



The Pound, Pound Green

Buxted, East Sussex TN22 4JL

£750,000

**MANSELL
McTAGGART**
Trusted since 1947

The Pound, Pound Green

Buxted

An outstanding period 5 bedroom 2 bathroom attached country home with a driveway, substantial detached garage and workshop. Situated in an elevated position enjoying pleasant far reaching views to the rear and occupying a stunning plot of 0.25 of an acre.

The Pound is a deceptively spacious 3 storey grade II listed country home situated in an elevated position enjoying stunning far reaching rural views. The property has been significantly improved and extended on the ground floor by the current owners. The ground floor extension is a most distinguishing feature of the property which provides an impressive kitchen/breakfast room made up of a range of country style units with a central island. Most rooms enjoy a wealth of period features with the ground floor having a number of reception rooms which continue from one to another providing wonderful space for entertaining.

The accommodation extends to 2461 sq ft and is entered via an entrance hallway which continues through to a dining hall. There is an impressive sitting room which has an inglenook style open fireplace and a study found nearby. The dining hall flows through to a snug/family room and from here you enter into a stunning 25'1 x 19'7 kitchen/breakfast room beautifully fitted with a central island having a built-in ceramic hob, oven with extractor canopy above, there are a set of French doors leading to the rear garden and a cloakroom nearby. The utility/boot room is a generous size and measures 17'8 x 9'3 and leads to a rear porch.





The Pound, Pound Green

Buxted

The first floor provides a landing with built-in cupboards, a principal bedroom with built-in wardrobes and a large en-suite bathroom comprising a freestanding roll top bath and a separate shower cubicle. There are two further bedrooms and a separate shower room. A concealed staircase rises to two further double bedrooms.

Outside the front of the property is approached via a wrought iron gate and paved path, the drive is accessed off Redbrook Lane and in turn leads to the detached garage which has a workshop to the rear. The rear garden is predominantly laid to level lawn flanked by mature shrubs and hosting a number of mature trees. The whole enjoying elevated views towards the neighbouring countryside.

EPC rating N/A

Council tax band F

Services: Gas fired central heating and mains drainage



The Pound, Pound Green, Buxted, TN22

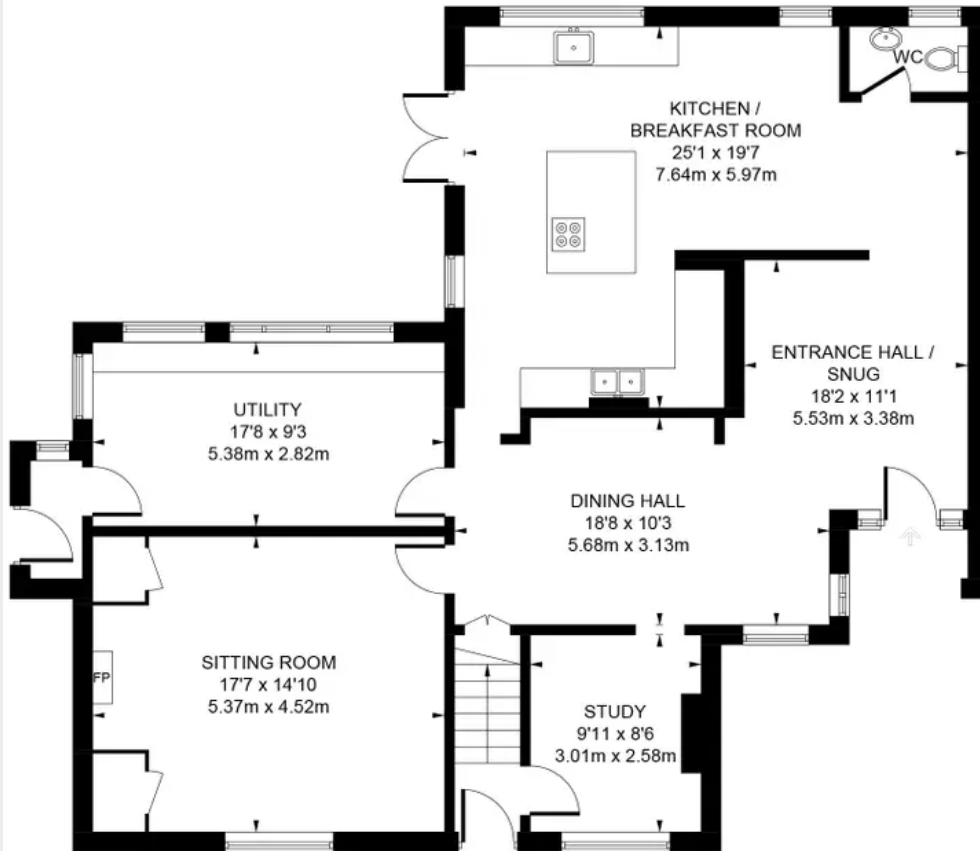
Approximate Gross Internal Area = 2461 sq ft / 228.6 sq m

Garage / Workshop / Shed = 363 sq ft / 33.7 sq m

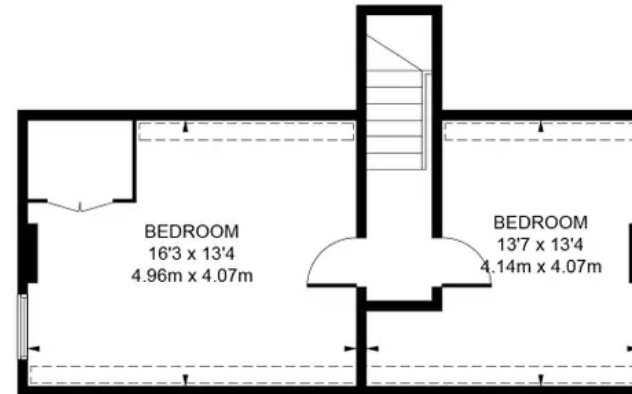
Total = 2824 sq ft / 262.3 sq m



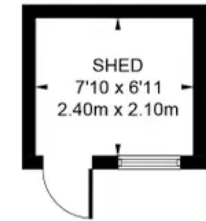
 = REDUCED HEAD HEIGHT BELOW 1.5M



GROUND FLOOR



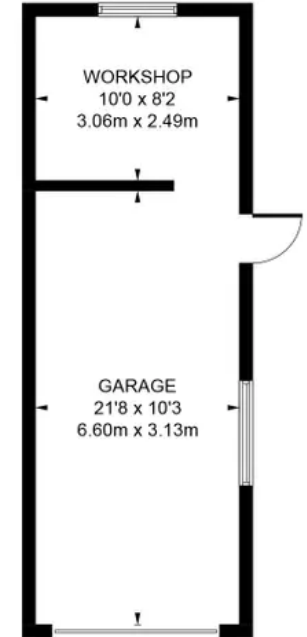
SECOND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID946906)