



## Britts Farm Road, Buxted

Uckfield, East Sussex TN22 4LZ

Offers in Region of **£750,000**

**MANSELL  
McTAGGART**  
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# Britts Farm Road

Buxted, Uckfield

A deceptively spacious 4 bedroom, 2 bath/shower room detached family home with a versatile one bedroom annex in this highly sought-after village less than ½ a mile from the mainline train station and village amenities.

Boasting a generous plot in this exclusive development of executive homes, this spacious property has been significantly improved by the current owners and a particular feature of the home is the addition of the 1 bedroom annex that is accessed via the utility room. The annex could either be kept as a separate space or it could easily be incorporated into the property to create further living accommodation, in particular it could make an impressive and large open plan kitchen/dining/family room. It benefits from underfloor heating throughout and comprises in brief of an open plan kitchen/dining/sitting room with a door leading out to the rear garden, a double bedroom with built-in wardrobes and a beautifully fitted wet room.

The property features in brief, on the ground floor; an entrance hallway leading to the impressive dual aspect sitting room with an open fireplace, glazed double doors into the dining room and French doors opening to an outside seating terrace.

The ground floor also benefits from a useful study, downstairs cloakroom and kitchen breakfast room with a range of matching units to eye and base level with integrated appliances. A door leads through to the utility room which provides access to the garden, the covered entrance to the front of the property and the annex.







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From the entrance hallway a staircase rises to the first floor, offering; a principal bedroom suite with a range of built-in wardrobes and a beautifully fitted en-suite shower room, a generous double bedroom 2 with fitted wardrobes, a modern family bathroom and two further double bedrooms.

Outside, the west facing rear garden has been beautifully maintained and is mainly laid to level lawn, bordered by mature hedging and shrubs. A tiered seating terrace with a pond immediately adjoins the rear of the property and a vegetable garden has been created next to the annex and leads to a greenhouse and timber shed.

The property is approached via a private driveway providing parking for several vehicles and access to the garage, a covered entrance between the house and the garage provides access to the utility room and garage. The garage benefits from power and light with storage above, it has been partly converted to one side to create the annex. A path through the front garden leads to a covered entrance porch.

EPC rating C

Council tax band F

Services: Gas fired central heating and mains drainage

Tenure: Freehold



# Britts Farm Road, Buxted, East Sussex, TN22

Approximate Gross Internal Area = 180.7 sq m / 1945 sq ft

Garage = 18.3 sq m / 197 sq ft

Total = 199.0 sq m / 2142 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID898635)

## Mansell McTaggart

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