



1 Queenstock Lane, Buxted. TN22 4AR

East Sussex

Guide Price **£450,000 – £465,000**

**MANSELL
McTAGGART**
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1 Queenstock Lane

Buxted

An exceptional four bedroom 2 bath/shower semi-detached modern home occupying a generous corner plot with a garage, driveway parking and en-suite shower room. Situated within walking distance of the village amenities, railway station providing services to London and numerous countryside walks. This attractive part weather boarded property has been tastefully decorated and improved over the years affording a generous walled rear garden. The property also enjoys a pleasant position situated on a no through road.

The accommodation extends to 1,274 sq ft and comprises in brief on the ground floor, a covered entrance, an entrance hallway with wood effect flooring and cloakroom. A kitchen/dining room fitted with a range of matching high gloss units to eye and base level with built-in ceramic hob with oven and grill beneath and integrated appliances. A light and spacious dual aspect sitting room with French doors leading to the rear garden.

The first floor provides a landing with built-in cupboard, two double bedrooms, a further single bedroom, a beautifully fitted modern family bathroom and a staircase raising to the second floor providing access to the impressive principle bedroom with modern fitted shower room.

The walled rear garden is a particular feature of the home, a generous corner plot with rear access to the driveway. Mainly laid to lawn garden bordered by a brick wall, trees and close board fencing, a seating terrace immediately adjoins the rear of the property and further gardens can be found to the westerly boundary.





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The front of the property is accessed via a paved path flanked to one side by a well-stocked shrub bed. The driveway is found at the rear of the garden and provides off street parking which in turns leads to the garage.

Queenstock Lane is situated in the sought after village of Buxted. The property is within easy reach of the village centre which offers a primary school, 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 four miles distance and offers a more comprehensive range of shops and public facilities including a leisure centre and 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 distance. 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.

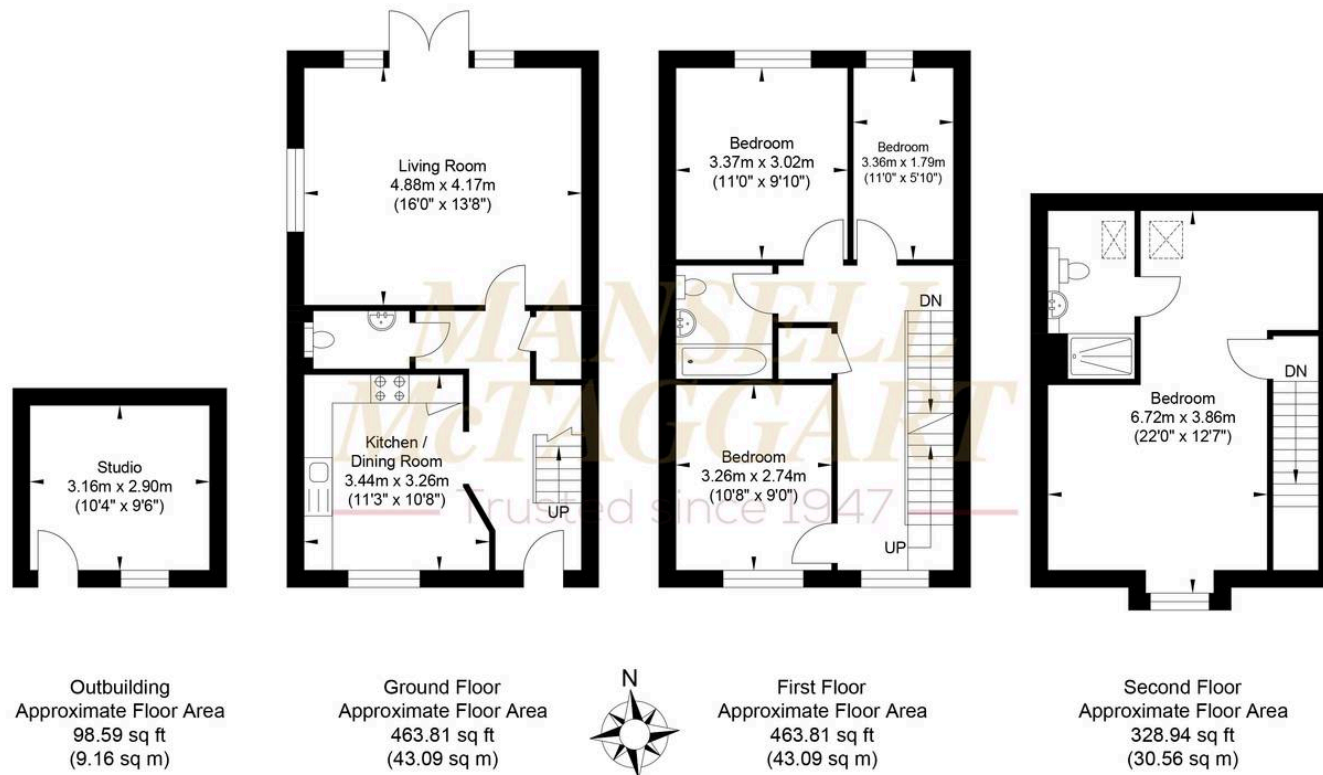
EPC rating: B

Council tax band: E

Mains gas and mains drainage.



Queenstock Lane



Approximate Gross Internal Area (Excluding Outbuilding) = 116.74 sq m / 1256.56 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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