



Park Lane, Laughton

Lewes
Estates

Buckle Cottage is a beautifully presented four bedroom semi-detached character cottage, ideal for those looking for a country retreat that isn't too far from town. The property is situated in a semi rural location down a country lane, just outside of the sought after village of Laughton (5 miles away from Lewes with nearby public transport).

- Beautifully presented four bedroom semi detached character cottage
- Semi rural location down a country road outside the sought after village of Laughton
- Large detached artist's studio with double glazing, wood burning stove, power & lighting
- Smaller detached studio accessed by decked terrace
- Dining area with vaulted conservatory style roof & double doors with access to rear garden
- Modern kitchen in white gloss design with chrome fittings & Corian worksurfaces
- Garden with small orchard, lawn, decking & forested area
- Professionally installed solar panel system providing sustainable energy & savings on utility bills
- Driveway with space for multiple cars
- Excellent transport links to Lewes and Brighton with further transport to London



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

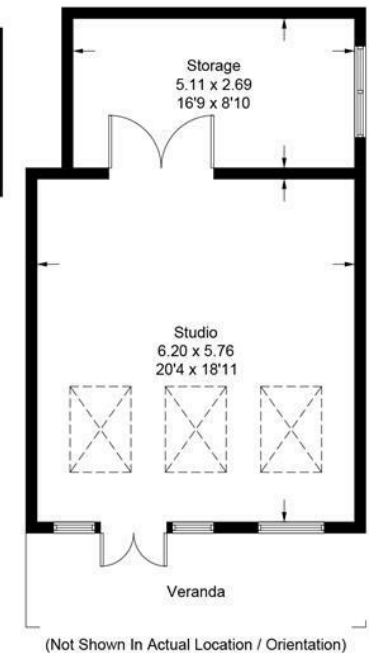
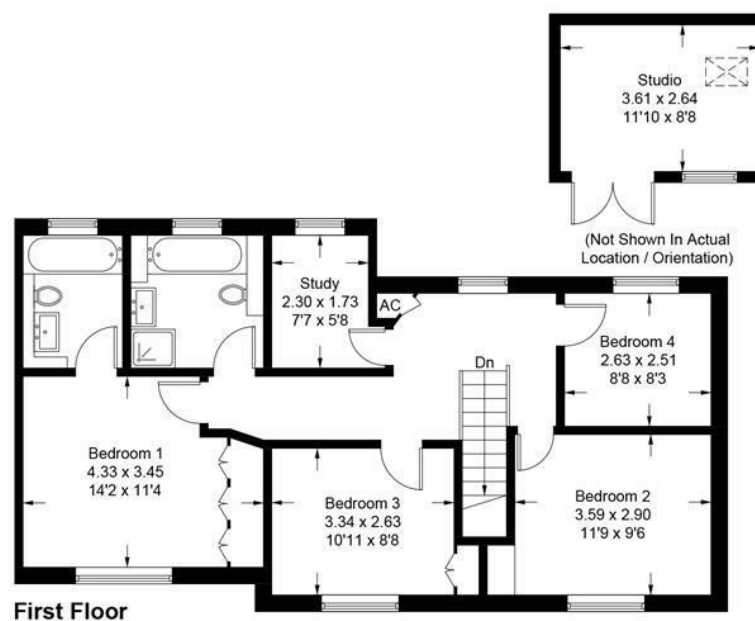
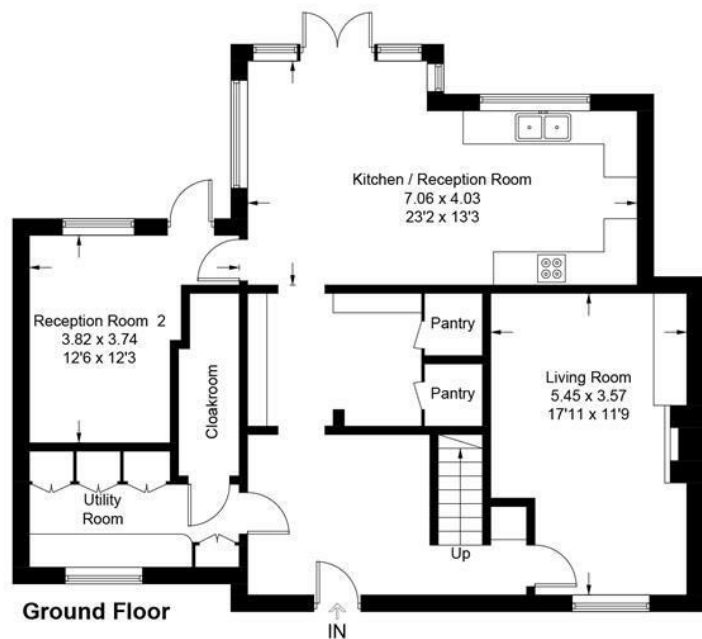
Front & Rear Gardens

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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The generously sized, landscaped rear garden is a truly wonderful feature, complete with a large detached artist's studio (suitable for use as additional accommodation subject to the relevant permissions) and an additional smaller detached studio.

The larger studio has an adjacent veranda and benefits from double glazing, wood burning stove, exposed floor-boards, power and lighting. The smaller studio is accessed via a decked terrace & has an independent power supply.

The garden then boasts a variety of desirable spaces: an extensive decked area making 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 & apple trees & blackberry, blackcurrant, & raspberry bushes.

A pathway meanders through the front garden, where you will find both bay & fig trees. Through the open porch, the front door then proceeds 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 & double doors providing access to the rear garden, utility room & wc. Upstairs is the master bedroom with en suite, three further bedrooms, study & a family bathroom.

This stunning property also boasts a private driveway for multiple cars & a professionally installed solar panel system, providing sustainable energy with significant savings on utility bills.





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