



OAKFIELD



Limes Lane,
Guide Price £900,000



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SUMMARY

Oakfield Estate Agents are delighted to be marketing this three double bedroom family home, situated on Limes Lane, just on the edge of the village of Buxted and within easy walking distance of the village shop and the railway station.

Constructed in 1926, this traditionally built property is set in generous secluded and well stocked gardens of approximately a third of an acre (TBV). A private driveway offers parking for several vehicles and gives access to the detached garage and paved path to the property.

This wonderful home is well situated centrally within its plot so is well set back from the country lane and offers exceptional privacy and seclusion from all areas of the garden. Properties such as Tudor Cottage rarely come to the market and an internal viewing is unhesitatingly recommended.

From the main entrance, you make your way into a very spacious entrance hall. This leads to the dual aspect sitting room, which gives views over the colourful gardens and features an inglenook style fireplace with a wood burner.

The sitting room leads to the downstairs study and flows through to the sympathetically extended kitchen/dining room. With an abundance of natural light this is a fantastic entertaining space with double doors opening onto the rear garden.

Furthermore, there is a utility room, downstairs shower room and toilet.



On the first floor there are three double bedrooms with the principal bedroom benefitting from a double aspect outlook to the front garden.

The family bathroom, with a separate shower completes the first floor accommodation. There is access to the loft space via a drop down hatch. With the pitch being so high there is further room to extend, subject to the necessary consents should anyone need to add any additional living space.

Externally the grounds offer an array of shrubs, plants, trees and beds giving complete seclusion and a peaceful ambience. There is a spacious garage/workshop with light and power with a storage space attached and log store. To the front of the plot there is an additional detached garage also with light and power. The garden is extremely well maintained and has been created and landscaped by the current owners.

This home is presented to a very high standard throughout and the current owners have updated, extended and modernised the property during their time there however have maintained a wealth of character such as exposed timbers, brick and beams.



Kitchen/Dining Room

27'2" x 22'2"

Sitting Room

20'9" x 11'0"

Study

10'1" x 8'10"

Utility Room

14'9" x 5'6"

Bedroom One

16'9" x 11'1"

Bedroom Two

14'1" x 13'2"

Bedroom Three

12'6" x 8'9"

Store

9'3" x 6'11"

Garage/Workshop

16'1" x 9'4"

Garage

14'9" x 7'11"

Council Tax Band-F-£3588 Per Annum













INFORMATION

Tenure

Freehold

Local Authority

Wealden Council

Council Tax Band

F

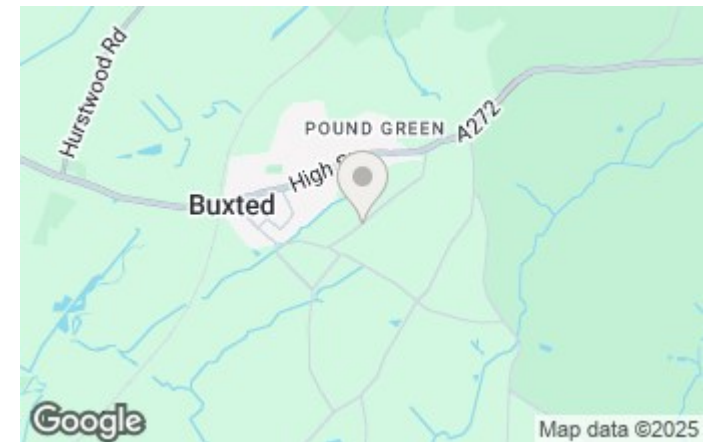
Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

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

Area Map



Floorplan

Energy Efficiency Graph

Limes Lane, Buxted, TN22 4PB

Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft

Outbuildings = 31.0 sq m / 334 sq ft

(Including Garage)

Total = 203.9 sq m / 2195 sq ft

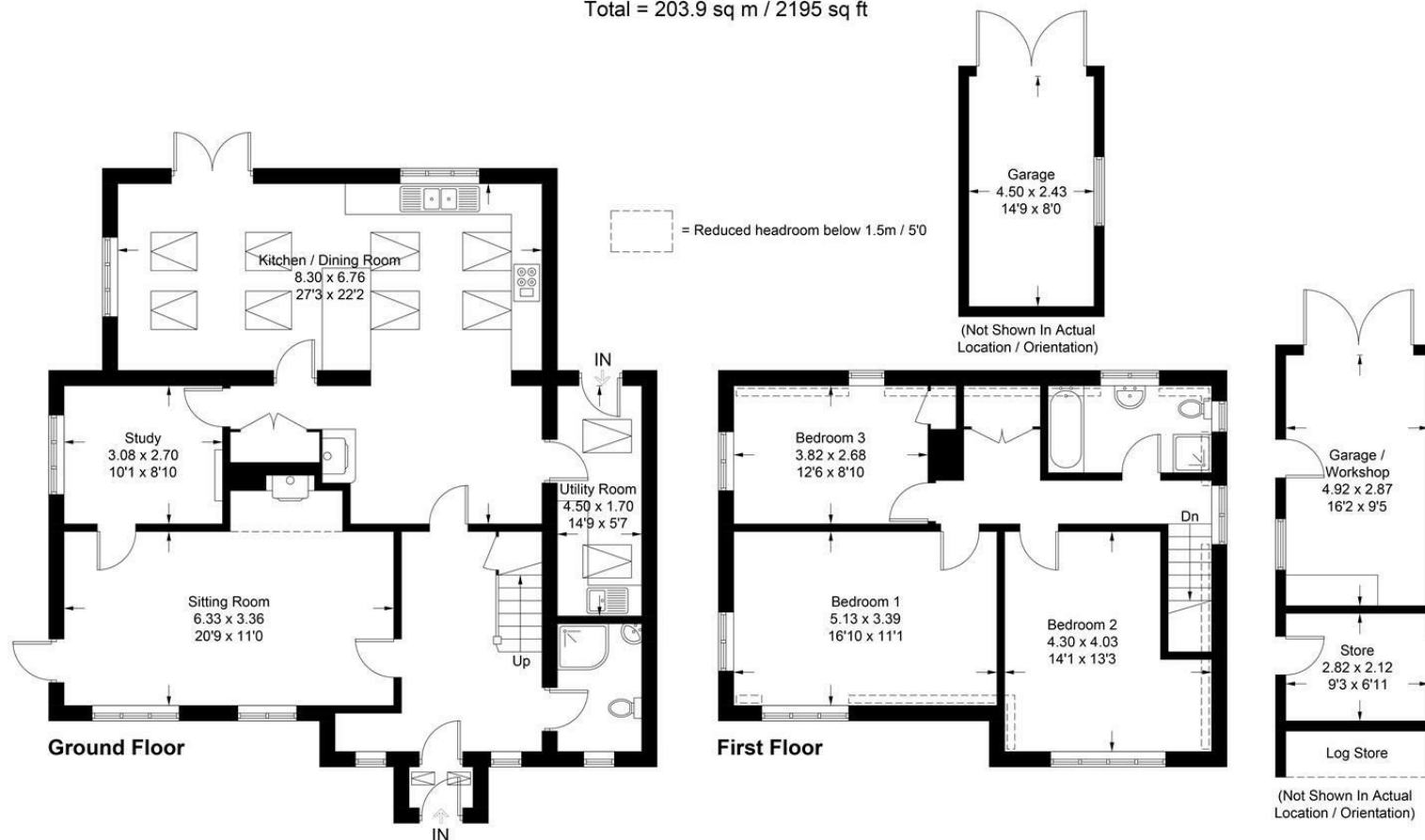



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		64	78
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive
2002/91/EC



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