



OAKFIELD



St. Marys Garth, Buxted, Uckfield TN22 4LY

Asking Price £725,000



## St. Marys Garth, Buxted, Uckfield TN22 4LY

A well-presented four bedroom detached house, with remarkable views across Buxted, benefiting from a landscaped garden and area of woodland.

Oakfield are delighted to be marketing this four bedroom house, situated in an elevated position within the heart of the village of Buxted.

Approached via a private driveway, giving access to the integral double garage.

Entering into a light hallway, the ground floor features a large open plan lounge/dining room, a study, kitchen/breakfast room, utility room and downstairs cloakroom.

The first floor benefits from a large double master bedroom, with en suite bathroom, and three further double bedrooms and a family bathroom.

Outside the property benefits from stunning landscaped gardens and an area of woodland. From the top of the garden you will find magnificent views across open countryside.

The property is on all mains services including Gas Central Heating from a Glow-Worm boiler with Drayton TRV valves on the radiators.

There is a stunning landscaped rear garden, measuring approximately 80 ft and leading to approximately 145ft of protected woodland, which forms part of the property.

There are three patios, and from the top patio there are stunning views over open countryside.





### KITCHEN

12'9" x 11'10" (3.9 x 3.62)

### LOUNGE

15'9" x 11'10" (4.82 x 3.63)

### DINING ROOM

16'0" x 8'6" (4.90 x 2.60)

### STUDY

8'6" x 7'9" (2.61 x 2.38)

### BEDROOM 1

13'11" x 12'7" (4.26 x 3.85)

### BEDROOM 2

11'11" x 11'10" (3.64 x 3.63)

### BEDROOM 3

11'10" x 10'9" (3.63 x 3.28)

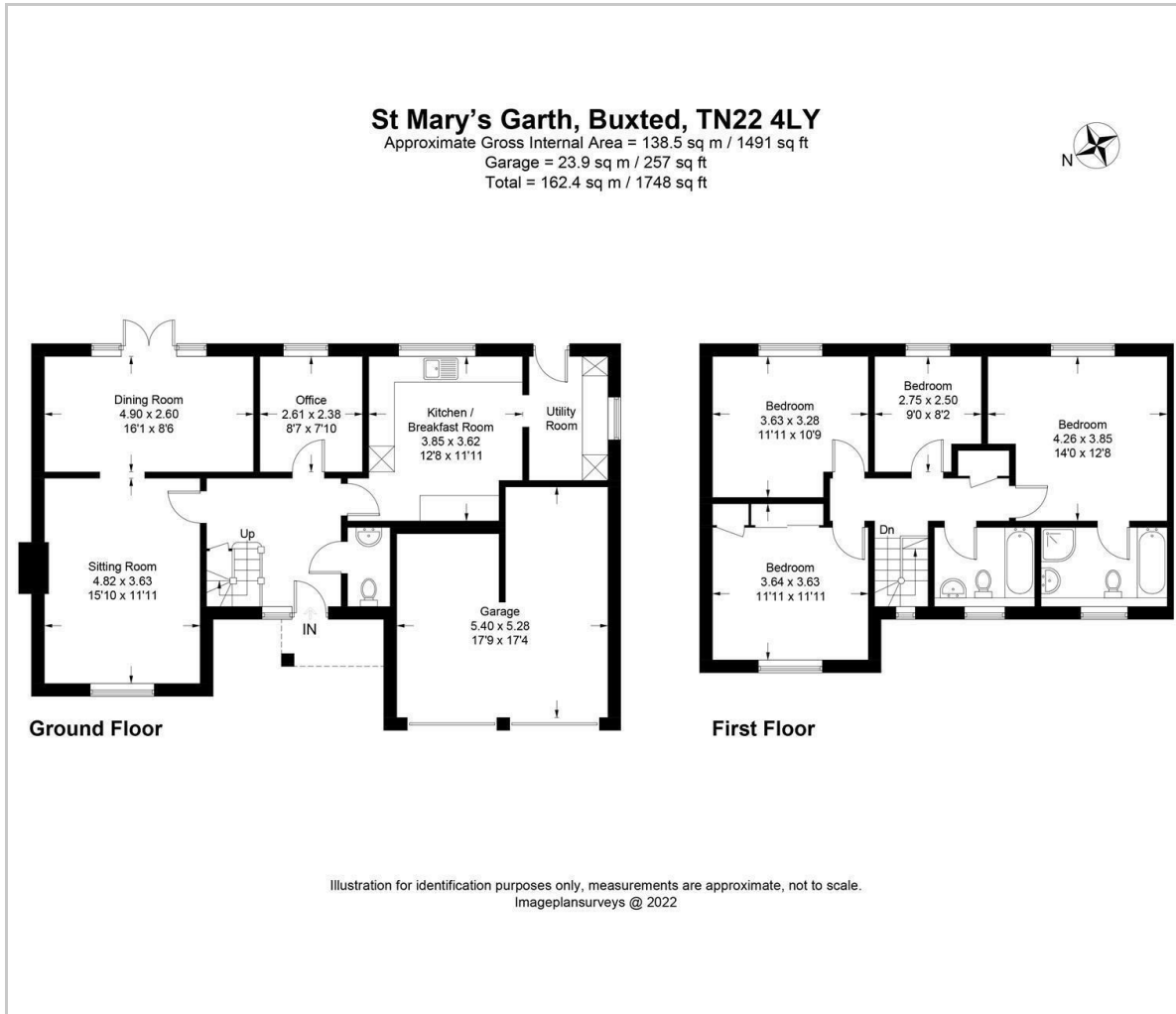
### BEDROOM 4

9'0" x 8'2" (2.75 x 2.50)

Council Tax Band - F £3,588 per annum



## Floor Plan

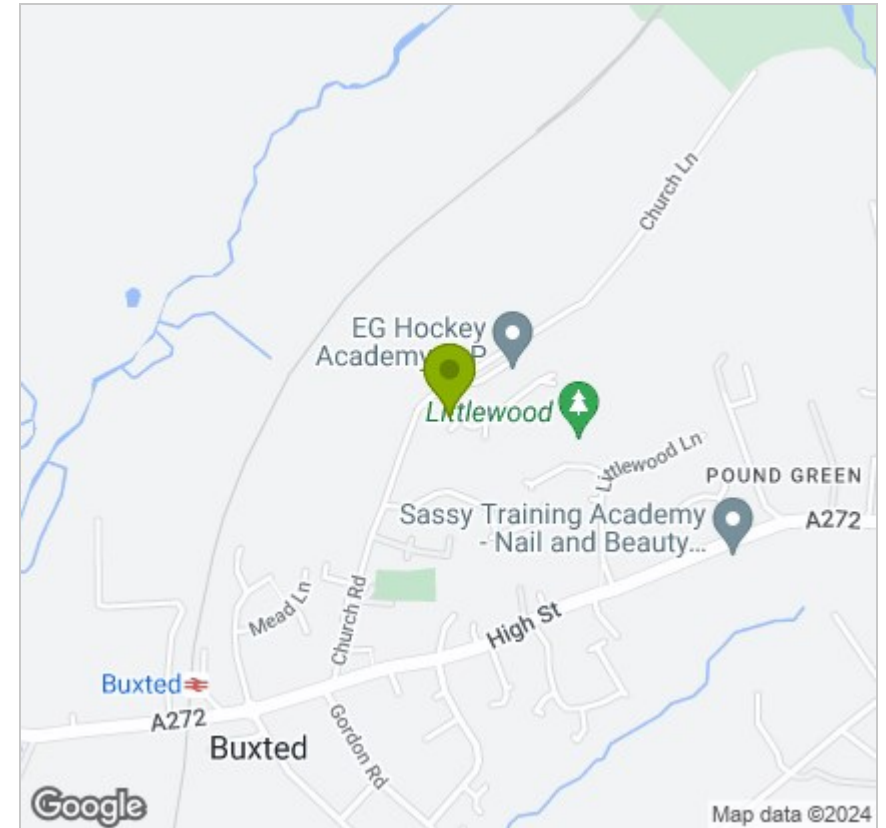


## Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

