



Queenstock Lane, Buxted

Uckfield, East Sussex TN22 4AR

£439,995

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Queenstock Lane

Buxted

An impressive 4 bedroom, 2 bath/shower room detached family home with a single garage and driveway situated at the end of the cul-de-sac, in this ever desirable village within walking distance of the village amenities and a stones throw of the railway station providing a service into London.

This stunning property affords many luxury features associated with a modern home, to mention a few: luxury shower and bathroom suites, a double aspect beautifully fitted kitchen/dining room with high gloss units and integrated appliances and a separate utility room.

The property comprises in brief on the ground floor: a covered entrance, a spacious entrance hallway with a staircase rising to the first floor and a useful understairs storage cupboard, a cloakroom, a double aspect sitting room with French doors leading to the rear garden, a double aspect kitchen/breakfast room with an attractive bay window and a utility room with a personal door giving access to the side of the property.

From the entrance hallway a staircase rises to the first floor which provides a principal bedroom with en-suite shower room comprising of a double width shower cubicle, three further good sized double bedrooms and a modern family bathroom.

Outside the front of the property is approached by shallow steps leading to the covered entrance and a driveway to one side leads to an attached single garage.





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The rear garden has been beautifully landscaped to provide a seating terrace immediately adjoining the rear of the property with shallow steps leading up to an area of level lawn and a further decked seating area can be found to one side. All enclosed in part by an attractive brick wall and close board fencing, a pathway to the side of the property leads to a gate which gives access front to rear.

EPC rating B & Council tax band E

Services: Gas fired central heating and mains drainage

Service charge: £707 per year

Queenstock lane is situated in the sought after village of Buxted. The property is within easy reach of the village centre which offers a primary school, a doctors surgery a church, local inns, a village store and a railway station offering services to London (London Bridge approx 67 mins). Uckfield town centre is approximately four miles distant and offers a more comprehensive range of shops and public facilities including a leisure centre and sixth form college and a railway station with lines to London. Haywards Heath with a faster direct train service to London (Victoria) and London Bridge 47 mins can be accessed via the A272 and is approximately 13 miles distant. The county town of Lewes and Tunbridge Wells are also within driving distance. The south coast resorts of Brighton City centre and Eastbourne are 18 and 19 miles away respectively and the stunning Ashdown Forest with its walks and bridle paths are within a short driving distance.

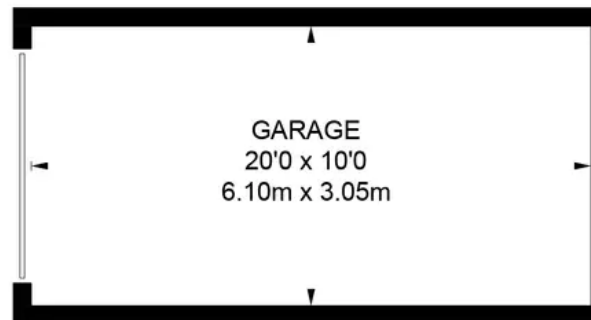


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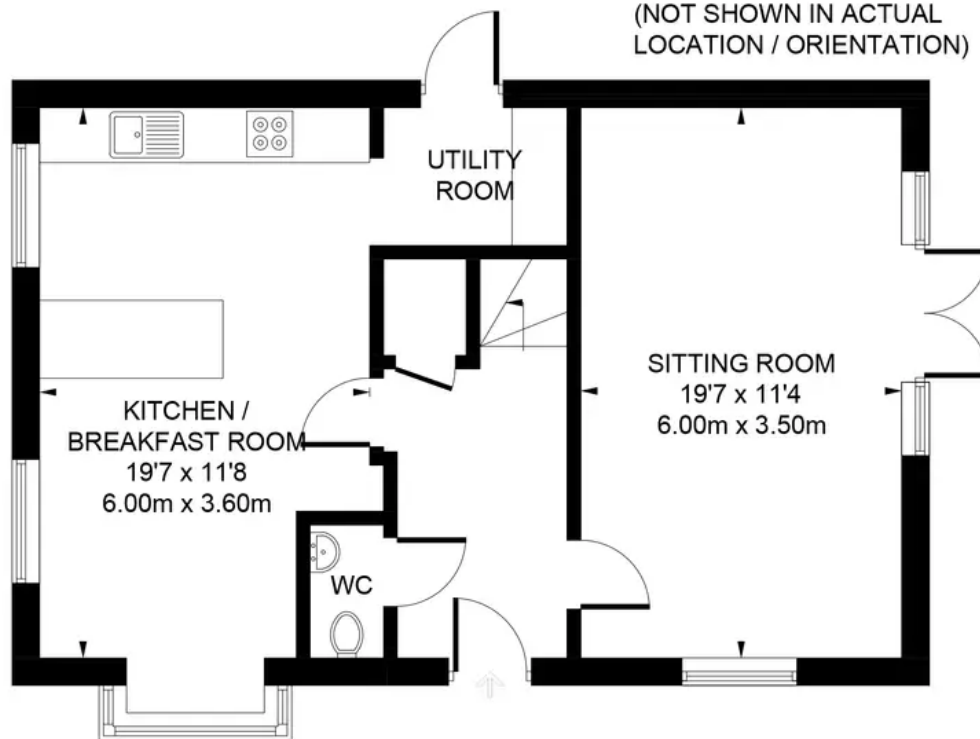
Approximate Gross Internal Area = 1172 sq ft / 108.8 sq m

Garage = 200 sq ft / 18.6 sq m

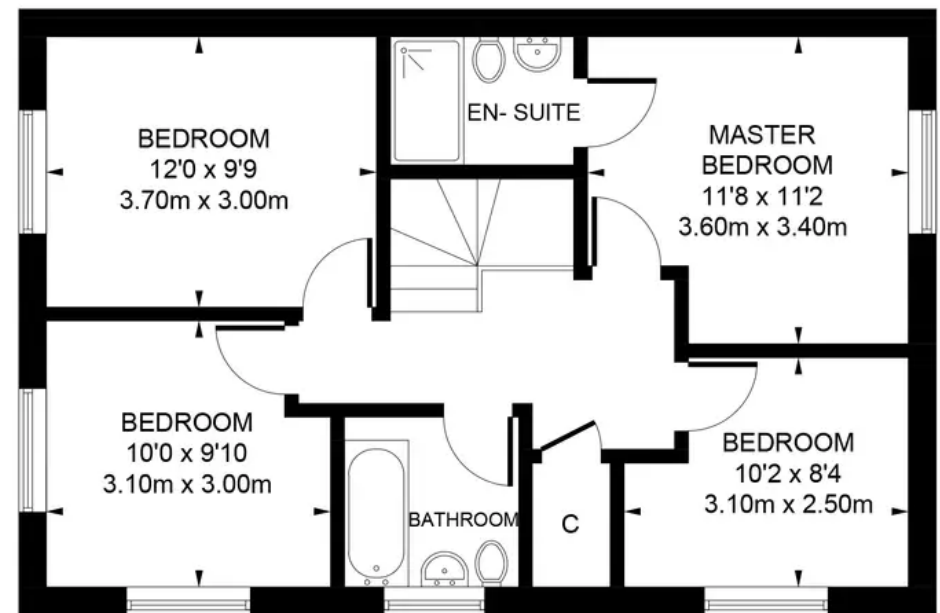
Total = 1372 sq ft / 127.4 sq m



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapltd.co.uk (ID968115)