



Binbrook
Pound Green | Buxted | Uckfield | TN22 4JN

FINE & COUNTRY



Step inside

Binbrook

Nestling in just over half an acre of grounds is this unique and secluded detached four bedroom bungalow located within the High Weald Area of Outstanding Natural Beauty, but only a short walk from the centre of Buxted village. It is approached up a long private driveway that ends at a large area for off road parking and the double garage with automatic garage doors.

The front door opens into a light and spacious hall with a recently re-fitted cloakroom and a large storage cupboard as well as access to the flexible accommodation. This includes the light and airy dual aspect sitting room with patio doors to the front terrace and a stone fireplace making a charming focal point and where you can cosy up to on a cool winter's evening. There is a good sized kitchen/breakfast room with wood fronted shaker style units housing a double oven, hob and integrated appliances while still providing sufficient room for a table and chairs. A very useful fitted utility room with additional appliances includes access to the rear garden.

There is a family shower room and the four double bedrooms although these can be configured for different requirements such as creating an office and/or a separate dining room. The current owners have used one of the rooms as an excellent fitted dressing room and another as a study, while the well-proportioned principal bedroom includes a contemporary ensuite shower.

The secluded gardens are a great feature of this property with a terrace for outdoor entertaining bordered by a large lawned area and an 'island' flower bed as well as an abundance of specimen shrubs and trees together with masses of plantings. These include a plethora of daffodils and narcissi that provide a very colourful display every spring and wonderful old fashioned roses that offer interest throughout the summer. There is a 'secret garden' surrounded by high hedging that features a lawn interspersed with flower beds and is a delightfully sheltered spot to sit and enjoy a quiet read or just soak up the sun.



Seller Insight

“ We fell in love with the private and tranquil surroundings as well as the bungalow as soon as we wandered up the drive. The location is ideal as it is totally secluded and you can't see the bungalow from the road and yet it is only a short walk to the village. There has only been one previous owner of this property and they were very keen gardeners and had the whole area landscaped which is why we have such a very special garden surrounding the bungalow. We shall be very sad to leave but a change of circumstances mean that we have to pass the baton on to new owners.

Buxted is a delightful village that includes two pub/restaurants, a convenience store, farm shop, a good primary school, a medical centre and a village hall with a variety of activities as well as a train station where trains to London Bridge take just over an hour. There are also wonderful walks nearby as well as access to the more than 200 acres of the delightful Buxted Park. This includes the famous Buxted Park Hotel that was historically the 18th century country seat of Lord Liverpool but was badly damaged by fire in 1940 but subsequently 'rose again from the ashes' and is now a beautifully imposing country house hotel with all the facilities one might expect. There are also a number of sports clubs available including the Piltdown golf club nearby.

Not far away is a new Marks and Spencer food hall with ample parking, while Uckfield town offers Waitrose and Tesco, a delightful Art Deco cinema, a leisure centre with a swimming pool and a variety of independent shops, hairdressers and restaurants. There are several veterinary centres close by and a cottage hospital on the edge of town. Uckfield College is a fine and well-respected secondary school, rated Outstanding by Ofsted, while there are a number of excellent private schools within a 15-mile radius, including the highly regarded Cumnor House School. The captivating market town of Lewes is just over 12 miles away—a postcard-pretty town full of history and tradition while it is about the same distance to the historic spa town of Tunbridge Wells. Nearby Glyndebourne hosts an annual opera festival every summer with world-class performances in a unique country house setting.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Buxted Station	0.7 miles
Uckfield	4.2 miles
Tunbridge Wells	12.7 miles
Lewes	12.9 miles
Dover Docks	66.3 miles
Channel Tunnel	54.1 miles
Gatwick Airport	24.6 miles
Charing Cross	57.5 miles
By Train from Buxted	
London Bridge	67 mins
Cannon Street	1hr 31mins
Charing Cross	1hr 36 mins

Leisure Clubs & Facilities

Buxted Bowls Club	01825 762783
Bridge Club	01825 732285
Buxted Horticultural Society	01825 732989
Buxted Football Club	01825 732431
The Piltdown Golf Club	01825 722033
East Sussex Golf Resort and Spa	01825 880088

Healthcare

Buxted Medical Centre	01825 732333
Uckfield Hospital	01825 769999

Education

Primary Schools	
Buxted Primary School	01825 733185
Annan School (independent)	01825 841410
Secondary Schools	
Uckfield College	01825 764844
Cumnor House School (independent)	01825 790347
Mayfield School (independent)	01435 874600
Ardingly College (independent)	01444 893000

Entertainment

The Uckfield Picture House	01825 764909
Buxted Park Hotel	01825 733333
The Buxted Inn	01825 733510
The White Hart	01825 732068
Oast Farm shop	01825 73352

Local Attractions / Landmarks

Buxted Park
Bluebell Railway
Lewes Castle
Glyndebourne
Ashdown Forest

Ground Floor

Approx. 155.3 sq. metres (1671.7 sq. feet)

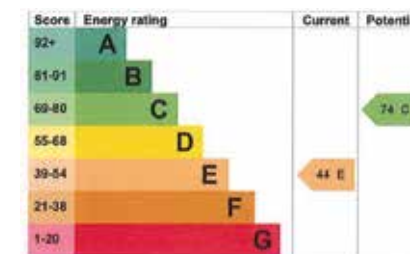


Ground Floor

Entrance Hall	
Downstairs Cloakroom	
Living Room	19' x 15'11 reducing to 14'4
Kitchen	14'8 x 10'
Utility Room	10' x 6'
Bedroom 4/Office	11'1 x 10'10
Bedroom 1	13'5 x 13'2 reducing to 10'
En-Suite Shower Room	
Bedroom 2	11'11 x 11'11
Bedroom 3	11'10 x 8'7
Shower Room	10' reducing to 6'4 x 6'8

OUTSIDE

Gated driveway	
Off road parking	
Double garage	19'1 x 15'1
Gardens	



Council Tax Band: F
Tenure: Freehold

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