



Magnolia Cottage Pound Green, Buxted
Uckfield

£1,100,000
**MANSELL
McTAGGART**
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Magnolia Cottage Pound Green

Buxted, Uckfield

An outstanding five bedroom four bathroom detached dormer style country home with an integral garage. Occupying a stunning secluded south facing plot of just over half an acre.

The property is entered via a spacious hallway with a built-in coat's cupboard, a boot room and cloakroom found nearby and there is access to the integral garage. Continuing through the hallway there is a study, a family room which leads to an en-suite bedroom and a set of double doors flow through to a double aspect sitting room with wood burning stove and bi-fold doors opening to the rear seating terrace. There is a further en-suite bedroom and an impressive kitchen/dining room with a set of French doors. The kitchen is made up to one side by a range of matching shaker style units with a central island with breakfast bar.

Council Tax band: F

Tenure: Freehold

- An outstanding five bedroom four bathroom country home
- Occupying a stunning south facing plot of just over half an acre
- Separate vegetable garden which would provide ideal space for a swimming pool
- Several reception rooms





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The first floor provides a spacious landing, a principal bedroom with walk-in dressing room and en-suite bathroom, there are two further bedrooms and a family bathroom comprising a white suite and enclosed bath.

Outside, the front of the property is approached via a five bar gate and gravel driveway which in turns leads to the integral garage. The rear garden has been beautifully landscaped with an expansive seating terrace adjoining the rear of the property and a level lawn flanked either side by mature shrubs. To one side is an enclosed and private vegetable garden which could serve as a number of uses, one being, a swimming pool. The whole extending to 0.53 of an acre enjoying much seclusion.

Mains Drainage

Tenure: Freehold

- Beautifully fitted 26'4 x 20 kitchen/dining room with central island.
- Integral garage
- Principal bedroom suite with walk-in dressing room and Juliet balcony
- Three en-suite bedrooms
- Walking distance of the railway station, two public inns and village amenities



Pound Green

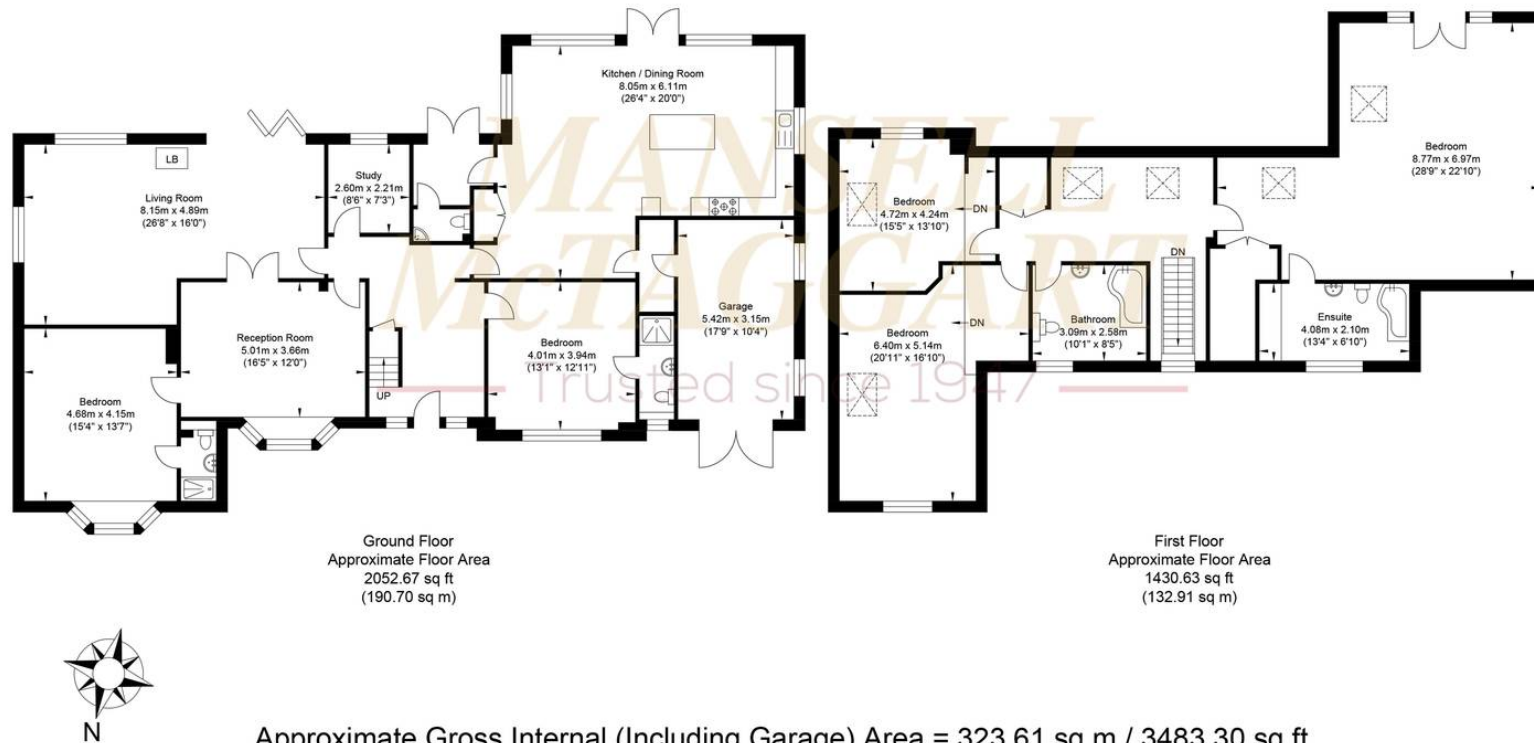


Illustration for identification purposes only, measurements are approximate, not to scale.

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