



1 The Willows, Framfield Road, Buxted, East Sussex, TN22 4LE

£765,000

**MANSELL  
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# The Willows, Framfield Road

, Buxted

An outstanding brand new 4 bedroom 2 bathroom detached executive style home forming part of a select development of only 5 properties adjoining the recreation ground and Buxted Park beyond. Situated within a short stroll of the mainline railway station and village amenities.

The Willows has been beautifully constructed by Mid-Sussex Homes, a renowned local development firm. The property has been built to an impeccable order with a meticulous finish. The location is very much sought after, lying in a private road in a traffic free position. The property benefits from green energy and EV charger located at the front of the property.

The accommodation:

The ground floor enjoys underfloor heating and Karndean flooring to the majority of the rooms. There is a spacious hallway with coats cupboard and cloakroom.

The living space: the most distinguishing feature of the property, largely open plan with a beautifully fitted Commodore kitchen to one side of the room with a range of Neff integrated appliances, a generous utility room with a personal door in the integral garage is found nearby. The dining area and sitting room has 2 sets of French doors leading to a seating terrace.





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The bedrooms: there are 4 bedrooms in total, 2 of which have built-in wardrobes with the principal bedrooms having an en-suite.

The bathrooms: exceptionally fitted with tiled walls and flooring with underfloor heating, Roca sanitaryware affording fine lines and Hansgrohe Brassware. The shower cubicles are enclosed with glass shower screens.

Outside: The rear garden is predominantly laid to level lawn with a stone seating terrace adjoining the rear of the property. The front is approached via a private driveway which in turns leads to the integral garage.



## Framfield Road, Buxted, East Sussex, TN22

Approximate Gross Internal Area = 1650 sq ft / 153.3 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1829 sq ft / 169.9 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID1117307)

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