

OAKFIELD

Eight Bells Close, Buxted, Uckfield, TN22 4JT

Price Guide £600,000

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A beautifully presented detached four-bedroom home with charming gardens, ideally situated in the heart of the sought-after village of Buxted. This attractive home has been thoughtfully extended by the current owner to create spacious accommodation. Stylishly presented throughout, the property enjoys an excellent location within walking distance of Buxted Railway Station, offering direct rail links to London, making it ideal for commuters.

The sitting room features a large bay window, along with a charming fireplace. The dining room enjoys patio doors opening onto the rear garden, creating an excellent flow for both everyday living and entertaining. From here, the property leads into the contemporary kitchen.

Three well-proportioned bedrooms are on the ground floor and are served by a spacious shower room. The principal bedroom is on the first floor, which benefits from its own ensuite shower room, currently partially completed, offering the opportunity for the new owner to add their own finishing touches.

Externally, the property is approached via a private driveway providing ample off-road parking and access to the garage, which is currently utilised as a practical utility space.

The attractive rear garden provides a wonderful setting for outdoor living. A paved terrace leading onto a generous lawn that wraps around the property. Mature borders planted with established trees and shrubs create a private and picturesque backdrop. There is an outbuilding with power, offering excellent versatility for use as a home office or workshop.

Title Information: We are informed by our client that a section of the garden along the left-hand boundary is not included within the registered title. The sellers will provide a statutory declaration, together with a statutory declaration from the previous owners, confirming their long-standing use of this land without dispute. An indemnity insurance policy will also be provided. Purchasers should rely on their own legal enquiries.

























Living Room
17'5" x 12'11" (5.32 x 3.94)

Kitchen
11'0" x 8'4" (3.36 x 2.56)

Dining Room
11'0" x 8'0" (3.36 x 2.46)

Bedroom One
18'9" x 14'0" (5.72 x 4.29)

Bedroom Two
14'0" x 9'11" (4.29 x 3.04)

Bedroom Three
10'11" x 7'4" (3.35 x 2.24)

Study
8'0" x 6'2" (2.44 x 1.88)

Bathroom

Ensuite

WC

Garden Room/Office
17'10" x 7'4" (5.44 x 2.24)

Garage
16'6" x 7'5" (5.04 x 2.27)

Council Tax Band E - £3036

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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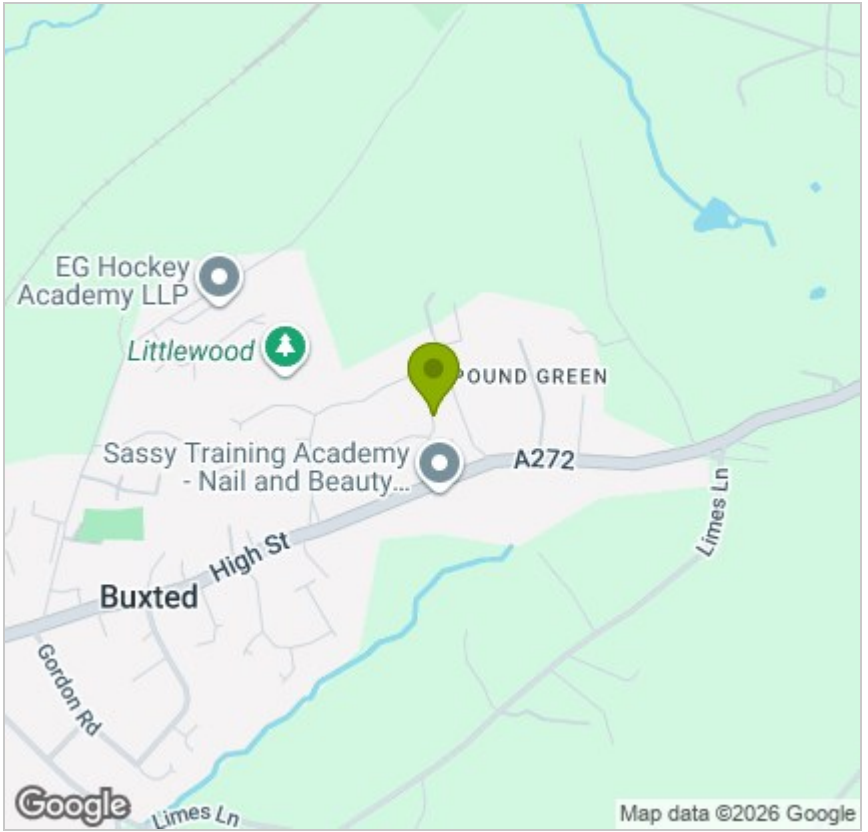
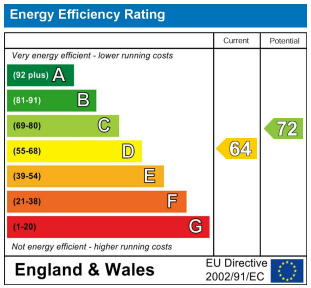
Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01825 762132
if you wish to arrange a viewing appointment for this property or require further information.

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