



The Lodge Buckham Hill, Uckfield TN22 5XZ

Guide Price **£650,000 – £700,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

The Lodge Buckham Hill

Uckfield

£650,000 to £700,000. A most attractive and beautifully positioned two bedroom two bathroom detached single storey Victorian lodge occupying a stunning corner plot of 0.4 of an acre with a large detached garage, enjoying fine rural views towards an adjoining paddock and countryside beyond. Council Tax band: F

Tenure: Freehold

- A most attractive and beautifully positioned Victorian lodge occupying a stunning corner plot of 0.4 of an acre
- Enjoying fine rural views towards the adjoining countryside
- Situated off a private lane
- Large Detached Garage
- Established gardens
- Charm and characterful features
- Tremendous scope for enlargement, subject to planning, to create a third bedroom and an additional bathroom
- 22' x 14'8 sitting room with fireplace
- Dining room | Kitchen/breakfast room | Cloakroom | Utility room
- Two double bedrooms | Shower Room | Family bathroom





The Lodge Buckham Hill

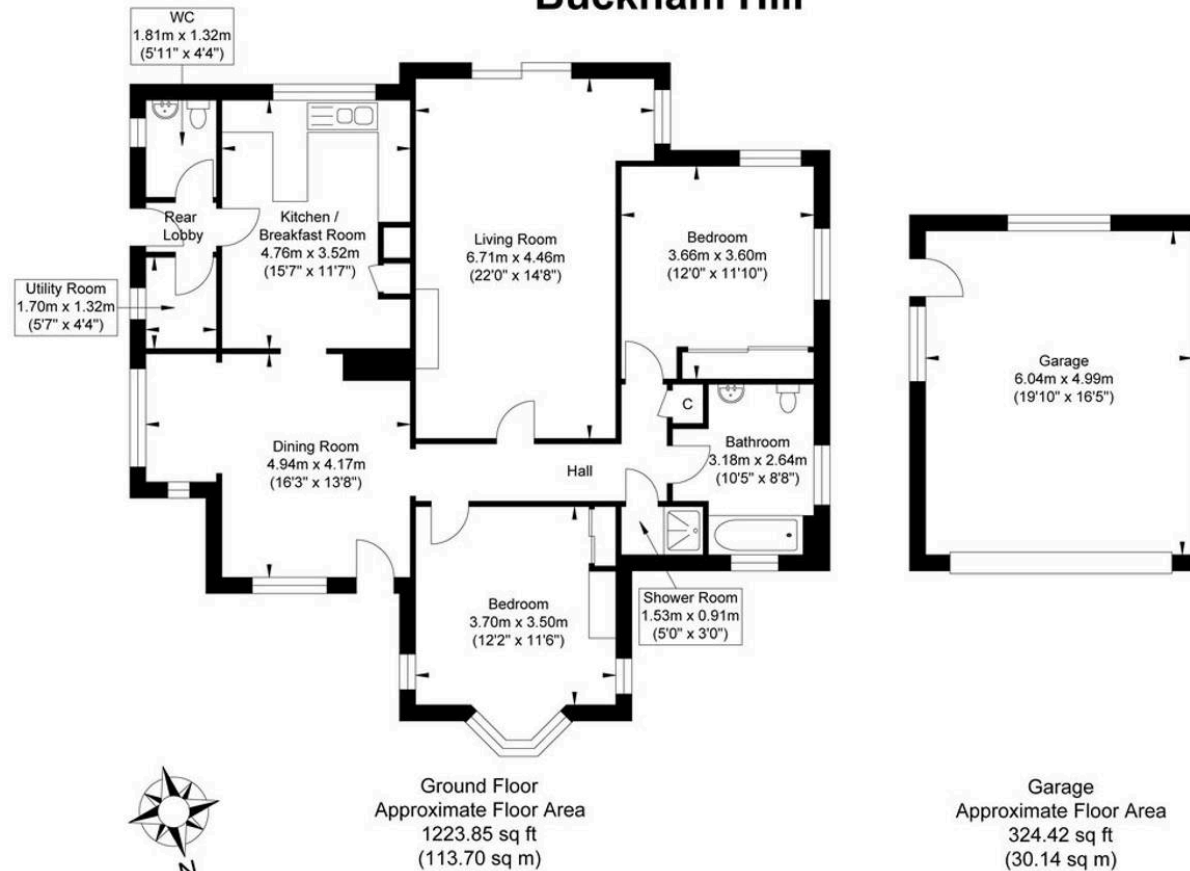
Uckfield

The Lodge is a charming and characterful country home which originally formed part of the estate to Buckham Hill House. The property is positioned just off the road on a private lane and enjoys fine rural views towards the adjoining countryside. There are many attractive period features, having a tall, pitched roof, gable ends and stone mullion windows. There may be an opportunity, subject to planning, to enlarge the home to create a third bedroom and bathroom over the existing single extension which would really take in the view.

The accommodation extends to 1223.85 sq ft, entered via a double aspect dining room which continues through to a kitchen/breakfast room, fitted with a matching range of units to eye and base level with a peninsula island. Nearby is a useful rear lobby, a separate cloakroom and utility room. Continuing through the property is an inner hallway where you will find a triple aspect bedroom with attractive bay window, a shower room, a family bathroom comprising a cream suite, an impressive sitting room, having a double aspect and a sliding patio door opening to a stone seating terrace and lastly a double aspect principal bedroom.



Buckham Hill



Approximate Gross Internal (Excluding Garage) Area = 113.70 sq m / 1223.85 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.