Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Park View, Buxted, TN22 4LS

- Approx. 3,700 SQFT Of Accommodation
- Spectacular, Far-Reaching Countryside Views
- Five Bedrooms, Four/Five Bathrooms
- Three Double Garages, Large Gated Driveway
- 0.5 Acres Of Grounds, Detached Annexe/Cabin
- Short Walk To Train Station Direct To London Bridge



EPC RATING

Current:	Potential:
72 | C	89 | B

£1,100,000



Park View, Buxted, TN22 4LS

Nestled in a prime position to capture spectacular, far-reaching views across Buxted and beyond, this exceptional 5 bedroom, 4/5 bathroom countryside home with highly versatile accommodation extends to approximately 3,700 sqft offering a detached, fully serviced cabin/self-contained annexe, three double garages, and a large, gated driveway set on approximately half an acre just a short walk to Buxted train station with direct connections to London Bridge Station and East Croydon. The plot is also on two different title plans allowing for more opportunities for the annexe/cabin which was previously used residentially benefitting from connections to electricity, water, and drainage enjoying bathroom facilities and heating. Subject to appropriate planning consents the annexe/cabin offers considerable flexibility for prospective buyers. Upon entering the main residence, you're greeted by a generous porch with built-in coat and shoe storage, leading into a welcoming entrance hall with stairs to the first floor and access to all main rooms. The ground floor features a range of bright and spacious living areas, including a triple-aspect snug filled with natural light, a hobby room that flows into a double-aspect study, perfect for working from home or creative pursuits. Adjacent to the hobby room is a practical utility room with appliance space and external access. The dual-aspect living room is a true highlight, offering spectacular views and bi-fold doors opening onto the rear patio, ideal for entertaining or relaxing. From here, you can access the extremely impressive open-plan kitchen and dining area, which benefits from further bi-fold doors framing the picturesque landscape. The kitchen is stylishly fitted with built-in appliances, a large central island with breakfast bar, and ample space for dining and social gatherings. A downstairs shower room with WC completes the ground floor. Upstairs, you'll find five generously sized bedrooms. The master suite boasts a luxurious en-suite bathroom with a shower over the bath, a wall of fitted wardrobes, and a panoramic picture window. The second bedroom also enjoys extensive views and has its own en-suite shower room. The third bedroom is triple-aspect and features built-in wardrobes, while the remaining two bedrooms are equally well-sized. The first-floor family bathroom is elegantly appointed with a roll-top bath and walk-in shower. Externally, the property offers a large private driveway with parking for multiple vehicles and access to three double garages ideal for car enthusiasts, storage, or workshop space. The landscaped rear garden has been thoughtfully designed to maximize the stunning views, with a raised patio terrace perfect for outdoor dining and entertaining. The garden primarily comprises a lush lawn bordered by mature shrubs and trees, providing privacy and year-round interest. Additionally, the property includes a detached cabin/self-contained annexe with a kitchen, shower room, and spacious bedroom/living area perfect for guests, an au pair, or a home office. Located in Buxted, the area offers a mainline railway station with regular services to London. The village itself features two pubs, a local shop, and a doctor's surgery. Nearby towns of Uckfield and Heathfield provide a wide range of shops, cinemas, restaurants, pubs, cafes, and supermarkets, making this an ideal location for both convenience and leisure.











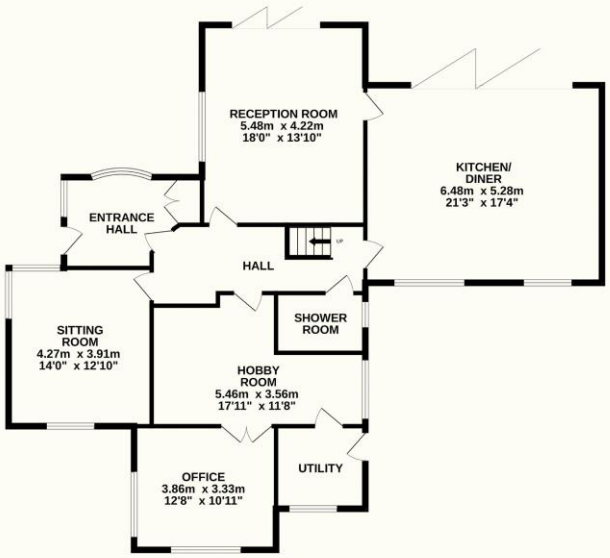




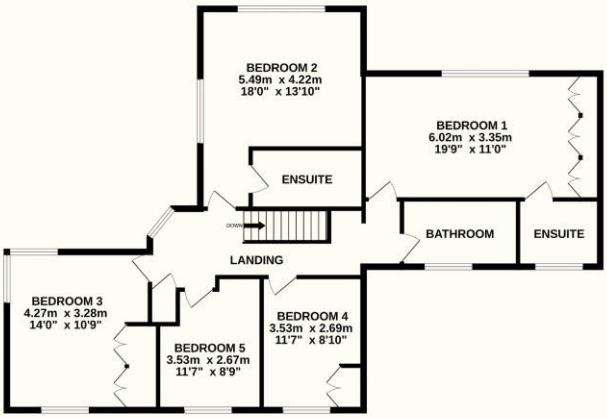


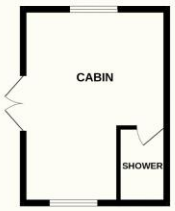
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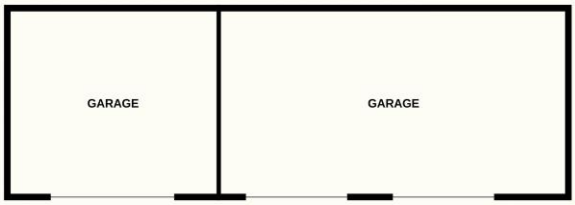
GROUND FLOOR
135.5 sq.m. (1458 sq.ft.) approx.



1ST FLOOR
107.8 sq.m. (1160 sq.ft.) approx.







TOTAL FLOOR AREA : 343.6 sq.m. (3699 sq.ft.) approx.

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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TENURE: FREEHOLD COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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