



Laverock  
St. Raphaels | Buxted | Uckfield | TN22 4JS

 FINE & COUNTRY





# Step inside

## Laverock

---

Laverock is a stunning, newly refurbished bungalow with a super modern, stylish interior. Nestling in a large and secluded wraparound garden it is approached down a private no through road flanked by huge mature trees. If you are looking for peace and tranquility but with easy access to a vibrant village high street, this wonderful, spacious bungalow could be the answer.

A long driveway bordered by a high clipped hedge provides plenty of off-road parking and leads to the large detached garage and the front porch. The inner front door opens into a hallway with access to all the accommodation with living accommodation to the left and bedrooms and bathrooms to the right thus offering privacy. The impressive triple aspect L-shaped kitchen/dining room has a huge vaulted ceiling and is spacious enough that it can also include a seating area. The vaulted ceiling area is dominated by a vast trapezoid window and a veritable wall of five bi-fold doors that open onto the new terrace and floods the room with natural light.

There is a well-designed kitchen area featuring a walk-in pantry and grey gloss flat fronted units with white Corian worktops housing a Bosch induction hob and extractor, a Bosch built in oven and combi microwave as well as an integrated larder fridge, a larder freezer, a dishwasher, a bin store and a washer/dryer. A central island/breakfast bar with Corian top offers seating for at least four people and includes a wine fridge while there is still plenty of space for a dining table and chairs where friends and family can enjoy views over the garden. The layout flows seamlessly into the large contemporary lounge that features a wide box bay window and a new Danish log burning stove.

A stylish family bathroom with a bath and separate shower features acrylic easy clean paneling. Opposite the principle bedroom is a beautifully designed shower room with oversized grey porcelain tiling and black fittings. The principal double bedroom is a great size and has a wide box bay window creating a light and airy room. The two other double bedrooms are dual aspect with views over the garden, both including large fitted wardrobes. All rooms are wired with TV cable and CAT7 cabling and all feature on trend anthracite vertical radiators.

Outside the easy-to-manage secluded wraparound garden has a very large Kandala Grey Indian sandstone terrace as well as a separate patio dining area. It is all surrounded by lawn and bordered by a vast array of mature shrubs including rhododendrons, azaleas, camellias and acers. The high hedging and close board fencing provide total privacy and security and the only sound is that of the birds. The garden is very quiet and safe for children and pets.



# Seller Insight

“ As soon as I drove up the private road, I knew this was going to be the haven for me and so it proved. When I purchased this property it was very outdated so it has been a joy over the past eight years to renovate this lovely bungalow and create this wonderful modern home. But I now want to move to be nearer to my family and hope the new owners will enjoy everything I have done here. Absolutely everything has been modernised from the new boiler and windows down to the skirting, architrave and flooring. They won't need to do anything except install their furniture.

I spend the majority of my time in the kitchen diner as the vaulted ceiling and bi-fold doors create a light filled, calm space with 360 degree views of the garden. When the bi-fold doors are open you really benefit from inside outside living. I don't hear any noise in the garden and all I do hear and see are the birds and the wildlife. At the same time we are very conveniently located as it is close to the high street amenities and only a short walk to the station, where trains can whisk you to London Bridge in a little over an hour. The A272 provides easy access to the surrounding towns.

I have thoroughly enjoyed living in Buxted, it is a friendly village and includes two pub/restaurants, a convenience store, farm shop, a good primary school and a village hall with a variety of activities. The village also has a bowls, tennis and football club while The East Sussex National Golf Club is easily accessible. There are also wonderful walks nearby as well as access to Buxted Park and the Ashdown Forest. Nearby Uckfield town includes two supermarkets, a cinema and leisure centre with a swimming pool, independent shops and eateries. There is also Uckfield College, a good and well-respected secondary school, while there are a number of excellent private schools within a thirty mile radius.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel**

By Road:	
Buxted Station	0.6 miles
Uckfield	3.7 miles
Tunbridge Wells	12.9 miles
Crowborough	6.9 miles
aywar	
Brighton	21.6 miles
Dover Docks	66.6 miles
Channel Tunnel	54.4 miles
Gatwick Airport	24.5 miles
Charing Cross	57.2 miles

By Train from Buxted	
London Bridge	1hr 16 mins
Charing Cross	1hr 36 mins
Victoria	1hr 21 mins

**Healthcare**

Buxted Medical Centre	01825 732333
Uckfield Hospital	01825 769999

**Leisure Clubs & Facilities**

Buxted Bowls Club	01825 762783
Bridge Club	01825 732285
Buxted Horticultural Society	01825 732989
Buxted Football Club	01825 732431
The Piltdown Golf Club	01825 722033
East Sussex Golf Resort and Spa	01825 880088

**Education**

Primary Schools	
Buxted Primary School	01825 733185
Annan School (independent)	01825 841410
Secondary Schools	
Uckfield College	01825 764844
Beacon Academy Crowborough	01892 603000
Mayfield School (independent)	01435 874600

**Entertainment**

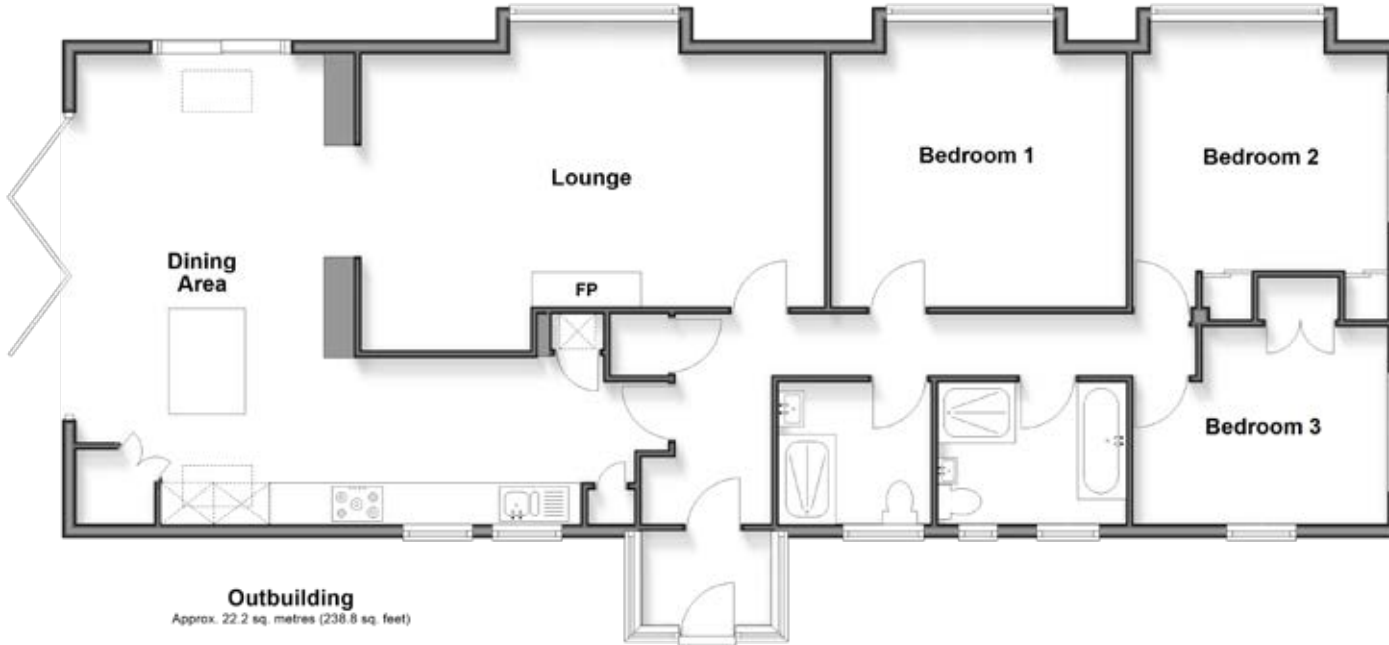
Buxted Park Hotel	01825 733333
The Buxted Inn	01825 733510
The White Hart	01825 732068
Oast Farm shop	01825 733592

**Local Attractions/landmarks**

Buxted Park Hotel	01825 733333
The Buxted Inn	01825 733510
The White Hart	01825 732068
Oast Farm shop	01825 733592

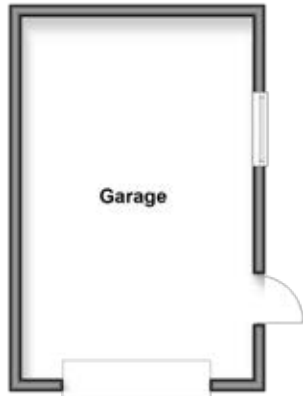
### Ground Floor

Approx. 133.8 sq. metres (1438.5 sq. feet)



### Outbuilding

Approx. 22.2 sq. metres (238.8 sq. feet)



### GROUND FLOOR

Porch	
Hall	
Lounge	22'0 (6.71m) x 14'0 (4.27m) narrowing to 12'0 at narrowest point (3.66m)
Kitchen Living Dining Area	24'10 (7.57m) narrowing to 11'3 (3.43m) x 22'1 (6.74m)
Bedroom 1	14'0 x 13'5 (4.27m x 4.09m)
Bedroom 2	12'0 x 9'3 (3.66m x 2.82m)
Bedroom 3	14'0 (4.27m) narrowing to 10'0 (3.05m) x 12'0 (3.66m)
Bathroom	8'11 x 6'7 (2.72m x 2.01m)
Shower Room	7'2 x 6'6 (2.19m x 1.98m)

### OUTSIDE

Garage	18'0 x 12'5 (5.49m x 3.79m)
Gardens	

Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



Fine & Country  
Tel: +44 (0)1892 570267  
tunbridgewells@fineandcountry.com  
20 High Street, Tunbridge Wells, Kent TN1 1UX

