



OAKFIELD



High Street, Buxted TN22 4JU

Price Guide £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

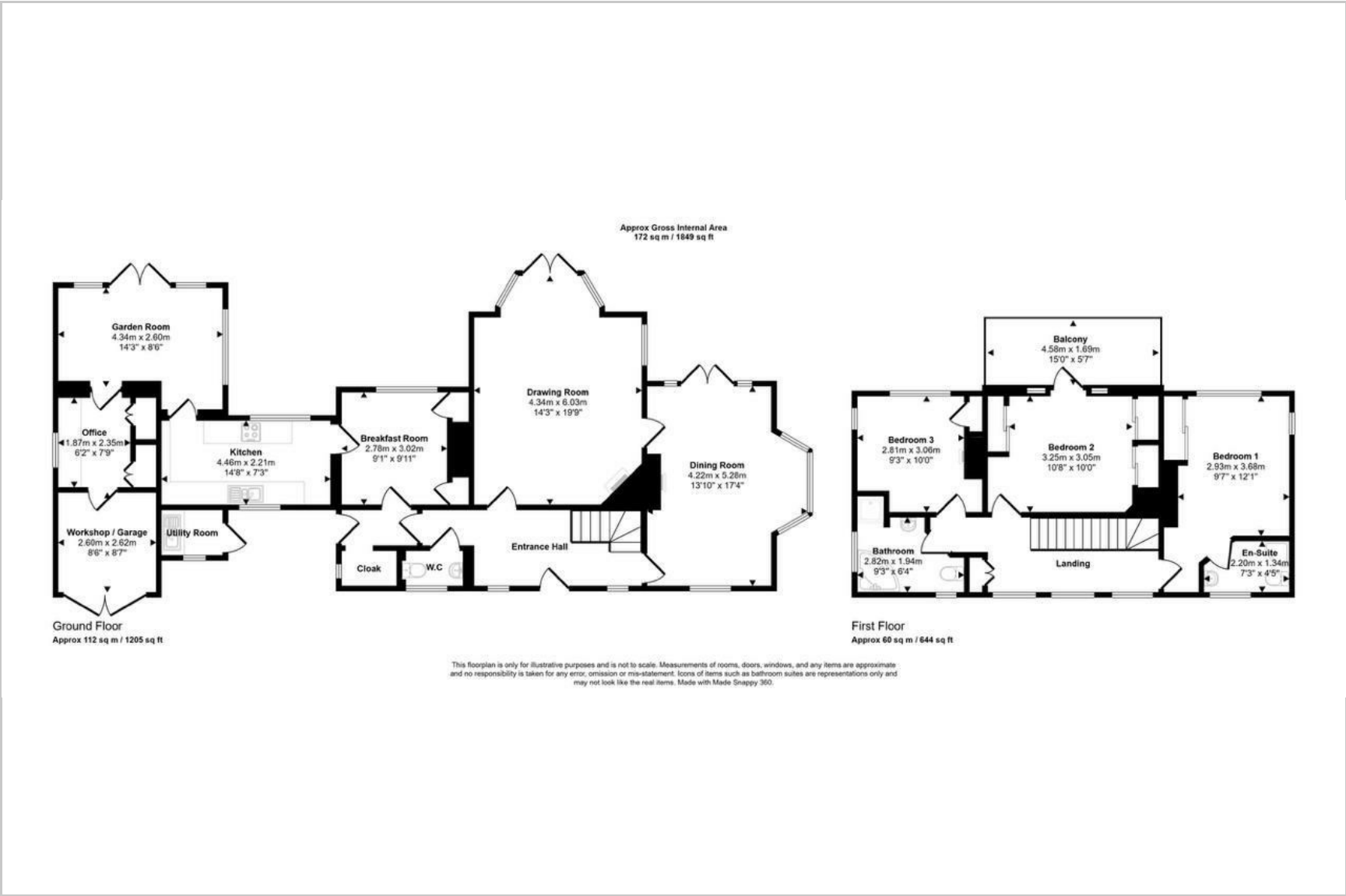
Viewings

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

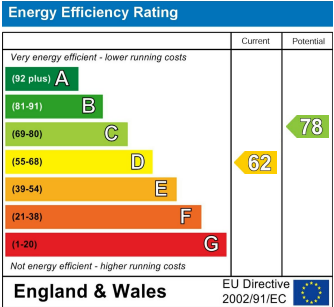
Area Map



Floorplan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.