



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

£550,000

**MANSELL  
McTAGGART**  
Trusted since 1947



## 5 The Willows Framfield Road

Buxted, Uckfield

An outstanding brand new 3 bedrooms 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.

5 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 a cloakroom.

The living space: double aspect with 2 sets of French doors leading to a stone seating terrace.

Kitchen/breakfast room: Beautifully fitted Commodore designer kitchen with a range of Neff integrated appliances.







## 5 The Willows Framfield Road

Buxted, Uckfield

The bedrooms: there are 3 bedrooms in total, 2 of which have built-in wardrobes with the principal bedroom having a dressing room and en-suite.

The bathrooms: exceptionally fitted with tiled walls and flooring with underfloor heating, Roca sanitary ware 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 driveway which provides 2 parking spaces opposite the integral garage.

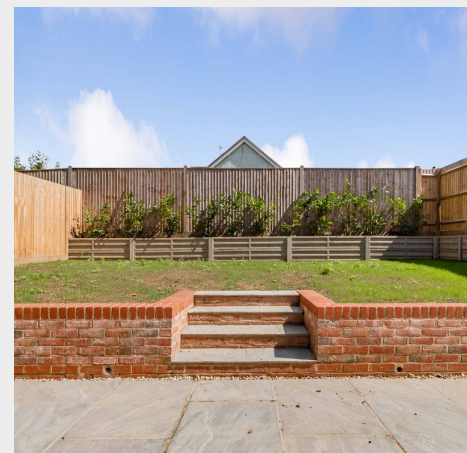
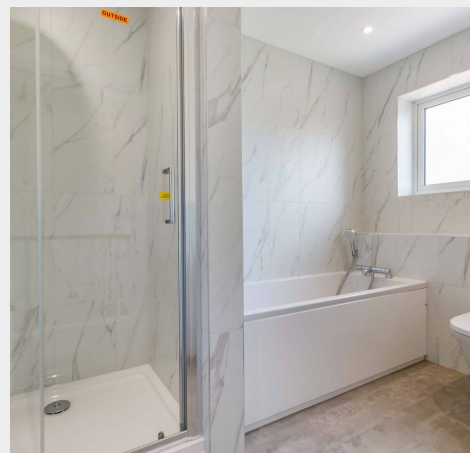
Mains Drainage

Fuel: Air source heat pump and PV panels

Council tax band: TBC

10 Year Build Zone warrantee

Tenure: Freehold



## Framfield Road, Buxted, East Sussex, TN22

Approximate Gross Internal Area = 1097 sq ft / 101.9 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1294 sq ft / 120.2 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID1117305)

## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

[uf@mansellmctaggart.co.uk](mailto:uf@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/uckfield](http://www.mansellmctaggart.co.uk/branch/uckfield)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.