



Directions

Viewings

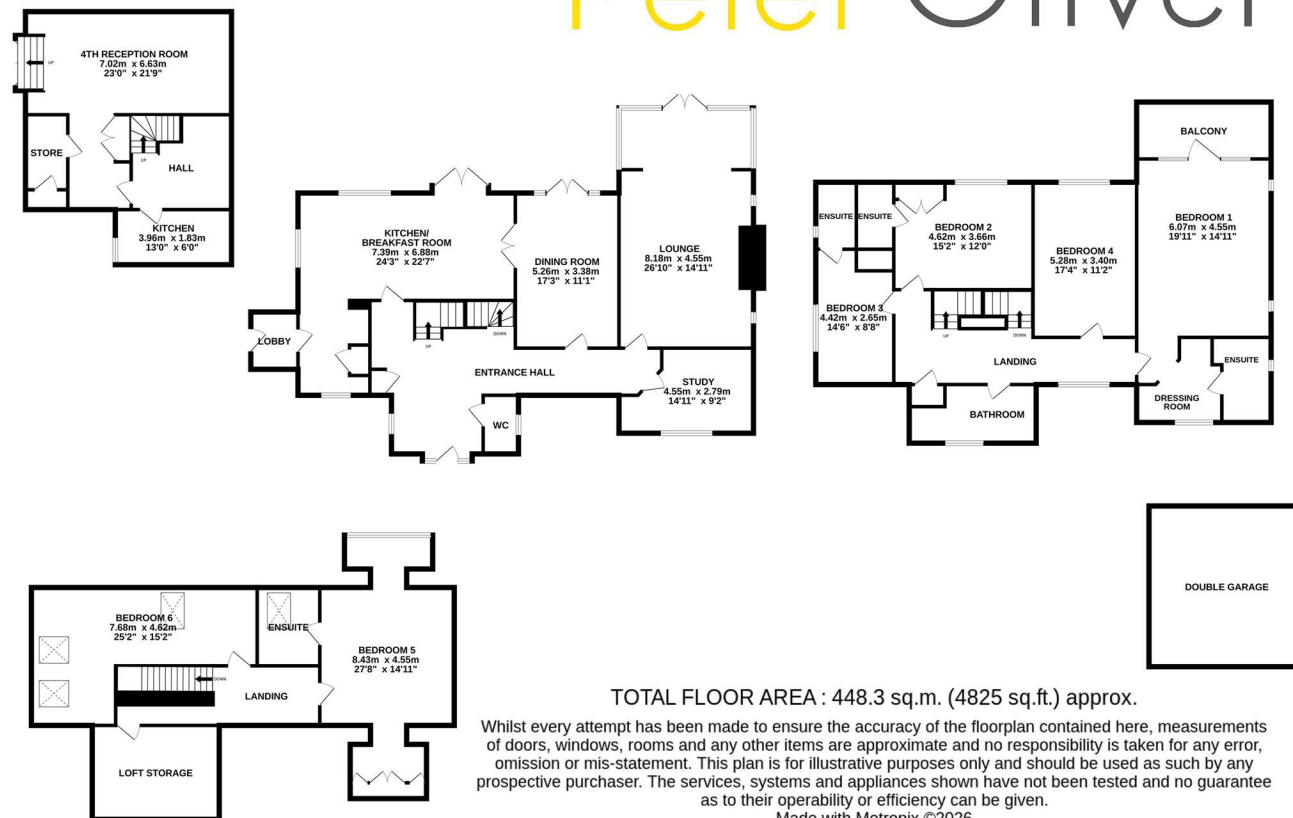
Viewings by arrangement only. Call 01825 701 030 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	76	87

Peter Oliver



Grove Farm House Howbourne Lane, Buxted, Uckfield, TN22 4QD

£4,500 Per month

- Superb Rural Deatched Farmhouse
- Over 4,500 sq ft
- Four Reception Rooms
- Private Driveway with Garage
- Avllable Immediately, Unfurnished
- Popular Howbourne Lane, Buxted
- Six Double Bedrooms
- Private Gardens
- Rural Views Over Adjoining Farmland
- EPC C - 76

Grove Farm House Howbourne Lane, Uckfield TN22

400

Grove Farmhouse is a superb and imposing modern family farmhouse situated in an idyllic rural location on the outskirts of the village of Buxted in the much sought after Howbourne Lane. The property benefits from over 4,500 sq ft of accommodation and views over surrounding countryside.

 6

 5

 4

 C

Council Tax Band: G



The ground floor boasts a spacious entrance hall, leading to a large farmhouse kitchen/dining room with ample storage, utility area and boot room. The dining area in turn leads though to a snug/dining room with wood burning stove, both of which lead out through double doors to a patio area and garden beyond.

There is also a separate formal sitting room which makes full use of the views and also opens out onto the garden. This room boasts an open fireplace. A cloakroom/WC and study complete the ground floor.

The lower ground floor level offers a large fourth reception room, which would be suitable for a gym/playroom/cinema room with doors leading to the side of the property. There is also a useful utility room/laundry with space and plumbing for appliances.

On the first floor there are four double bedrooms, including the principal suite and three en-suite shower rooms.

The principal suite comprises of an extremely large double bedroom with balcony to make full use of the country setting, dressing room and an en-suite shower room.

The family bathroom is also on the first floor with shower and bath.

On the second floor, there is an 'L' shaped double bedroom and another double bedroom with en-suite shower room.

Outside there is a double garage and ample parking for several cars, a large garden mainly laid to lawn with some shrubs and hedge borders.