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Peter Oliver



Higglers Close, Buxted, TN22 4HE

- ▼ Detached Family Home
- ▼ 5 Bedrooms, 3 Bathrooms
- ▼ 3 Reception Rooms
- ▼ Driveway, Double Garage
- ▼ Quiet Village Location
- ▼ No Onward Chain



EPC RATING

Current:

70 | C

Potential:

77 C

**Offers In Region Of:
£735,000**



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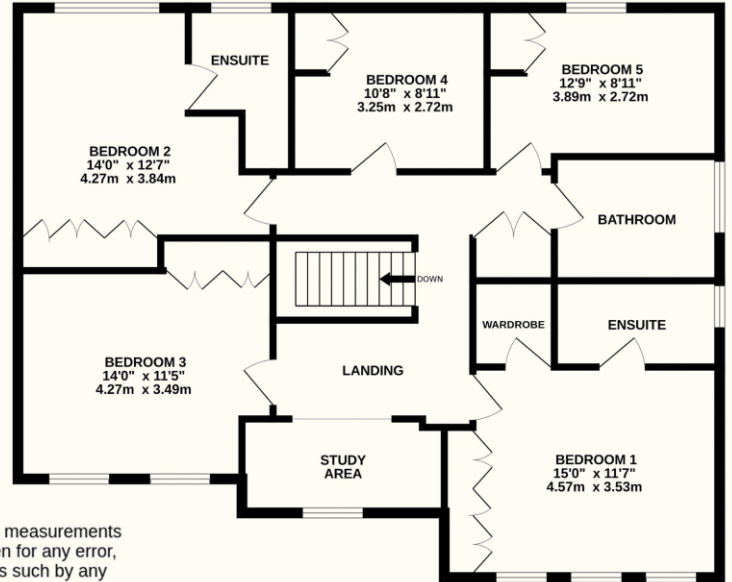
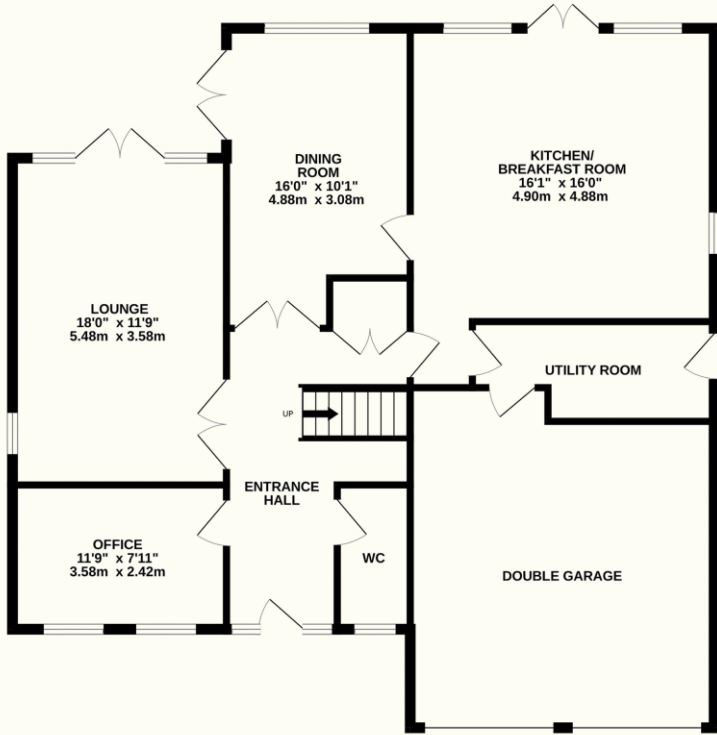
Offered to the market with NO ONWARD CHAIN is this most attractive five-bedroom detached family home located within a quiet and exclusive close just a short stroll from Buxted high street. This modern property has generous accommodation arranged over two floors initially welcomed into the spacious entrance hall with w/c to side and view of the galleried first floor landing. There are three reception rooms comprising a large study to front, and both a lounge with fireplace and dining room to rear, each enjoying French doors out to the rear garden. Also to rear is a kitchen/breakfast room that is well stocked with many wall and base units and ample work surfaces complimented by a separate utility to side that also provides access to the integral double garage. Upstairs, the split galleried landing leads to a pleasant seating area that could have multiple uses such as a small library space or additional study, and five exceptionally well-proportioned bedrooms. There are three bathrooms on the first floor, a family bathroom and two en-suites, and the main bedroom further benefits from a walk-in wardrobe along with its fitted cupboards. Outside, the driveway provides off road parking and leads to the integral double garage, and the front garden is stocked with mature shrubs. Access to either side leads to the rear garden that enjoys a slabbed patio stretching the full width of the property with steps up to an expanse of level lawn all of which benefits from not being overlooked. Buxted benefits from a mainline train station with direct links to London making this a perfect home for those who need to commute. There is also a highly regarded primary school, two public houses, and a doctor's surgery, whilst the larger town of Uckfield can be reached just one stop further by train or a short drive by car.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
Info@peteroliverhomes.co.uk

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TOTAL FLOOR AREA : 2385 sq.ft. (221.6 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

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: £40 per annum

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