



OAKFIELD



Brick Kiln Lane, Uckfield  
Offers Over £1,000,000



# SUMMARY

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Situated in a picturesque rural setting, this stunning three-bedroom detached & split-level bungalow offers a blend of modern comfort and charm.

Built in 2022, this thoughtfully designed property boasts a spacious layout with modern & luxurious amenities.

A highlight of this home is its expansive garden, providing a beautiful outside space amidst the surrounding natural beauty.

The bungalow benefits from ample parking for multiple vehicles and an oak-framed double car port with garage ensure convenience and security.

The heart of the home lies in the inviting kitchen/breakfast room, seamlessly transitioning into a generous living area which is illuminated by natural light streaming through bi-folding doors that open onto the lush garden.

Additionally, the inclusion of a utility room adds practicality to this beautiful home.

Inside, underfloor heating (powered by an air source heat pump) creates a warm ambiance throughout, complemented by the double-insulated loft area, guaranteeing warmth and energy efficiency year-round.



Hadlow Down is a small village located between Buxted and Heathfield in the Wealden District of East Sussex. Being located on a hill, Hadlow Down benefits from beautiful views all year round, no matter the season.

This is one of the many reasons the village forms part of the High Weald Area of Outstanding Natural Beauty.

Historically Hadlow Down was a rural farming community until the 16th century where the Wealden cannon making industry began at Hoggets Farm in the north of the village.

Fast forward to 2024 and the village still benefits from a strong community spirit which centres around the New Inn pub, St Mark's School & St Mark's Church.

The 62-acre area of woodland known as Wilderness Wood is located close to the centre of the village which is home to a variety of fauna & flora and is a favourite for families and schools to visit and regularly hold events throughout the year.



**Living Room**

27'4 x 17'0

**Kitchen/Breakfast Room**

16'5 x 15'10

**Utility Room**

12'10 x 9'8

**Garage**

18'5 x 10'4

**Carport**

20'9 x 18'5

**Bedroom**

16'6 x 10'11

**Bedroom**

16'7 x 9'9

**Bedroom**

13'0 x 9'9















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

**New Build**

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 3.00pm

## Viewings

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Floorplan

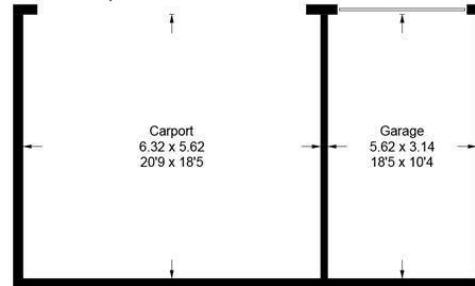
### Brick Kiln Lane, Hadlow Down, TN22 4EJ

Approximate Gross Internal Area = 156.7 sq m / 1687 sq ft

Garage = 17.6 sq m / 189 sq ft

Carport = 35.3 sq m / 380 sq ft

Total = 209.6 sq m / 2256 sq ft



(Not Shown In Actual Location / Orientation)

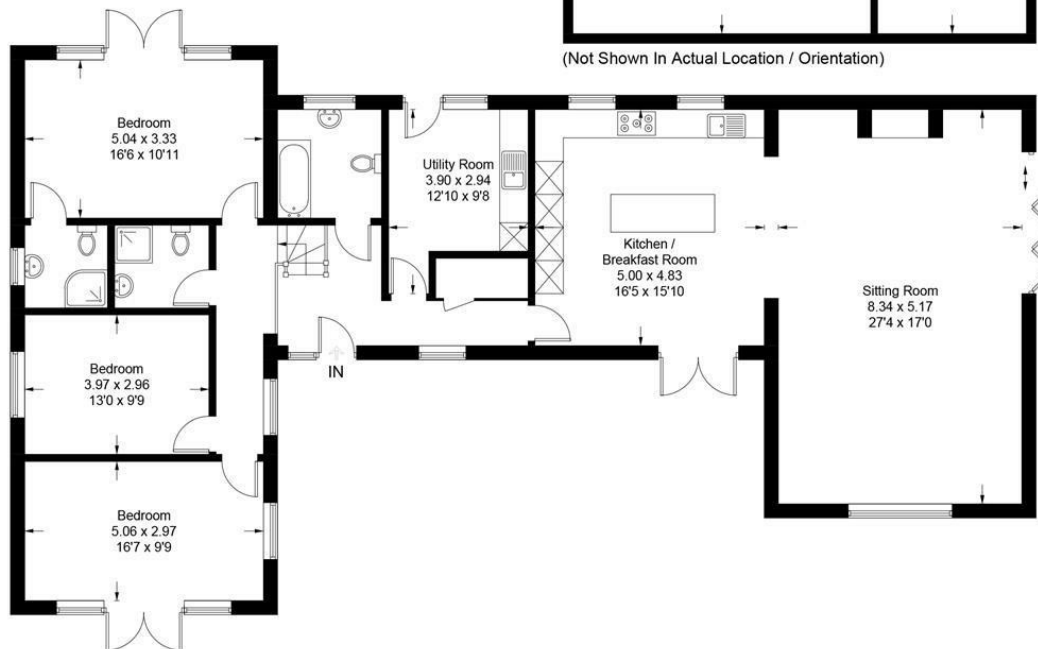
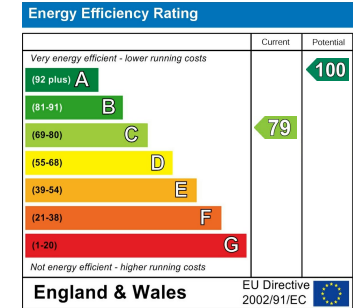


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Energy Efficiency Graph



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