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Peter Oliver



Limes Lane, Buxted, TN22 4PA

- ▼ Detached Character Property
- ▼ 3 Double Bedrooms, Bathroom
- ▼ Kitchen/Breakfast Rm, Utility/W.C
- ▼ Double Aspect Lounge/Diner
- ▼ Generous Plot Of Approx. 0.3 Acres
- ▼ Driveway & Single Garage



EPC RATING

Current:

46 | E

Potential:

74 | C

£800,000



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Located in such a delightful position on the edge of Buxted village within this peaceful country lane setting is this wonderful 3 double bedroom detached cottage enjoying both large front and rear gardens. At first, you're greeted by a driveway for several cars leading to a detached single garage. The well stocked and beautiful front garden has a cottage style path that walks you to the covered front entrance where a solid front door opens into the entrance hall. The ground floor boasts a generous lounge/diner enjoying a double aspect and a feature fireplace offering plenty of room to host family and friends. To the rear is a kitchen/breakfast room with understairs cupboard and to side is a useful utility and w/c. Three extremely well-proportioned double bedrooms are arranged on the first floor and served by a family bathroom that benefits from a pretty outlook over the rear garden. Outside of the kitchen door are additional storage areas/outbuildings ideal for the garden tools and accessories. The rear garden is exceptionally private boasting a wealth of mature shrubs and trees and is mostly laid to lawn and benefits from backing onto fields where numerous forms of wildlife can be seen. The plot as a whole extends to approximately 0.3 acres and the property offers a huge amount of scope to enlarge and extend if required (subject to usual planning consents). This is a terrific family home in a highly desirable area within easy reach of Buxted high street that provides local amenities such as a newsagent, doctors surgery, school, pubs, church, and most importantly it has its very own mainline train station with direct links to London meaning this is also the ideal location for those who commute.

Uckfield: 01825 703000
 Crowborough: 01892 489000
 Lettings: 01825 701030
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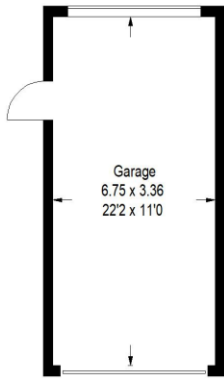
 The Property
Ombudsman

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LETTINGS



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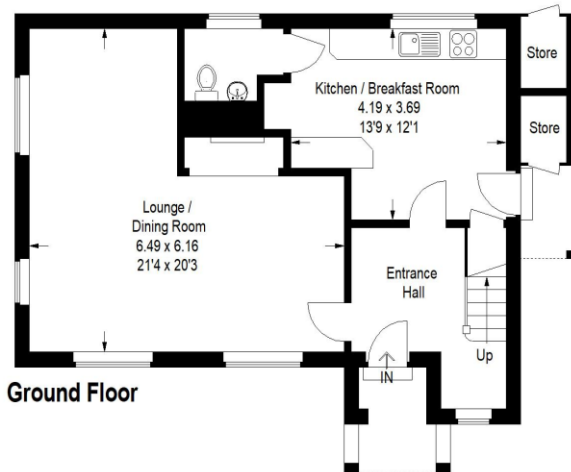
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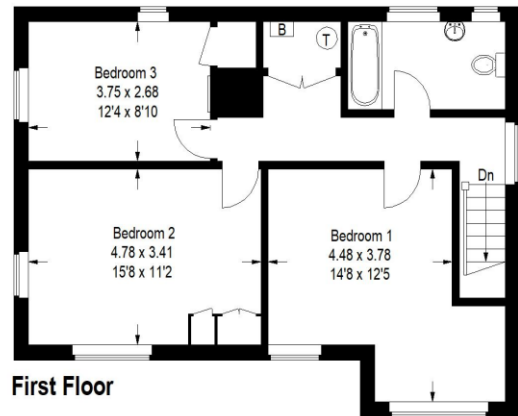
Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft
Garage = 22.6 sq m / 243 sq ft
Stores = 6 sq m / 64 sq ft
Total = 156.5 sq m / 1684 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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