

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



St Marys Garth, Buxted, TN22 4LY

- ▼ Sought-After Buxted Village Location
- ▼ Peaceful Private Road Setting
- ▼ Five Bedrooms, Principal With En-Suite
- ▼ Spacious & Versatile Living Accommodation
- ▼ Private Rear Garden & Area Of Woodland
- ▼ Driveway & Double Garage



EPC RATING

Current:  Potential:
EPC Awaited

Guide Price:
£700,000 - £750,000



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Situated along a beautiful private road in the sought-after village of Buxted, this attractive home enjoys a wonderfully peaceful setting, offering privacy and tranquillity away from the hustle and bustle of everyday life. The ground floor offers a versatile and well-arranged layout, beginning with a spacious lounge/dining room, providing an inviting setting for relaxing with family or entertaining guests. The kitchen/breakfast room offers a sociable space for everyday living, complemented by a separate utility room for added convenience. A conservatory extends the living accommodation, creating a lovely additional space to enjoy views of the private rear garden. Further accommodation includes a separate study, ideal for home working or as a quiet retreat, together with a downstairs cloakroom. Upstairs, the first floor offers five bedrooms, providing flexible accommodation for families, visiting guests or those requiring additional workspace. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom. Externally, the property continues to impress, with a private rear garden offering a peaceful outdoor retreat, ideal for relaxing, entertaining and enjoying the warmer months. An area of additional woodland adjoins the rear of the garden privately owned by this property providing a wonderful area for nature boasting trees, shrubs, and wildlife. To the front, a driveway provides parking for multiple vehicles, complemented by a double garage, offering excellent storage and additional practicality. Combining generous living accommodation, a versatile layout and excellent parking facilities, this property presents an appealing opportunity for a variety of buyers. Its position along a beautiful private road in the desirable village of Buxted further enhances its appeal, offering a quiet and private setting in which to enjoy village life.

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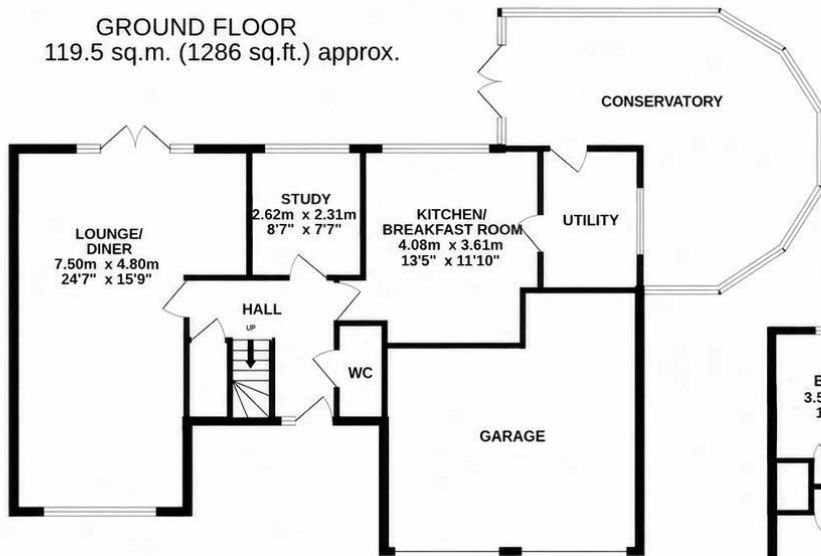
Peter Oliver

The Property
Ombudsman

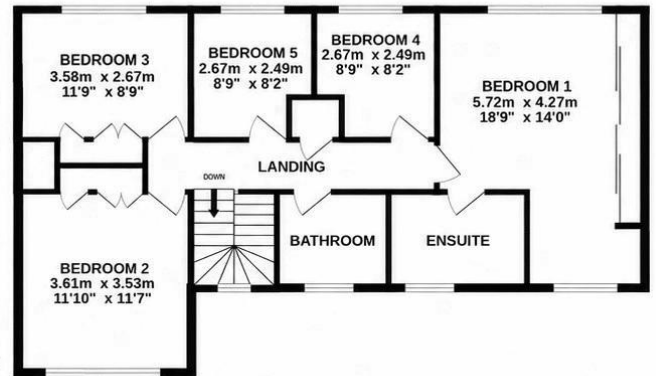
The Property
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LETTINGS



GROUND FLOOR 119.5 sq.m. (1286 sq.ft.) approx.



1ST FLOOR 80.3 sq.m. (865 sq.ft.) approx.



TOTAL FLOOR AREA : 199.8 sq.m. (2151 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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