



OAKFIELD



Framfield Road, Uckfield, TN22 5AH

Price Guide £550,000



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Substantial Bay-Fronted Victorian Home with Exceptional Garden

A handsome and substantial bay-fronted Victorian semi-detached home, offering beautifully proportioned accommodation across three floors and retaining a wealth of period charm. Set within stunning extensive gardens, this impressive property also benefits from a long private driveway and detached garage/store.

The elegant entrance hall sets the tone, leading to two superb bay-fronted reception rooms – a generous sitting room and formal dining room – both featuring attractive fireplaces and classic detailing including cornicing and picture rails. A separate breakfast room provides additional versatility and flows through to a well-appointed kitchen overlooking the rear garden, fitted with a range of base and eye-level units and ample work surfaces. A useful side lobby gives access to the driveway and a modern ground floor shower room.

The first floor offers two well-proportioned bedrooms, including a spacious principal bedroom with dual aspect and fitted wardrobes. A family bath and shower room and separate WC are accessed from the half landing. The second floor provides a further characterful bedroom with sloping ceilings and built-in storage, ideal as a guest room, office or additional bedroom.

The gardens are a particular highlight, thoughtfully arranged into distinct 'rooms' with paved terraces, lawns, mature shrubs and trees, herbaceous borders and seating areas, creating a private and tranquil setting. The long driveway provides ample off-road parking and leads to a detached garage/store.

Conveniently positioned within easy reach of the High Street, mainline rail services to London, well-regarded schools and a wide range of leisure facilities, this is a rare opportunity to acquire a substantial period home in an excellent location.





Living Room

12'6" x 12'4" (3.81m x 3.76m)

Dining room

14'7" x 12'0" (4.45m x 3.66m)

Breakfast Room

12'2" x 10'2" (3.71m x 3.10m)

Kitchen

9'11" x 9'5" (3.02m x 2.87m)

Shower Room

Bedroom One

17'9" x 12'4" (5.41m x 3.76m)

Bedroom Two

12'2" x 11'11" (3.71m x 3.63m)

Bedroom Three

18'3" x 10'8" (5.56m x 3.25m)

Bathroom

WC

Storage

9'11" x 5'11" (3.02m x 1.80m)

Garage

19'3" x 9'11" (5.87m x 3.02m)

Council Tax Band D - £2,728.43 per annum



Floor Plan



Viewing

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

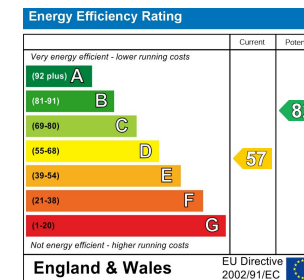
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Area Map



Energy Efficiency Graph



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