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Peter Oliver



Etchingwood Lane, Buxted, TN22 4PU

- ▼ Generous Detached House
- ▼ 5 Well-Proportioned Bedrooms
- ▼ Bathroom, Downstairs Shower Rm
- ▼ Modern Kitchen, 3/4 Receptions
- ▼ Beautiful Landscaped Gardens
- ▼ Idyllic Location Close to Train Station



## EPC RATING

Current:

63 | D

Potential:

74 | C

**£750,000**





## Etchingwood Lane, Buxted, TN22 4PU

Nestled in a peaceful country lane setting yet still within walking distance of Buxted high street with its mainline train station that provides direct links to London is this charming, detached chalet-style home offering spacious and flexible accommodation arranged over two floors, perfectly suited to family living or for those seeking a generous property in a rural location. With a total of five bedrooms, the property provides versatile options for home working, guest accommodation, or hobbies. The ground floor features a welcoming entrance hall leading to a modern and well-equipped kitchen/breakfast room arranged at the heart of the home. The entrance hall also provides convenient access to the utility room, ground floor shower room, and has access to the beautifully landscaped garden. A bright and spacious lounge is arranged across two areas with the far side benefiting from a multi-fuel burning stove that creates a cosy focal point with French doors also opening to the garden. The conservatory offers a tranquil spot to relax and entertain and enjoys views over the front garden throughout the seasons. A newly decorated formal dining room and a ground floor bedroom complete the downstairs accommodation, offering the potential for single-level living. Upstairs, the home continues to impress with four further generously sized bedrooms, one of which has the option to also be used as a study or hobbies room boasting a Juliette balcony, with all rooms being served by a family bathroom. From the first floor, you can enjoy wonderful open views of the surrounding countryside, adding to the sense of peace and privacy. Outside, the landscaped and gorgeous level gardens provide a delightful space for outdoor living, complete with a summerhouse and greenhouse creating an ideal space for relaxing, gardening, or entertaining. The property is within walking distance from the amenities of Buxted Village, offering the best of both worlds: a rural retreat with local conveniences close by including two popular pubs, doctors' surgery, newsagent, and a well-regarded primary school.

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

 The Property  
Ombudsman  
LETTINGS





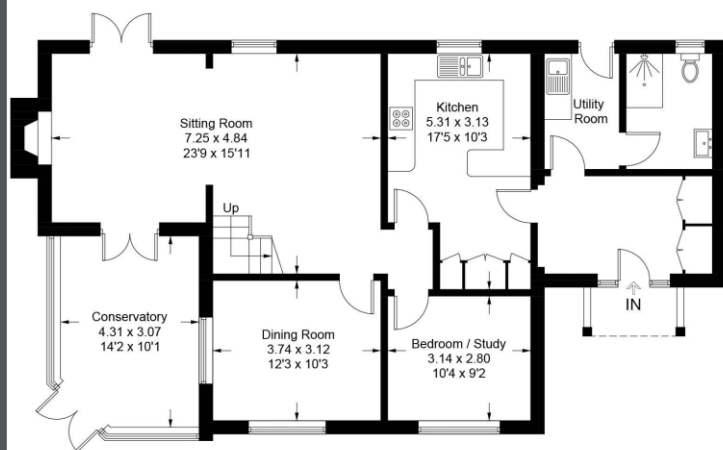




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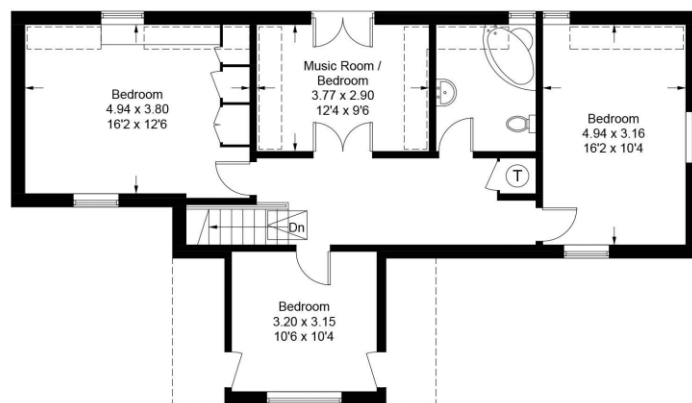
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Approximate Gross Internal Area = 185.8 sq m / 2000 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

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



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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