



OAKFIELD



Mead Lane, Buxted, Uckfield, TN22 4AS

Price Guide £450,000



## Mead Lane, Buxted, Uckfield, TN22 4AS

Price guide £450,000 - £475,000.

Situated in a quiet cul-de-sac in the sought-after village of Buxted, this beautifully presented four-bedroom home offers a superb balance of modern living and village charm. Stylishly updated throughout and ready to move into, the property is ideal for families and professionals alike.

The entrance hall features attractive Karndean flooring, useful under-stair storage, and a convenient downstairs cloakroom. To the front of the property, the spacious lounge provides a warm and comfortable setting, complete with a log-burning stove as a central feature.

To the rear, bi-fold doors open into a bright and spacious kitchen/dining room overlooking the private rear garden. Designed with modern living in mind, this sociable space is perfect for both everyday family life and entertaining.

The first floor offers three well-proportioned bedrooms alongside a family bathroom. The second bedroom also benefits from a stylish en-suite shower room.

Occupying the entire top floor, the principle bedroom is a particularly impressive space with dual-aspect windows, generous eaves storage, and its own modern en-suite. Ideal as a guest suite, main bedroom, or home office, it offers excellent flexibility.

Outside, the property benefits from a driveway leading to a single garage with power and lighting, as well as an EV charging point to the side of the house. The rear garden is private and well maintained, providing a peaceful outdoor space for relaxing or entertaining.

Conveniently located within walking distance of Buxted's local amenities, including the village shop, pubs, recreation ground, primary school, and mainline station, the property is also just a short drive or train journey from Uckfield and its wider range of shops, restaurants, and schools.





### Living Room

17'5" x 11'10" (5.31m x 3.61m)

### Kitchen/Dining Room

19'6" x 10'0" (5.94m x 3.05m)

### WC

6'2" x 3'3" (1.88m x 0.99m)

### Bedroom One

15'10" x 15'6" (4.83m x 4.72m)

### Ensuite

6'10" x 6'5" (2.08m x 1.96m)

### Bedroom Two

13'9" x 10'9" (4.19m x 3.28m)

### Ensuite

8'8" x 3'10" (2.64m x 1.17m)

### Bedroom Three

11'4" x 9'9" (3.45m x 2.97m)

### Bedroom Four

10'4" x 8'5" (3.15m x 2.57m)

### Garage

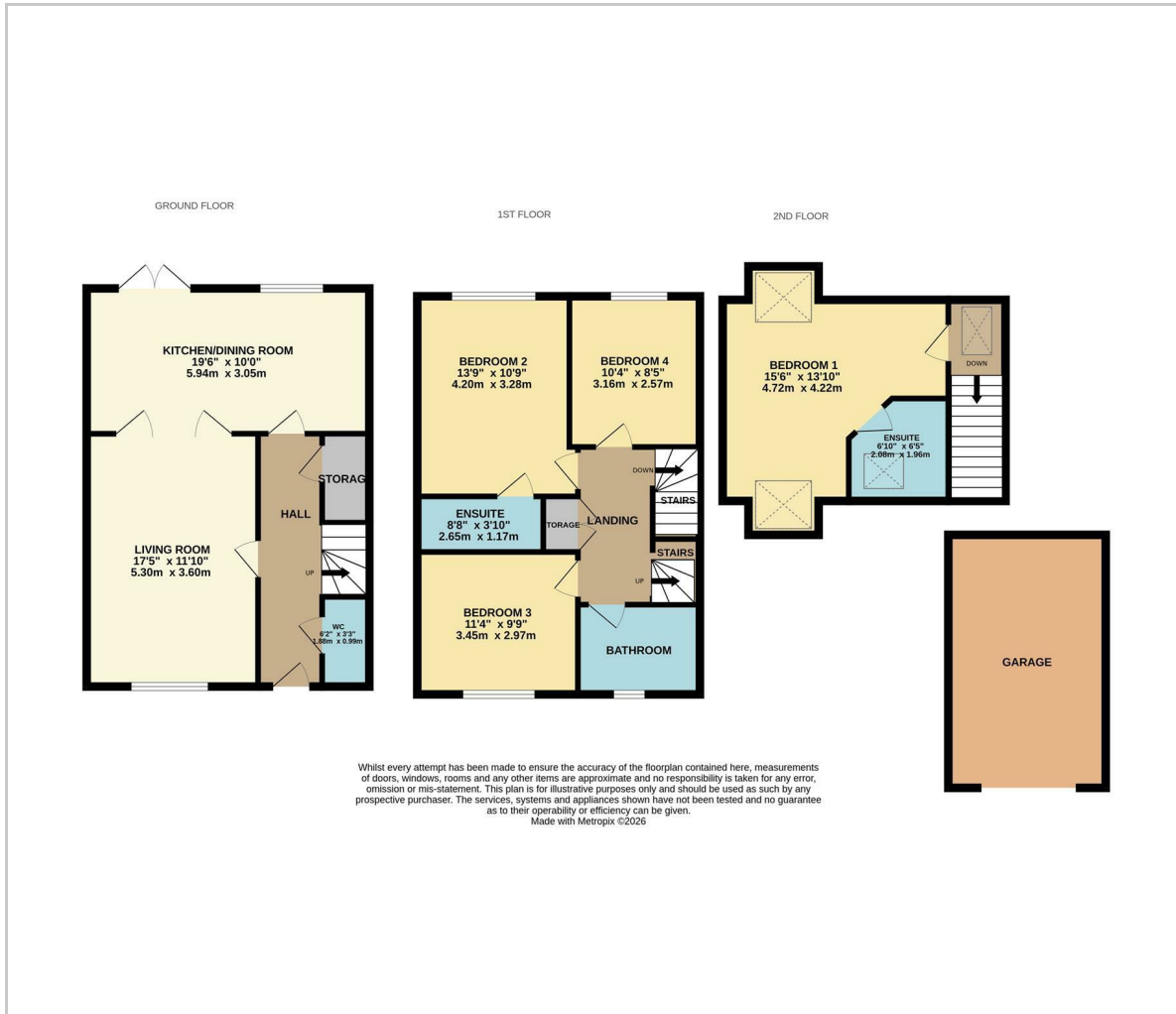
**Council Tax Band D - £2,728.43 Per Annum**

### Additional Information

There is an estate charge of £700 Per Annum



## Floor Plan

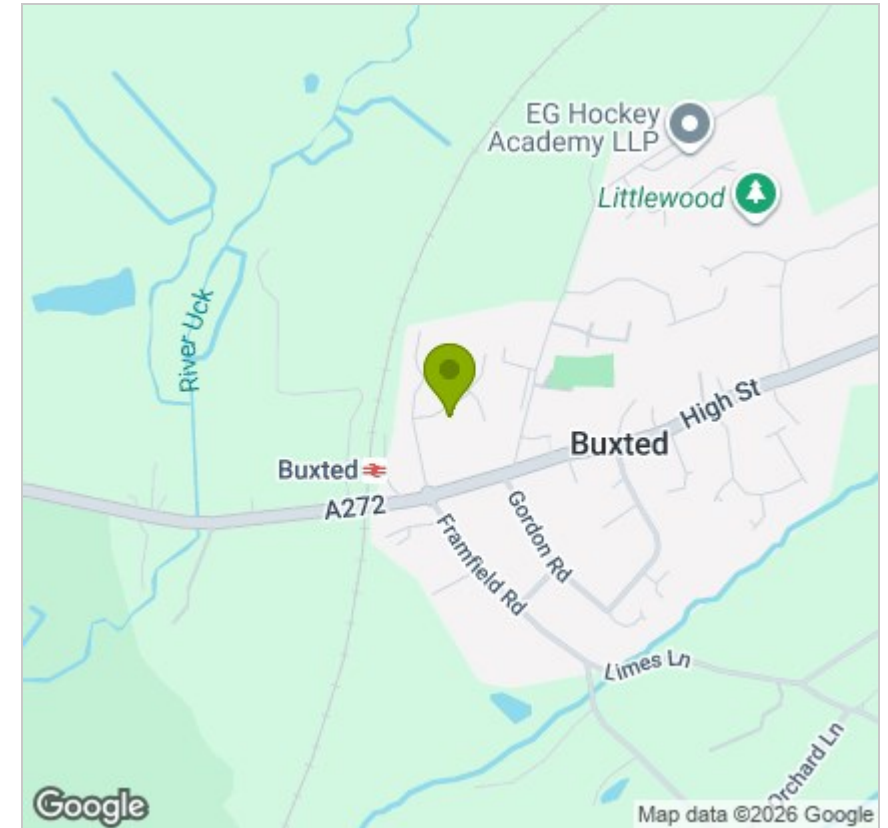


## Viewing

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

