



OAKFIELD



Britts Farm Road, Buxted, Uckfield, TN22 4LZ

Price Guide £825,000



## Britts Farm Road, Buxted, Uckfield, TN22 4LZ

Guide Price: £825,000 - £850,000

An outstanding five-bedroom detached home which has never before been on the market and is beautifully enhanced by a spectacular open-plan kitchen extension. Combining cutting-edge technology and versatile living accommodation, this impressive home offers the perfect balance of contemporary style and practical living in the sought after village of Buxted.

The true heart of the home is the stunning kitchen and entertaining space, thoughtfully designed to create an exceptional space flooded with natural light from Velux windows and two bi-folding doors opening onto the beautiful garden. Finished to an exceptional standard, the bespoke kitchen features a comprehensive range of premium integrated appliances.

Centred around a substantial island, the space has been designed with both everyday family life and entertaining in mind. The room is further enhanced by a smart-home specification including a built-in multi-room sound system and a Lutron smart lighting system. A two zone underflooring heating system also runs through the kitchen and hallway.

The accommodation continues with a welcoming lounge featuring a contemporary built-in wood-burning stove, creating a cosy retreat during the winter months, whilst the remaining reception area/dining room offers excellent flexibility for growing families.

Externally, the property enjoys a generous driveway providing ample off-road parking and access to a double integral garage. This highly versatile space benefits from an insulated electric door and offers excellent potential as a multi-purpose space. The garage also contains the controls for the 14 solar panels with batteries, helping to improve efficiency and reduce running costs.

The beautifully maintained rear garden has been carefully planned to provide year-round enjoyment, featuring established planting, lawned areas, two greenhouses, two large storage shed and two ponds, creating a private and peaceful outdoor environment.





### Living Room

15'0" x 13'9" (4.57m x 4.19m)

### Dining Room

12'0" x 10'6" (3.66m x 3.20m)

### Kitchen

20'3" x 19'0" (6.17m x 5.79m)

### Utility Room

6'5" x 5'3" (1.96m x 1.60m)

### WC

### Bedroom

16'0" x 10'1" (4.88m x 3.07m)

### Bedroom

10'6" x 9'8" (3.20m x 2.95m)

### Bedroom

12'0" x 10'6" (3.66m x 3.20m)

### Bedroom

9'9" x 7'11" (2.97m x 2.41m)

### Bedroom

11'0" x 9'4" (3.35m x 2.84m)

### Bathroom

10'0" x 9'11" (3.05m x 3.02m)

### Ensuite

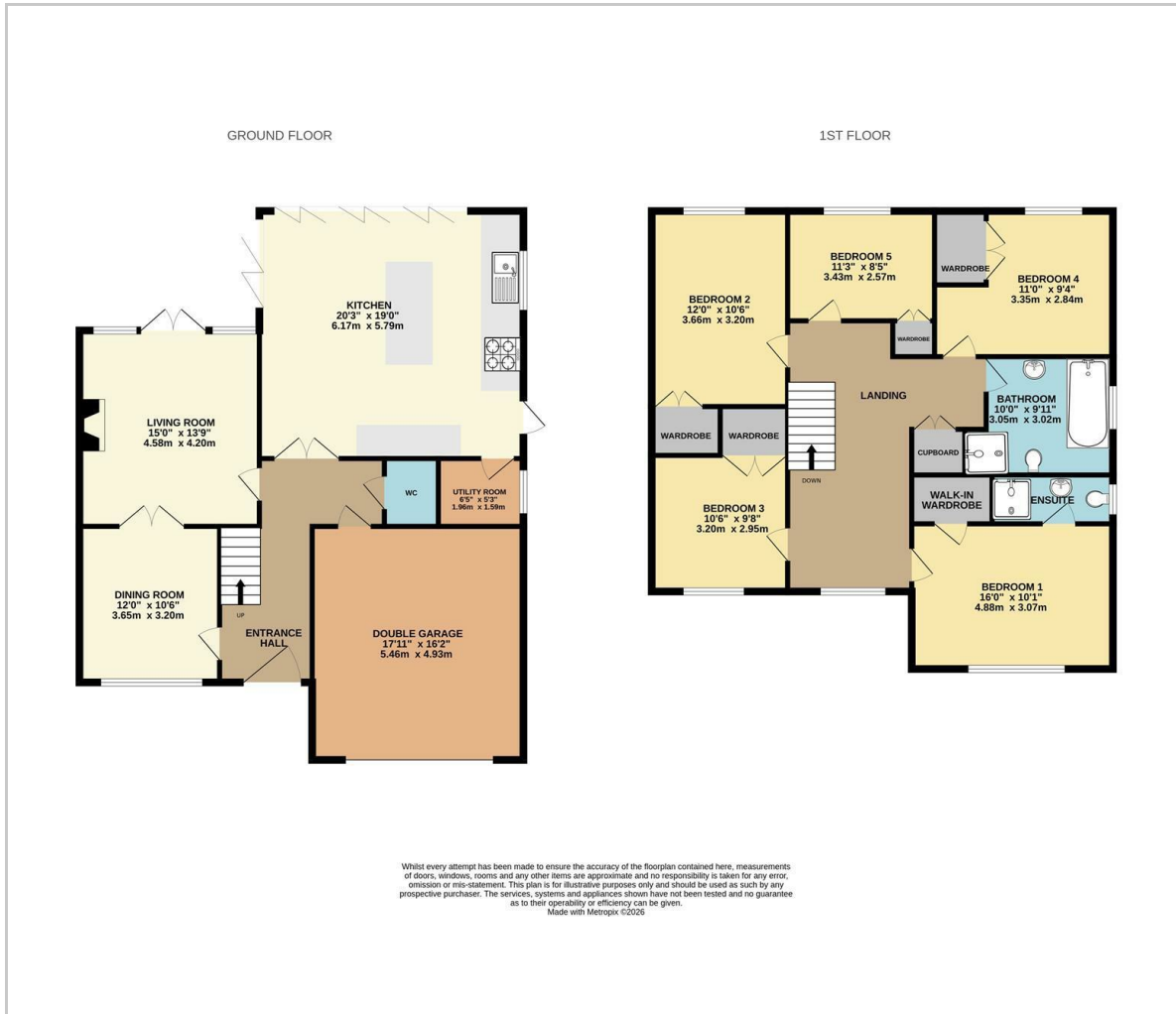
### Double Garage

17'11" x 16'2" (5.46m x 4.93m)

Council Tax Band F - £3,941.07 Per Annum



## Floor Plan

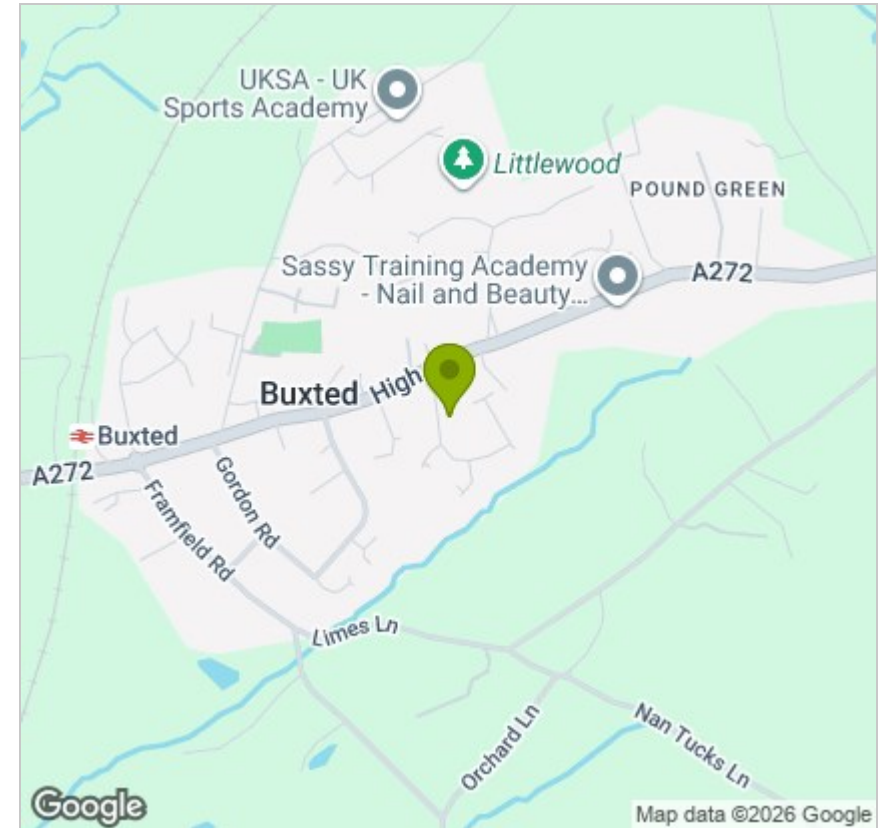


## Viewing

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

