



Buckham Hill TN22

£1,200,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Within a peaceful rural setting on the fringes of Uckfield, this exceptional contemporary barn offers a rare fusion of architecture, specification and refined modern living. Surrounded by open countryside and landscapes that stretch into skies, this property enjoys a remarkable sense of seclusion, despite its nearby amenities.

From the moment of arrival, the quality and thought that has gone into the creation and evolution of this home is notable. Originally constructed by the highly regarded Hastingford Developments, the barn combines the charm and texture of a traditional form with the efficiency and comfort expected of a modern build. Since then, the current owners have further enhanced the property with a series of considered upgrades, including the addition of a heritage-style double cart shed, bespoke shutters, an EV charger within the garage, and a comprehensive redecoration using Farrow & Ball and Little Greene heritage palettes. Subtle detailing such as panelling to the hallway and principal bedroom elevates the overall aesthetic.

At the heart of the home lies an outstanding open plan living space, designed very much as a sociable hub. Bathed in natural light from multiple aspects, East, South and West - it offers an ever-changing outlook across the surrounding landscape. In the warmer months, doors can be thrown open to seamlessly connect indoor and out; While in winter the space remains cosy and inviting, centred around a Clearview wood burner. Underfoot, travertine limestone flows through the principal areas, warmed by underfloor heating throughout, with individual room thermostats, accompanied by an air source heat pump ensuring both comfort and efficiency,



The kitchen is beautifully appointed, featuring oak block worktops and a range of integrated appliances including Neff refrigeration and dishwasher, alongside a Rangemaster Elise induction range cooker with double ovens and separate grill. A separate utility room provides further functionality, with additional integrated refrigeration and access to a substantial boarded loft space above, one of several cleverly incorporated storage solutions throughout the home.

The bedrooms are thoughtfully arranged on the ground floor, each benefitting from built-in wardrobes and soft sisal-look carpeting designed to work harmoniously with the underfloor heating system. The principal suite enjoys direct access to the garden, creating a particularly calm and restorative retreat. Further storage is found in a generous plant cupboard within the hallway, ideal for drying clothes, along with additional loft space above the garage and bedrooms.

Externally, the transformation of the grounds has been significant. Once a blank plot, the gardens have been carefully landscaped and planted, with native hedging and trees now maturing beautifully. A variety of seating and dining areas allow the garden to be enjoyed throughout the day, following the sun from morning through to golden hour. The setting is wonderfully private, with open views across neighbouring fields, often dotted with deer and horses, offering a scene that feels almost cinematic. Flowering trees, including cherry, bring seasonal colour, while a meadow-style boundary enhances the naturalistic feel.







The immediate surroundings are defined by their openness and low light pollution, affording spectacular sunsets and clear, star-filled skies. Despite this rural tranquillity, the property is far from isolated. Uckfield is just five minutes away, offering a range of shops, as well as mainline rail services to London Bridge. The historic town of Lewes is approximately 15 minutes by car, while the Ashdown Forest is also within easy reach. Locally, there is an excellent selection of country pubs and farm shops, with scenic walks and bridleways accessible from the doorstep.

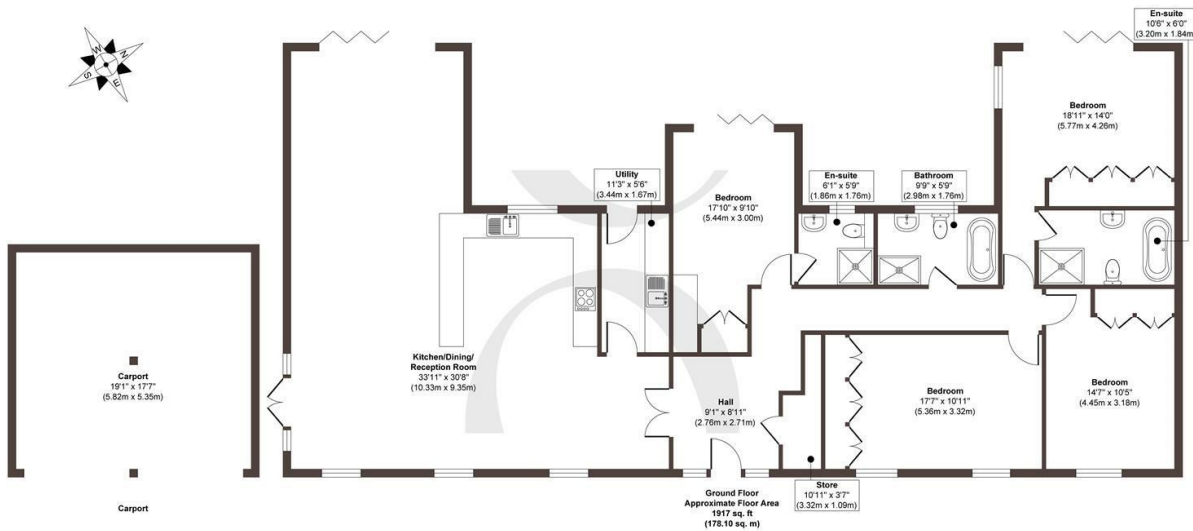
Practical considerations have been equally well addressed. The property benefits from high levels of insulation, double-glazed hardwood windows and doors, high-speed FTTP broadband, and the remainder of a 10-year Buildzone warranty. The approach is via a private track, with a shared driveway arrangement and no associated charges.

This is, at its core, a home designed for living well equally suited to quiet reflection as it is to lively gatherings. A place where the changing seasons are felt and landscape are intrinsically connected, and where everyday life is enhanced by both comfort and beauty.









Approx. Gross Internal Floor Area 1917 sq. ft / 178.10 sq. m (Excluding Carport)

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

Produced by Elements Property

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The Details

- Contemporary barn in a peaceful rural setting with far-reaching views
- Stunning open plan living space, designed for entertaining and sociable family life
- Well-appointed kitchen with oak worktops, integrated Neff appliances and breakfast bar
- Underfloor heating throughout with travertine flooring and individual room controls
- Beautiful interiors with bespoke shutters, elegant décor and feature panelling
- Principal suite with luxury bathroom and direct garden access
- Landscaped gardens with multiple seating areas, flowering trees and all-day sunshine
- Garage with EV charger, heritage-style cart shed and storage throughout
- Countryside walks from the doorstep, with Uckfield and Lewes easily accessible
- Energy-efficient home with high insulation

Size

Approx 1917.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

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Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

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