



8 Britts Farm Road, Buxted
Uckfield

Guide Price **£750,000 – £800,000**

**MANSELL
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8 Britts Farm Road

Buxted, Uckfield

A magnificent 5 double bedroom, 2 bath/shower room detached executive style home enviably positioned in this highly sought-after village less than ½ a mile from the mainline train station and village amenities boasting over 1,800 sq ft of bright and spacious beautifully finished accommodation.

Occupying a generous south westerly plot in this exclusive development of executive homes, this spacious property has been significantly improved by the current owners to create a generous family home benefitting from, in brief, on the ground floor; an impressive entrance hall, a spacious kitchen diner with a range of matching units to eye and base level and bi-folding doors leading to an outside seating terrace, a useful utility room with a door to the rear garden, a separate dining room with double doors to the garden, a generous dual aspect living room with a log burning stove and further double doors to a larger outside seating terrace.

From the entrance hallway a staircase rises to the first floor offering; a principle bedroom with a range of fitted wardrobes and a beautifully fitted en-suite shower room, a fully tiled family bathroom with a shower above the bath and four further double bedrooms.

EPC- C

Council tax band- G

Mains gas and mains drainage





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Outside the south westerly rear garden is a particular feature, mainly laid to level lawn bordered by mature trees and shrubs with a seating terrace immediately adjoining the rear of the property and continuing to a large seating terrace to the side of the property.

The front of the property is approached via a large private driveway providing parking for several vehicles leading to a detached double garage benefitting from power and light. A path leads through the pretty front garden to a covered entrance.

Britts Farm Road is situated in the sought after village of Buxted. The property is within easy reach of the village centre which offers excellent local primary schools, a doctors surgery a church, local inns, a village store and a railway station offering services to London (London Bridge approx 67 mins). Uckfield town centre is approximately three miles away and offers a comprehensive range of shops and public facilities including a cinema, leisure centre, sixth form college and a railway station with lines to London. Haywards Heath with a faster direct train service to London (Victoria) and London Bridge 47 mins can be accessed via the A272 and is approximately 13 miles distant. The county town of Lewes and Tunbridge Wells are also within driving distance. The south coast resorts of Brighton City centre and Eastbourne are 18 and 19 miles away respectively and the stunning Ashdown Forest with its walks and bridle paths are within a short driving distance.

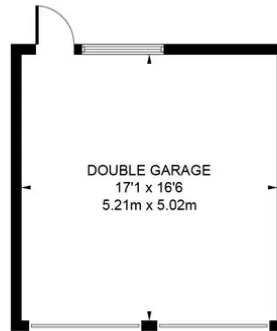


Britts Farm Road, Uckfield, East Sussex, TN22

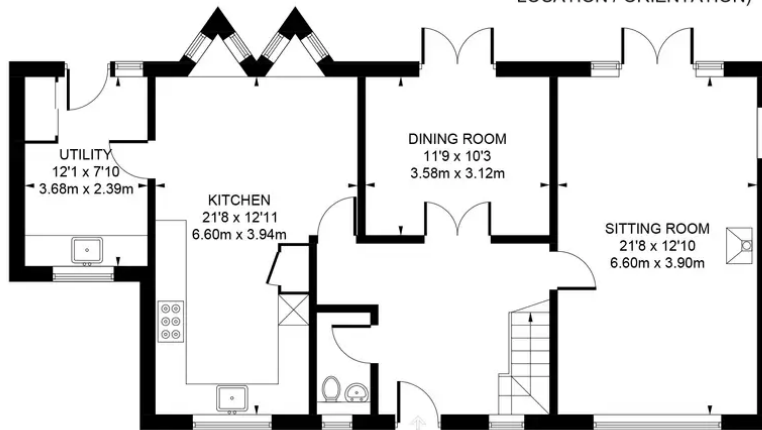
Approximate Gross Internal Area = 1817 sq ft / 168.8 sq m

Garage = 280 sq ft / 26 sq m

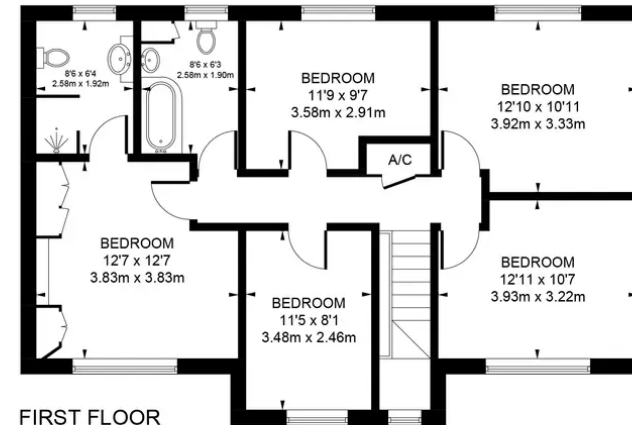
Total = 2097 sq ft / 194.8 sq m



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapltd.co.uk (ID1082103)

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