



OAKFIELD



Limes Lane, Uckfield

Price Guide £725,000





# SUMMARY

---

Guide Price: £725,000 - £750,000

Set within a picturesque and peaceful country lane on the rural edge of Buxted village, this enchanting three-bedroom detached character cottage offers generous living space, beautifully landscaped gardens, and wonderful scope for future extension (subject to planning).

The property enjoys a prime position with direct views over open fields, combining privacy, charm, and convenience in equal measure.

The home opens via a charming cottage-style pathway, leading through an immaculate front garden to a sheltered entrance. A solid front door welcomes you into a well-proportioned entrance hall.

The lounge/dining room is a spacious, light-filled dual-aspect room with a feature fireplace—a perfect space for both family living and entertaining. To the rear, the well-appointed kitchen/breakfast room offers a charming outlook and practical layout, complemented by an adjoining utility room and cloakroom/W.C.

Upstairs, three generously sized double bedrooms offer flexible accommodation, all beautifully presented and positioned to enjoy either garden or countryside views. The



family bathroom benefits from a pretty outlook over the peaceful rear garden.

The front garden is a delight—lovingly stocked with cottage-style planting, lawn, and a gravel drive that provides ample parking and access to a detached single garage.

To the rear, the garden is a true highlight—incredibly private, mostly laid to lawn, and framed by mature trees and flowering shrubs. A selection of useful outbuildings and storage areas sits just off the kitchen, ideal for garden tools or future conversion (subject to consent).

The garden backs directly onto open fields, providing a stunning natural backdrop with visiting wildlife throughout the seasons.

Agents Note: Please be aware that this property has loft spray foam installed. This may limit your choice of lender, if you require a mortgage to purchase. For further information please do contact us.





### Lounge/Dining Room

21'4 x 20'3

### Kitchen/Breakfast Room

13'9 x 12'1

### Bedroom 1

14'8 x 12'5

### Bedroom 2

15'8 x 11'2

### Bedroom 3

12'4 x 8'10

### Garage

16'3 x 9'8

Council Tax Band - F £3,768 per annum



























# INFORMATION

---

## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

**F**

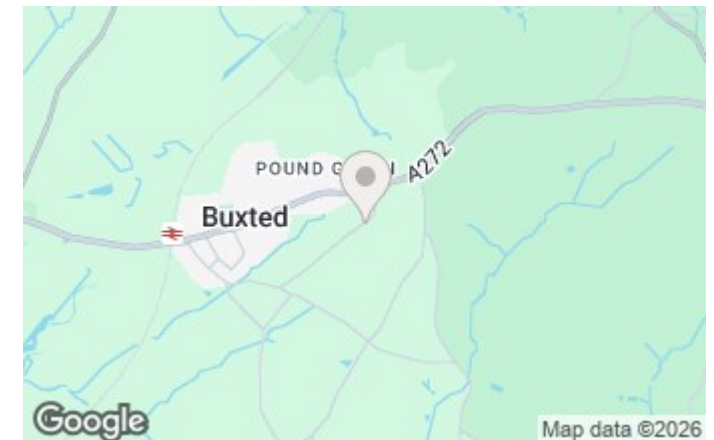
## Opening Hours

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

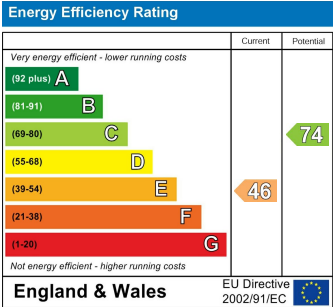




Floorplan



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.