



OAKFIELD



High Street, Buxted, Uckfield, TN22 4JU

Price Guide £1,100,000



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Price Guide £1,100,000 - £1,200,000. A striking and beautifully enhanced Edwardian detached home set within over an acre of mature gardens, just half a mile from Buxted mainline station. Built in classic Sussex style with part tile-hung elevations, Littleham combines period elegance with high-quality contemporary living. Immaculately presented, the house offers light-filled, well-proportioned accommodation with a prized southerly aspect over the rear gardens.

A welcoming entrance hall with cloakroom leads to elegant reception spaces ideal for entertaining and family life. The triple-aspect drawing room features a wood-burning stove, bespoke cabinetry and French doors to the terrace. A cosy snug with ornate fireplace and fitted shelving provides a quieter retreat.

The outstanding open-plan Neptune kitchen/dining room forms the heart of the home, with granite worktops, breakfast bar, electric Aga with additional gas hob, integrated appliances, larder cupboard, space for an American-style fridge/freezer, and underfloor heating. Double doors open onto the terrace for seamless indoor-outdoor living. A well-equipped utility room adds practicality.

Upstairs are four generous double bedrooms with southerly garden views, including two en suites and a contemporary family shower room. An L-shaped study offers excellent home-working space.

Approached via gates with ample parking, the former garage has been converted into a studio/home office with underfloor heating and cloakroom. A broad rear terrace overlooks sweeping lawns, mature shrubs and specimen trees, with a former tennis court beyond. Elegant and versatile, Littleham is perfectly suited to modern family living.





Living Room

22'3" x 13'6" (6.78m x 4.11m)

Snug

14'1" x 13'1" (4.29m x 3.99m)

Kitchen

27'0" x 7'4" (8.23m x 2.24m)

Dining Room

24'3" x 19'4" (7.39m x 5.89m)

Utility Room

19'6" x 7'7" (5.94m x 2.31m)

WC

Studio/Home Office

17'0" x 16'1" (5.18m x 4.90m)

WC

Bedroom One

13'8" x 13'1" (4.17m x 3.99m)

Bedroom Two

15'4" x 10'10" (4.68m x 3.31m)

Bedroom Three

14'1" x 9'10" (4.29m x 3.00m)

Bedroom Four

11'9" x 11'2" (3.58m x 3.40m)

Study

8'4" x 6'9" (2.56m x 2.07m)

Bathroom

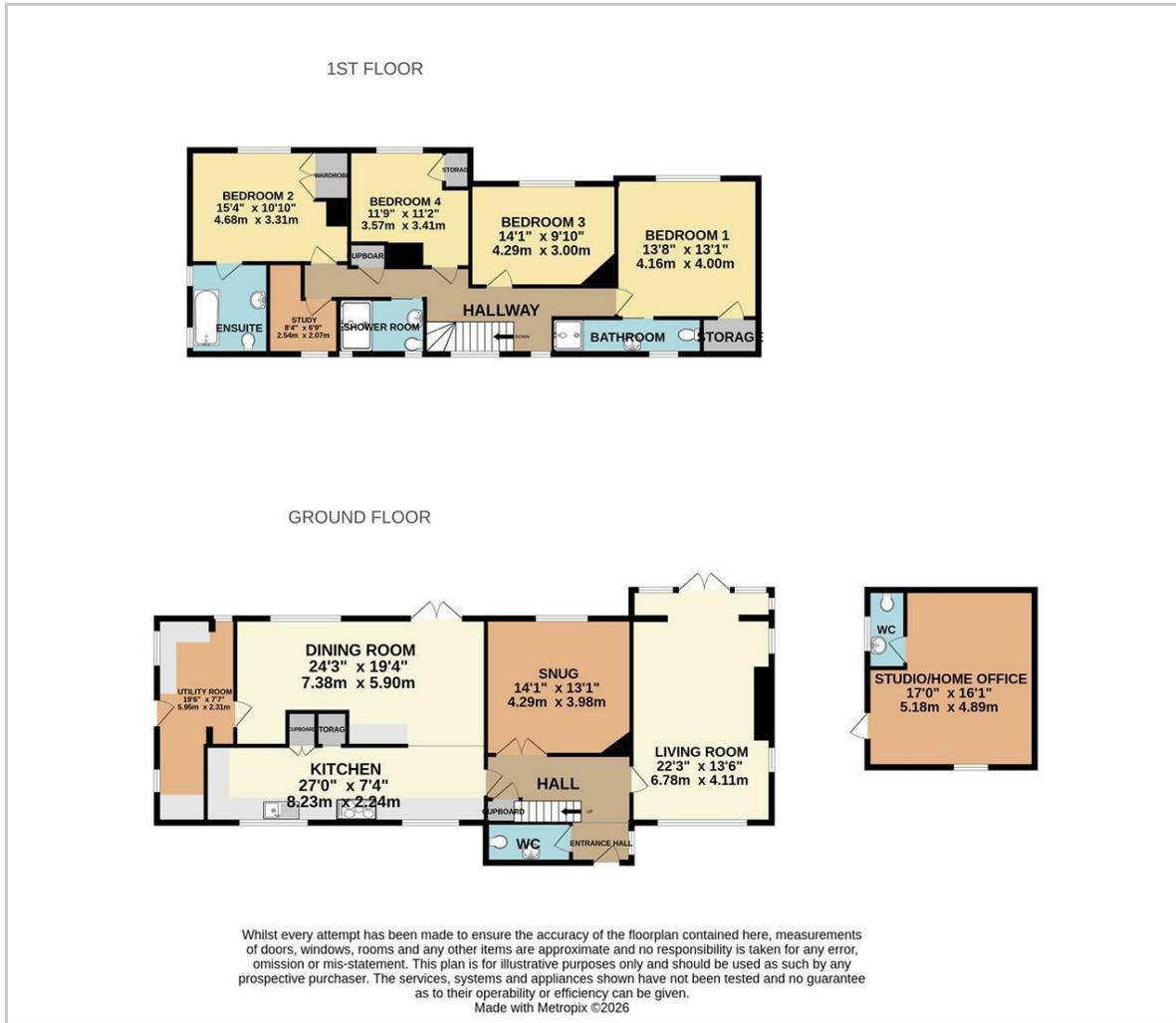
Ensuite

Shower Room

Council Tax Band G - £4,347.40 Per Annum



Floor Plan

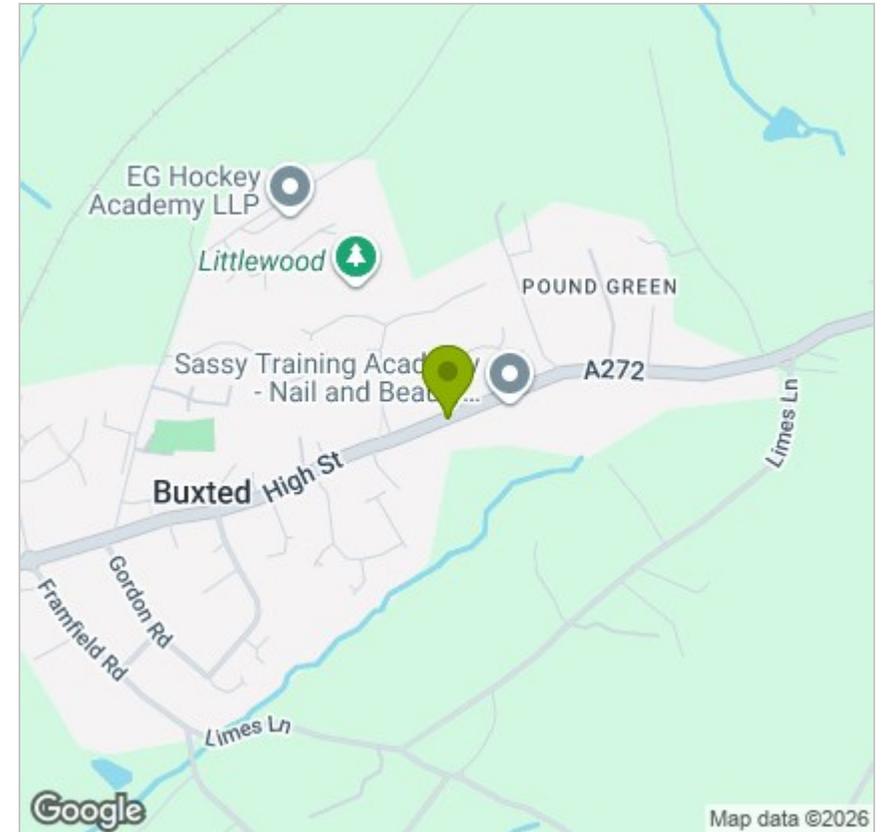


Viewing

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Area Map



Energy Efficiency Graph

