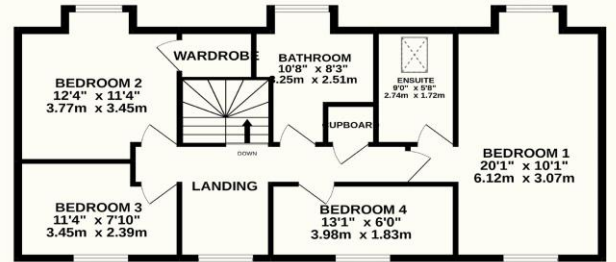
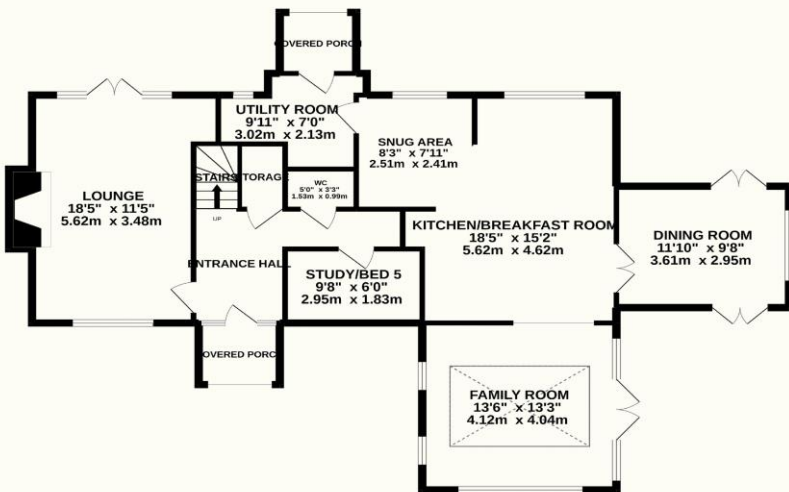
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TOTAL FLOOR AREA : 2447 sq.ft. (227.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE: FREEHOLD

ANNUAL SERVICE CHARGE: N/A

COUNCIL TAX BAND: F

SERVICE CHARGE/RENT REVIEW DATES: N/A

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