



St. Marys Garth, Uckfield, TN22 4LY

£795,000 Freehold

**MANSELL  
McTAGGART**  
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# *in brief...*

- Stunning far reaching views
- ¼ of acre plot with woodland and direct access to the nature reserve beyond
- Garden studio
- Beautifully positioned 5 bedroom 3 bathroom modern family home
- Several reception rooms on the ground floor
- Master suite with dressing room and bathroom
- Guest bedroom with en-suite
- Three further bedrooms and a family bathroom



## *in more detail...*

An imposing 5 bedroom 3 bathroom detached modern family home occupying an elevated position enjoying stunning far reaching views towards the neighbouring countryside, with a detached double garage, garden studio an exceptional plot of ¼ of an acre adjoining woodland beyond. Forming part of a peaceful cul de sac and within walking distance of the village amenities and railway station.

This impressive home has a most distinctive façade and has been extended over the years and most recently remodified to provide spacious accommodate to suit a large family.

The rear garden has been beautifully landscaped and features a raised large, decked seating terrace wonderful for entertaining and enjoying stunning far reaching views. Within the garden is a newly built timber garden studio with French doors and a floor to ceiling glazed picture window.

The Master suite is a particular feature of the home being double aspect and enjoying a view of the gardens and woodland to one side and the rolling countryside to the other. Furthermore there is a separate dressing room and large en-suite bathroom with a separate shower cubicle.

The accommodation extends to 2033 sq ft and comprises in brief on the ground floor, an entrance porch, entrance hallway with cloakroom, a double aspect sitting room with wood burning stove with double doors leading to a separate dining room, a home office.

A large kitchen/breakfast room fitted with a matching range of gloss units with a wine cooler and built-in gas hob. The kitchen in turn leads through to a separate utility room. Lastly there is an inner hall with personal door to the front and useful snug with sliding patio door opening to the rear garden.

The first floor provides a landing with airing cupboard, the master suite, a guest bedroom with en-suite bathroom, three further bedrooms (most rooms having far reaching views) and a family bathroom with a separate shower cubicle.



## *outside and the location...*

Outside, the front of the property is approached via a brick paved driveway which provides parking for a number of vehicles and in turn leads to the detached double garage. Shallow steps rise to the entrance porch. The rear garden: a paved patio adjoins the rear of the property with steps rising to the formal gardens flanked by well stocked flower beds. A decked boardwalk leads to the seating terrace with timber balustrade and outdoor kitchen/BBQ area to one side. The whole enjoying stunning far reaching views. Beyond the entertaining area is woodland with a tree house and zip wire. The wooden area leads to a gate which gives access to a nature reserve.

St Marys Garth is a quiet cul-de-sac situated off this seldom used country lane yet within a convenient walk to Buxted village which offers a railway station providing services to London (London Bridge 1hr 07minutes), a post office/general stores, a highly regarded primary school and a two public houses. Also within a short walk there are several bridle paths and public footpaths offering numerous scenic walks across the nearby countryside. Uckfield town offers a more comprehensive range of shopping and leisure facilities including a vast array of bars and restaurants, a public cinema, library, supermarkets and leisure centre. The area is well served with a wide variety of schooling for all age groups including a sixth form community college. Uckfield also offers a railway service to London and the nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuter service (London/Victoria 47 minutes). The picturesque Ashdown Forest with its 6,000 acres of rolling countryside is also within driving distance, as are the coastal resorts of Brighton and Eastbourne.

Please check google maps for exact distances and travel times (property postcode: TN22 4LY)

# St Marys Garth, Buxted, East Sussex, TN22

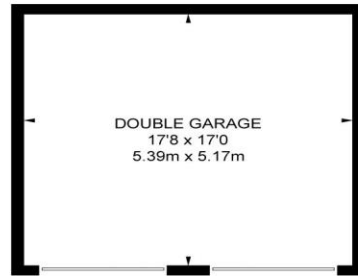
Approximate Gross Internal Area = 188.9 sq m / 2033 sq ft

Double Garage = 27.8 sq m / 299 sq ft

Shed = 4.4 sq m / 47 sq ft

Garden Studio = 14.1 sq m / 152 sq ft  
(Excluding Void)

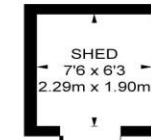
Total = 235.2 sq m / 2531 sq ft



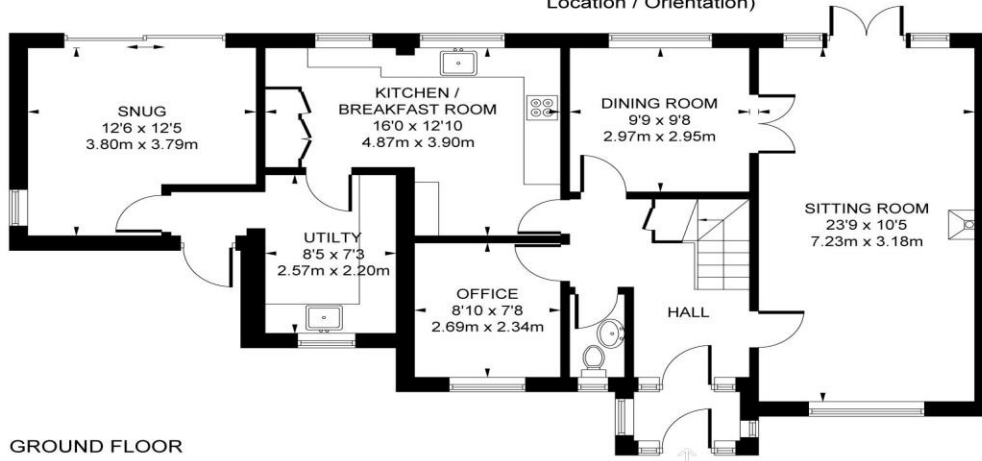
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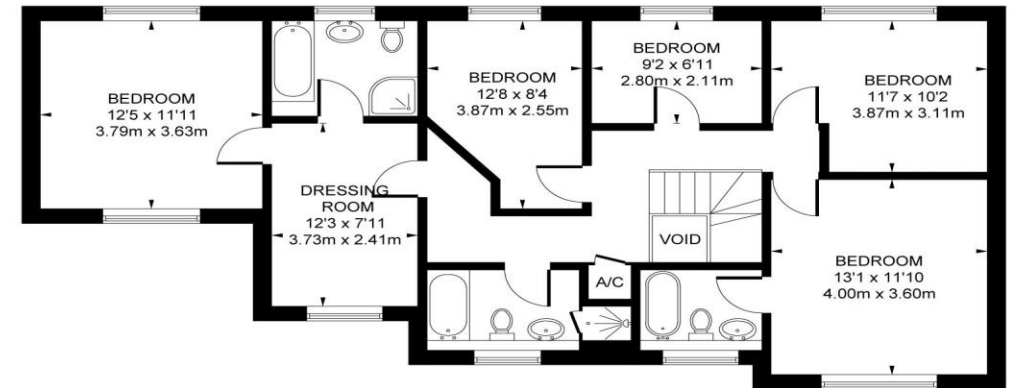
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GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID674967)

**MANSELL  
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