



Park Lane, Laughton



Buckle Cottage is a beautifully presented four bedroom semi-detached character cottage, situated in a semi rural location down a country lane, just outside of the sought after village of Laughton (5 miles away from the historic town of Lewes).

- Beautifully presented four bedroom semi detached character cottage
- Semi rural location down a country road outside the sought after village of Laughton
- Modern kitchen in white gloss design with chrome fittings & Corian worksurfaces
- Dining area with vaulted conservatory style roof & double doors with access to rear garden
- Large detached studio with double glazing, wood burning stove, power & lighting
- Smaller detached studio accessed by decked terrace
- Professionally installed solar panel system providing sustainable energy and savings on utility bills





Entrance Hall

Kitchen/Dining Room  
23'9" x 13'1"

Reception Room 2  
12'6" max x 12'3" max

Living Room  
17'11" x 11'9"

Utility Room  
12'7" x 5'7"

Downstairs Cloakroom

Bedroom 1  
12'1" x 11'3"

En Suite Bathroom

Bedroom 2  
11'9" x 9'4"

Bedroom 3  
10'11" x 8'7"

Bedroom 4  
8'7" x 8'2"

Study  
7'8" x 5'8"

Family Bathroom

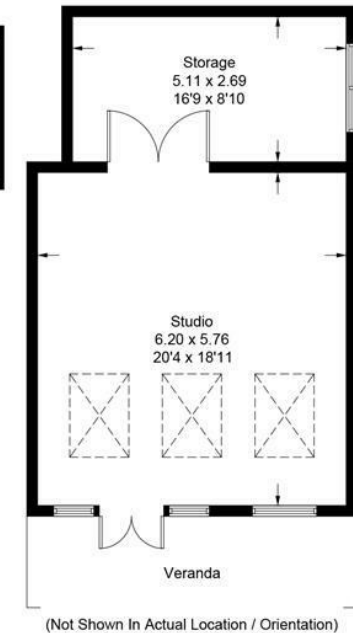
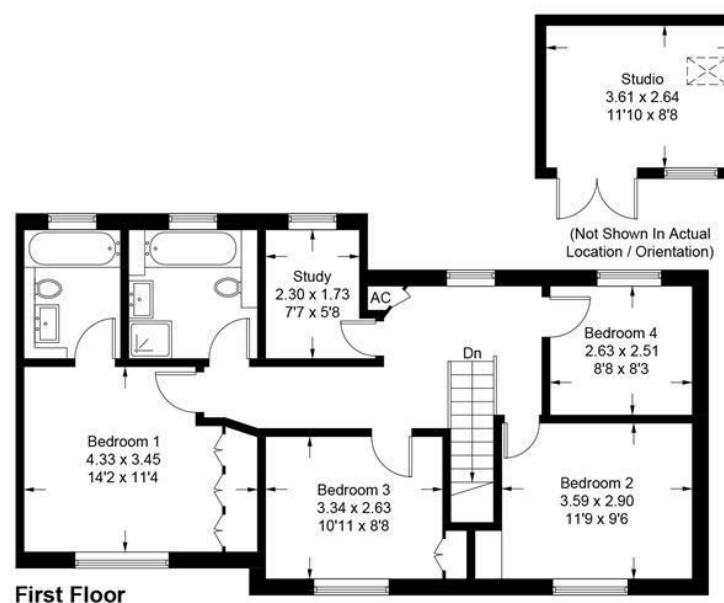
Front & Rear Gardens

Large Studio  
20'5" x 18'6"

Smaller Studio  
11'10" x 8'7"

Driveway





Approximate Gross Internal Area = 161.2 sq m / 1736 sq ft  
 Outbuildings = 44.8 sq m / 482 sq ft  
 Total = 206.0 sq m / 2218 sq ft  
 (Excluding Storage)

Illustration for identification purposes only, measurements are approximate,  
 not to scale. Fourlabs.co © (ID1176288)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



The generously sized, landscaped rear garden is a truly wonderful feature, complete with a large detached studio (suitable for use as additional accommodation subject to the relevant permissions) and an additional smaller detached studio. The neutrally decorated larger studio with vaulted ceiling is considered to be well presented, has an adjacent veranda and benefits from double glazing, a wood burning stove, exposed floor-boards, power and lighting. The smaller studio is accessed via a decked terrace and has an independent power supply.

The garden then boasts a variety of desirable spaces: an extensive decked area adjacent to the property providing a superb entertaining space; a pergola with grape vines over, a lawn surrounded by well-stocked beds; a wilder, partly forested area: and a small orchard with plum and apple trees and blackberry, blackcurrant, and raspberry bushes.

A pathway meanders through the front garden, where you will also find both bay and fig trees, to a delightful open porch where the front door opens into the stylishly presented accommodation, which briefly comprises on the ground floor: entrance hall with a fitted dresser, storage cupboards and floor-to-ceiling bookcases, large kitchen/dining room comprised of a modern kitchen in a white gloss design with chrome fittings, Corian worksurfaces and electric AGA. The dining area has a vaulted conservatory style roof and double doors providing access to the rear garden, utility room & wc. Upstairs is the master bedroom with en suite, three further bedrooms, study & family bathroom. This stunning property boasts a professionally installed solar panel system, providing sustainable energy and significant savings on utility bills

A driveway to the side of the property provides off street parking for multiple vehicles.



draft





**Lewes  
Estates**

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