



Buckham Hill, Isfield, East Sussex, TN22 5XU

£1,200,000 Freehold

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# *in brief...*

- A magnificent brand new 5 bedroom detached country home
- Impressive triple heritage style garage with shower room and home office above
- Stunning south facing plot of half an acre
- Situated in this ever desirable village
- Far reaching views towards the South Downs and neighbouring paddock

- Underfloor heating on the ground floor
- Beautifully fitted kitchen/breakfast room with bi-fold doors leading to the rear garden
- Exceptional modern bath/shower suites
- Garden/sun room
- Master bedroom with dressing room and en-suite



## *in more detail...*

A magnificent brand new five bedroom four bath/shower room detached country home occupying a stunning south facing plot of half an acre. Enjoying far reaching views across the adjoining farmland and South Downs beyond and an impressive detached triple heritage style garage with home office and shower room above.

This exceptional home has been finished to an exacting standard occupying a beautiful position with uninterrupted views towards the South Downs. Situated in a peaceful position in this ever-popular village.

Paddock view forms one of three brand new homes affording 2688.82 sq ft of accommodation over three storeys with many distinguishing features. To mention: a covered entrance canopy with oak door, tiled flooring throughout the ground floor with underfloor heating, a beautifully fitted Stoneham kitchen with induction hob, double ovens and breakfast bar and bi-fold doors opening to the rear garden, a triple aspect garden/sun room with French doors leading to the rear seating terrace, modern white bathroom and shower suites with freestanding baths and walk-in showers. A master bedroom with a generous sized dressing room and en-suite bathroom and a fourth bedroom with Juliet balcony and floor to ceiling glass which could serve as an office/gym. Most rooms throughout enjoy views towards the South Downs.

The property comprises in brief on the ground floor: a covered entrance, an entrance hallway with oak staircase rising to the first floor, walk-in storage cupboard, a double aspect sitting room with a recess brick fireplace and timber mantle, a kitchen/breakfast room with built-in Neff appliances and wine fridge, separate utility room, a cloakroom and a triple aspect garden/sun room.

From the entrance hallway a staircase rises to the first floor which provides an impressive master bedroom, a guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom with separate walk in shower.

The second floor provides a fifth bedroom with separate dressing room/office and en-suite shower room.



## *outside and the location...*

Outside the front of the property is approached via timber gates and a stone block paved driveway, heritage style triple bay garage with external staircase rising to a home office and shower room with a large dormer and feature window enjoying far reaching views.

The gardens are predominately laid to lawn surrounding the property on all sides with a sandstone seating terrace adjoining the rear of the property. The whole enjoying stunning far reaching views towards the South Down and neighbouring paddock, all in approximately half an acre.

Paddock view is located in this highly sought after village surrounded by open countryside, close to the picturesque Lavender steam railway line, farm shop and village inn. Isfield is ideally situated within approximately 5 miles of the historic county town of Lewes with its mainline station (London Victoria 67 mins), historic castle and extensive shopping facilities and supermarkets.

Alternatively Uckfield town is within 2.3 miles offering several bars/restaurants, supermarkets, a public cinema and library and a popular leisure centre together with a railway station providing services to London. The town of Haywards Heath with further shopping facilities and mainline station to London (London Bridge/Victoria approximately 45 minutes) is some 20-25 minute drive away.

The surrounding countryside provides delightful scenic walks and numerous bridle paths linking with the neighbouring districts. Other recreational facilities include golf at the East Sussex national, polo at Knepp Castle, racing at Plumpton, Lingfield and Brighton. There is also good access to the south coast providing a wide range of water sports and amenities including marinas at both Brighton and Eastbourne. Opera can be enjoyed at nearby Glynebourne.

Please check google maps for exact distances and travel times (property postcode: TN22 5XU)



# Isfield, East Sussex, TN22

Approximate Gross Internal Area = 2660 sq ft / 247.1 sq m

Outbuilding = 881 sq ft / 81.9 sq m

Total = 3541 sq ft / 329 sq m

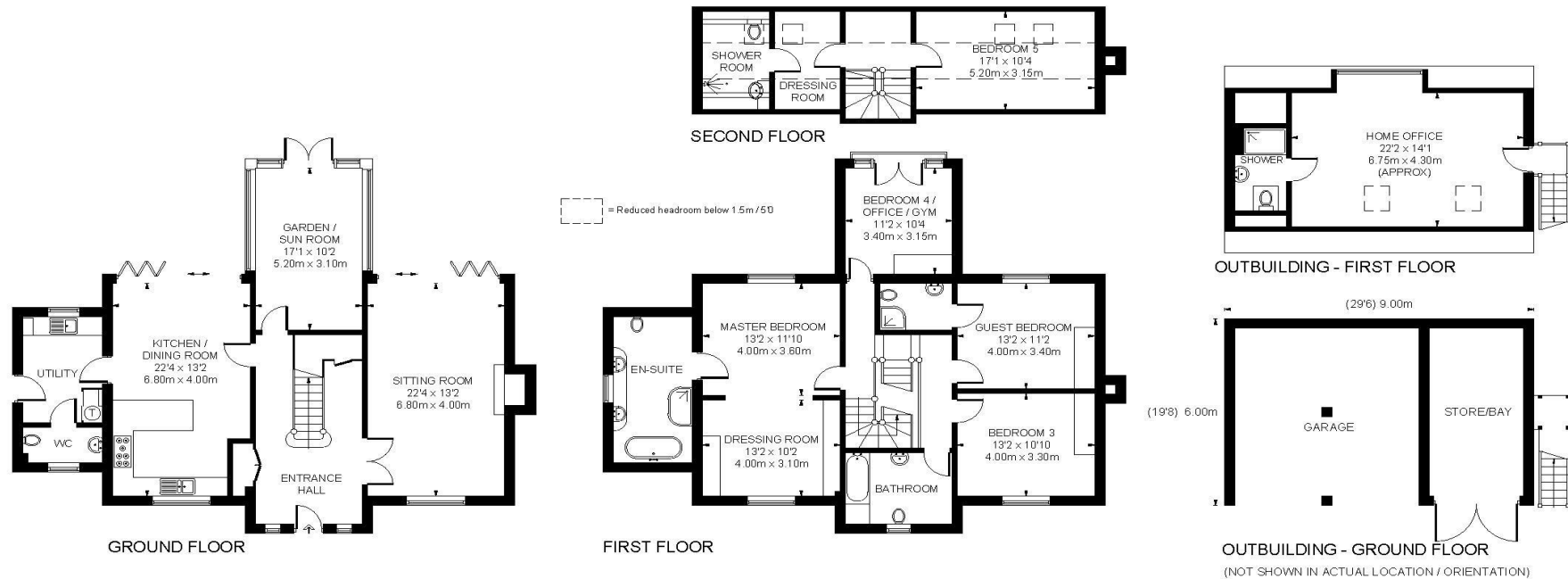


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID694442)

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