



HILLBROW, ETCHINGWOOD
BUXTED - GUIDE PRICE £850,000 - £875,000



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Hillbrow

Etchingwood, Buxted,
Uckfield, TN22 4PU

**Covered Entrance Porch - Entrance Hall - Utility Room -
Shower Room - Kitchen/Breakfast Room - Inner Hallway -
Two Ground Floor Bedrooms - Dining Room - Sitting Room
With Multi-Fuel Stove - Conservatory - Four First Floor
Bedrooms (One with Juliet Balcony) - Bathroom - Level
Attractive Gardens - Gated Driveway**

INTERNAL VIEWING IS RECOMMENDED to appreciate this stunning detached chalet-style residence that has been much improved by the current owners over their many years of ownership. The property offers flexible accommodation over two floors and sits in a bold plot with gated driveway to the front and delightful level gardens to the rear. The property is situated in this lovely lane location on the outskirts of Buxted and offers a ground floor sitting room with fitted multi-fuel burning stove opening into a dining room and giving access to a conservatory. There are two bedrooms and a shower room to the ground floor as well as the kitchen/breakfast room with additional utility room. To the first floor are four further bedrooms and a bathroom with distant views over rooftops to the rear towards Ashdown Forest and Buxted Park.

COVERED ENTRANCE PORCH:

Outside coach-style light. UPVC double glazed stained glass panelled front door with adjoining leaded light obscured side screens leading into:

ENTRANCE HALL:

Recessed ceiling downlighters. Timber-effect flooring. Range of built-in full height storage cupboards to one wall. Wall mounted central heating thermostat. Radiator. Doors to:

UTILITY ROOM:

UPVC double glazed door to rear. Worktop with inset sink and drainer, cupboards below with space and plumbing aside for washing machine, matching wall mounted cupboards and localised tiling. Timber-effect flooring. Radiator. Door to:

SHOWER ROOM:

UPVC obscured leaded light double glazed window to rear. Fitted with a white contemporary suite with chrome-effect fittings comprising low-level WC, pedestal wash basin and large walk-in shower with twin headed system. Recessed ceiling downlighters. Tiling to four walls. Slate-effect tiled flooring and a large contemporary wall-mounted radiator. Extractor fan.



KITCHEN/BREAKFAST ROOM:

Leaded light double glazed UPVC window to rear. Range of granite-effect worktops with contemporary 'Shaker' influenced cupboard and drawer units below incorporating inset stainless steel fronted Bosch double oven and grill with four ring hob and extractor fan with light over. Matching wall mounted cupboards and breakfast bar area. Inset 1 & 1/2 bowl sink with mixer tap. Integrated fridge and freezer, additional under counter fridge and dishwasher. Timber-effect 'Kamdean' flooring. Recessed ceiling downlighters. Cupboard housing oil fired central heating boiler. Radiator. Glazed timber panelled door to:

INNER HALLWAY AREA:**GROUND FLOOR BEDROOM 5:**

UPVC leaded light double glazed window to front. Radiator.

GROUND FLOOR BEDROOM 6:

Double aspect room with UPVC double glazed leaded light window to front and into conservatory. Radiator.

DINING ROOM:

UPVC leaded light double glazed window overlooking rear garden with decorative open arch leading into:

SITTING ROOM:

UPVC leaded light double glazed French doors to rear patio. Fitted multi-fuel stove inset into brick recess with timber surround. Wall light points. Double glazed patio doors to:

CONSERVATORY:

UPVC double glazed construction with windows and ceiling fans. Tiled flooring. Radiator.

STAIRS TO FIRST FLOOR LANDING:

Double glazed Velux ceiling window. Wall light points. Airing cupboard housing pre-sealed hot water tank. Access to loft space. Radiator. Doors to:

BEDROOM ONE:

A double aspect room with UPVC double glazed leaded light windows to front and rear enjoying views over rooftops towards the Ashdown Forest and Buxted Park in the distance. Range of fitted wardrobe and bedroom furniture incorporating vanity cupboards and bedside cabinets. Radiator.

BEDROOM TWO:

A triple aspect room with UPVC double glazed leaded light windows to front, side and rear enjoying views to distant countryside. Radiator and timber-effect flooring.

BEDROOM THREE:

UPVC leaded light window to front. Access to useful eaves storage. Radiator.



MUSIC ROOM/BEDROOM FOUR:

Accessed via double doors and presently used as a snug to enjoy the views through the uPVC double glazed doors onto the Juliet balcony. Radiator.

BATHROOM:

UPVC leaded light double glazed window to rear with countryside views. Fitted with a contemporary white cottage-style suite comprising low-level WC, pedestal wash basin and timber-panelled jacuzzi bath with seat. Localised tiling to four walls and cork tile flooring. Radiator.

EXTERNALLY:

To the front of the property a five-bar gate leads onto a gravel driveway providing off-road parking with a further area of garden with hedging and laid to lawn with a central flower and shrub bed and additional borders. Secure gated access to the right-hand side leads to the rear. The rear garden is a particular feature of the property with sandstone paved terrace to the immediate rear with outside tap, outside lighting and garden shed. Predominantly laid to level areas of lawn with established flower and shrub borders, greenhouse, patio terrace with timber summerhouse and Pergola area with further patio terrace. Range of fruit trees. Oil tank.

SITUATION:

The well-regarded village of Buxted is located approx 1 mile away and provides a Primary School, village Inns and Church and rail station with service to London in shortly over the hour. The larger town of Uckfield with its more comprehensive facilities is about 3 miles distant whilst the spa town of Royal Tunbridge Wells is approximately 15 miles to the North. The South Coast is also easily accessible by car in approximately 45 minutes.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: E

AGENTS NOTE:

Oil fired central heating. Septic tank drainage. Mains water & electric supply. Intruder alarm system.

Important note: These details have been prepared and shown in good faith and do not constitute representations or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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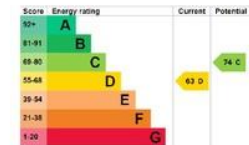
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First Floor



Ground Floor



Approx. Gross Internal Area 1973 ft² ... 183.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.