



OAKFIELD



High Street, Buxted TN22 4JU

Asking Price £800,000



SUMMARY

Price Guide: £800,000 - £825,000

Set behind gated access in the heart of the sought-after village of Buxted, this beautifully presented detached 1930s home offers elegant, light-filled accommodation seamlessly blending period charm with modern living. The ground floor features a welcoming entrance hall, cloakroom, and a superb flow of reception spaces including a double-aspect drawing room with log burner and garden access, a triple-aspect dining room with bay window and fireplace, and a charming breakfast room leading to a country kitchen fitted with natural wood worktops, integrated appliances and a double Butler sink. A striking garden room with vaulted ceiling and glazed gable end opens directly onto the terrace, complemented by a home office and versatile workshop/store.

The first floor is arranged around a spacious galleried landing and offers three beautifully proportioned bedrooms. The principal suite enjoys a double aspect, fitted wardrobes and a modern en suite shower room, while the second bedroom benefits from built-in wardrobes and a private balcony overlooking the gardens. A generous third bedroom retains its original fireplace, served by a well-appointed family bathroom.

Outside, the property is approached via a wide gated driveway providing ample parking and features a covered storm porch with utility room. The exceptional south-facing rear garden, extending to approximately 150 feet, is a true highlight, with a large terrace ideal for entertaining, a wildlife pond, sweeping lawns, mature trees and a large timber outbuilding. Perfectly located within easy reach of village amenities, the mainline station and surrounding countryside, this is a rare opportunity to acquire a substantial and stylish family home in one of Buxted's most desirable settings.



Dining Room

17'4 x 13'10

Drawing room

19'9 x 14'3

Breakfast Room

9'1 x 9'11

Kitchen

14'8 x 7'3

Office

7'9 x 6'2

Workshop/ Garage

8'7 x 8'6

Garden Room

14'3 x 8'6

Bedroom 1

12'1 x 9'7

En-suite

7'3 x 4'5

Bedroom 2

10'8 x 10'0

Bedroom 3

10'0 x 9'3

Bathroom

9'3 x 6'4

Balcony

15'0 x 5'7

Council Tax Band - F - £3768 per annum

















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

F

Opening Hours

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

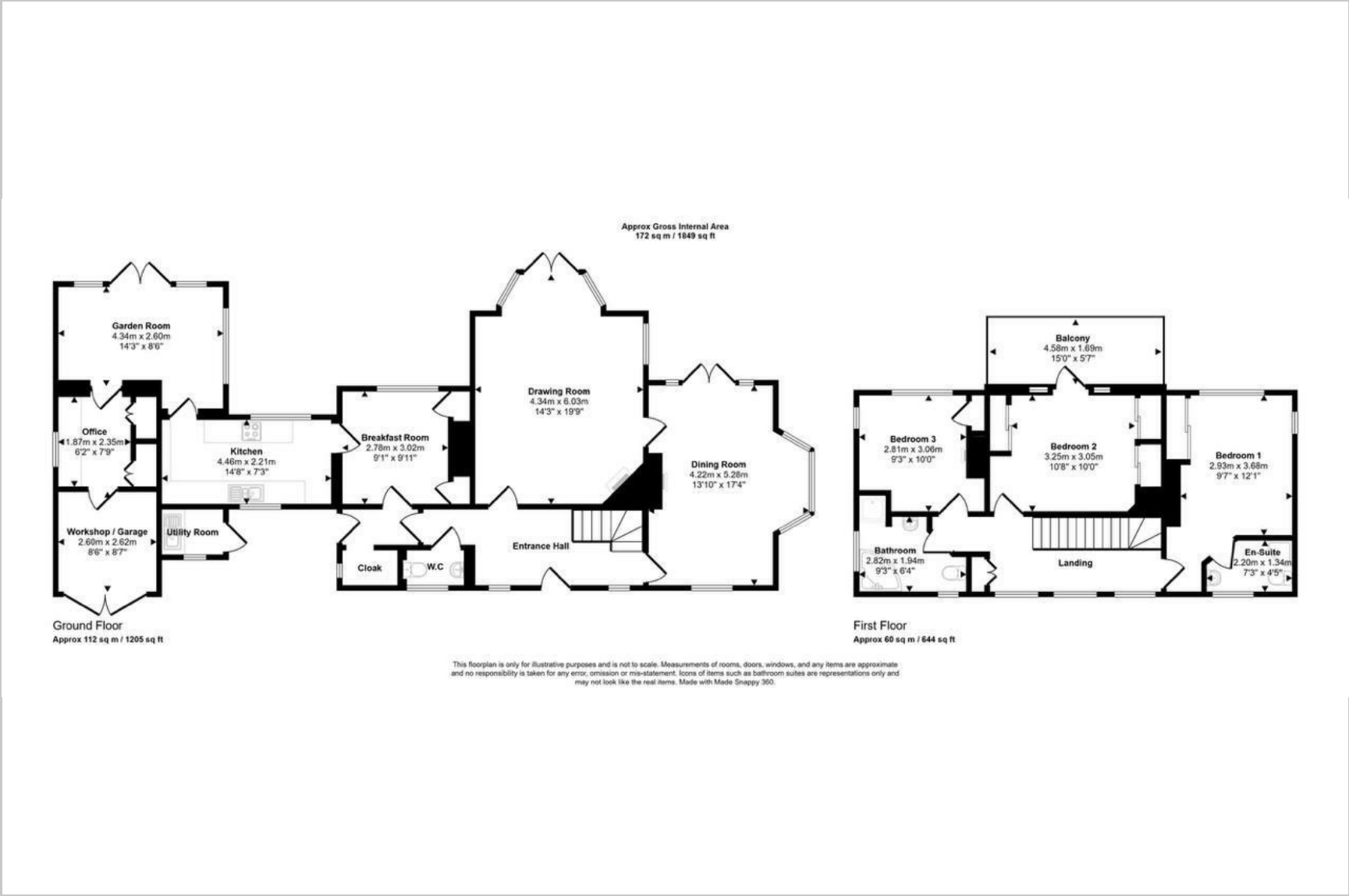
Viewings

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

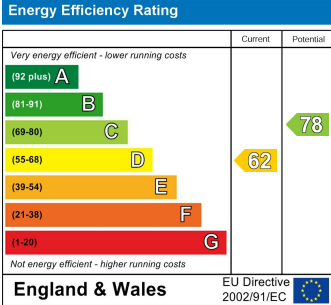
Area Map



Floorplan



Energy Efficiency Graph



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