



OAKFIELD



Limes Lane, Uckfield
Price Guide £725,000



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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—incidentally 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

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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

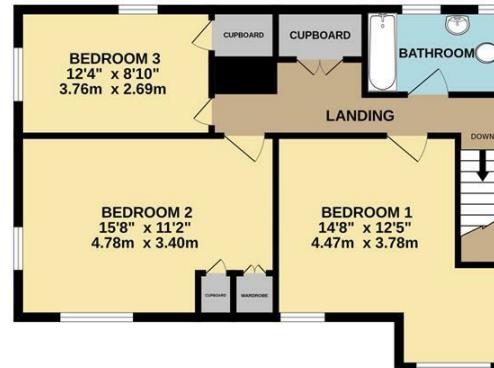


Floorplan

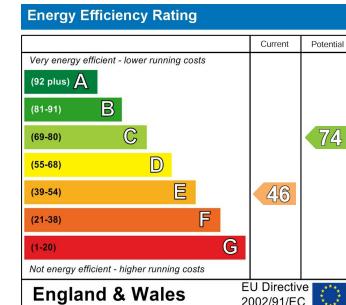
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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