



Britts Farm Road, Buxted

Uckfield, East Sussex TN22 4LZ

Offers in Region of **£625,000**

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Britts Farm Road

Buxted, Uckfield

An individual and deceptively spacious 4 bedroom, 2 bath/shower room detached executive style family home with driveway and an integral garage situated in this highly sought-after village only ½ a mile from the mainline train station and village amenities.

Hazel Drove is an exceptional property constructed just over 20 years ago by an independent builder for his own home. The property has been immaculately maintained by the current owner and benefits from the addition of a large conservatory, a beautifully landscaped rear garden and an imposing stone fireplace to the sitting room.

The property extends to 1714 sq ft and is entered via a central hallway with a useful built-in storage cupboard and cloakroom. Glazed doors continue into the sitting room with a central fireplace, there is separate study found nearby beautifully fitted with bespoke oak furniture. The dining room has a set of French doors which flow through to an impressive conservatory/garden room with further doors leading to a seating terrace. The kitchen is fitted with a range of matching units to eye and base level with integrated appliances and has access into the integral garage and garden.

From the entrance hallway a staircase rises to the first floor, offering; a most generous principal bedroom suite with a range of built-in wardrobes and a beautifully fitted en-suite shower room. There are three further double bedrooms, both with bedrooms 2 and 3 benefiting from built-in wardrobes and a modern 4 piece family bathroom.

Outside, the front of the property is approached via a private driveway which in turn leads to the integral garage with a level lawn to one side.





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The mature rear garden is a particular feature having been beautifully landscaped. There is a seating terrace immediately adjoining the rear of the property with shallow steps and a pergola leading up onto the mainly laid to level lawned garden hosting an array of trees and shrubs and benefits from a timber shed perfectly placed and 'hidden' at the rear of the garden.

EPC rating C & Council tax band F

Services: Gas fired central heating and mains drainage

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 four miles distant 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 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.

Tenure: Freehold



Hazel Drive, Britts Farm Road, Buxted, East Sussex, TN22

Approximate Gross Internal Area = 1714 sq ft / 159.2 sq m (Including Garage)

Shed = 34 sq ft / 3.2 sq m

Total = 1748 sq ft / 162.4 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID914209)

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