

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Framfield Road, Buxted, TN22 4LE

- ▼ Period Semi-Detached House
- ▼ 4 Double Bedrooms
- ▼ 2 Bathrooms, 4 Toilets
- ▼ Kitchen/Diner, 2 Receptions
- ▼ Driveway, Large Garden
- ▼ NO ONWARD CHAIN



**EPC RATING**

Current:  
64 | D

Potential:  
95 | A

**£580,000**



## Framfield Road, Buxted, TN22 4LE

Situated just a stone's throw from Buxted High Street, this beautifully presented, and generously proportioned semi-detached period property offers an exceptional opportunity to acquire a charming family home in one of East Sussex's most desirable village locations. Boasting END OF CHAIN status and arranged over three spacious floors, this elegant residence is ideal for those seeking a blend of character, convenience, and modern family living. The property is perfectly located within easy walking distance of Buxted's mainline train station (with direct links to London), two popular village pubs, a doctor's surgery, newsagents, and the well-regarded Buxted Primary School. Upon entering, you are welcomed into a bright and airy entrance hall, setting the tone for the space and charm throughout. The ground floor comprises a delightful lounge featuring a beautiful fireplace and bay window to the front, and a versatile second reception room perfect as a snug, family room, or formal dining area. To the rear of the property is a standout feature: a spacious open-plan kitchen/diner complete with a wealth of cupboard and worktop space, ideal for modern family life and entertaining. This fabulous social hub comfortably accommodates a dining table and chairs and opens to a utility room with a convenient WC. The accommodation continues across the upper floors, offering four generously sized double bedrooms, two modern bathrooms, and a separate WC on the first floor catering brilliantly to the needs of a growing family. Outside, the property benefits from a driveway to the front with discreet grass-friendly plastic grid surfacing, providing off-road parking while maintaining a green and natural appearance. To the rear, a large and private garden offers the perfect space for outdoor entertaining, with a generous slabbed patio, a wide lawn area, and a garden shed, all enjoying a high degree of seclusion. Rich in period charm, this wonderful home boasts high ceilings, original fireplaces, and wooden floorboards, combining timeless character with practical modern living. This is a truly fantastic family home in the heart of Buxted village and an early viewing is highly recommended.

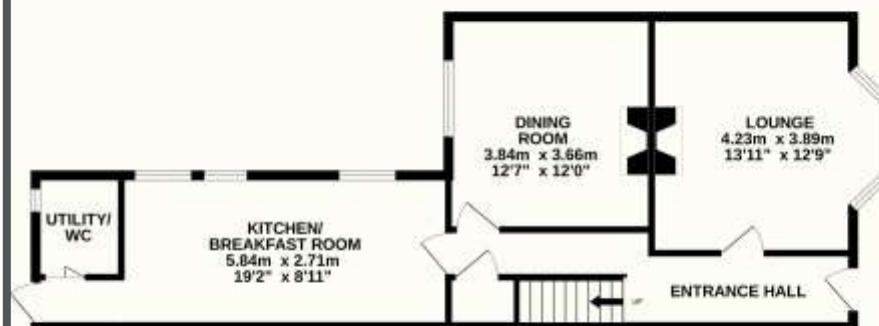
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GROUND FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



2ND FLOOR  
22.8 sq.m. (246 sq.ft.) approx.



1ST FLOOR  
56.1 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA: 138.9 sq.m. (1495 sq.ft.) 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: E

MAINTENANCE/SERVICE CHARGE: N/A

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Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.