



OAKFIELD



Gordon Road, Buxted Uckfield TN22 4LJ

Guide Price £550,000- £575,000





# SUMMARY

---

Guide Price £550,000 - £575,000

Prepare to be impressed by this outstanding older-style, part tile-hung residence, beautifully extended and modernised by the current owners to an exacting standard.

Nestled in a quiet and highly sought-after road within the desirable village of Buxted, this home is just a short walk from the mainline station and a two charming country pubs.

From the moment you arrive, the attractive older-style exterior and generous driveway—with parking for multiple vehicles—set the tone for what lies within.

Step through the front door into a welcoming entrance hall, adorned with Karndean flooring that flows seamlessly through much of the ground floor.

The bright and spacious lounge is a perfect place to unwind, featuring an inset log-burning stove—ideal for cosy winter evenings.

Entertaining is a dream here. The generous formal dining area leads effortlessly into a stunning, contemporary kitchen, creating an impressive open-plan living space designed for hosting.

There is also convenient access to the integral garage, a modern cloakroom, and a practical utility room.



Upstairs, you'll find four very well-proportioned bedrooms, all served by a beautifully finished, modern family bathroom.

Externally, this home continues to impress. The generous rear garden offers a high degree of privacy and features an expansive patio seating area—ideal for summer entertaining and perfect for children to enjoy safely.

This is a rare opportunity to acquire a home that seamlessly blends older-style charm with contemporary design, in a village setting that offers the best of country living with convenient commuter links.





**Living Room**

17'11 x 12'5

**Dining Room**

11'7 x 11'0

**Kitchen**

21'9 x 8'7

**Utility Room**

12'2 x 5'11

**Garage**

17'0 x 9'1

**Bedroom 1**

11'11 x 8'11

**Bedroom 2**

12'5 x 9'6

**Bedroom 3**

10'8 x 10'6

**Bedroom 4**

9'10 x 8'10

**Bathroom**

7'5 x 5'7

**Council Tax Band - D £2,608 per annum**



























# INFORMATION

---

## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

**D**

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

## Viewings

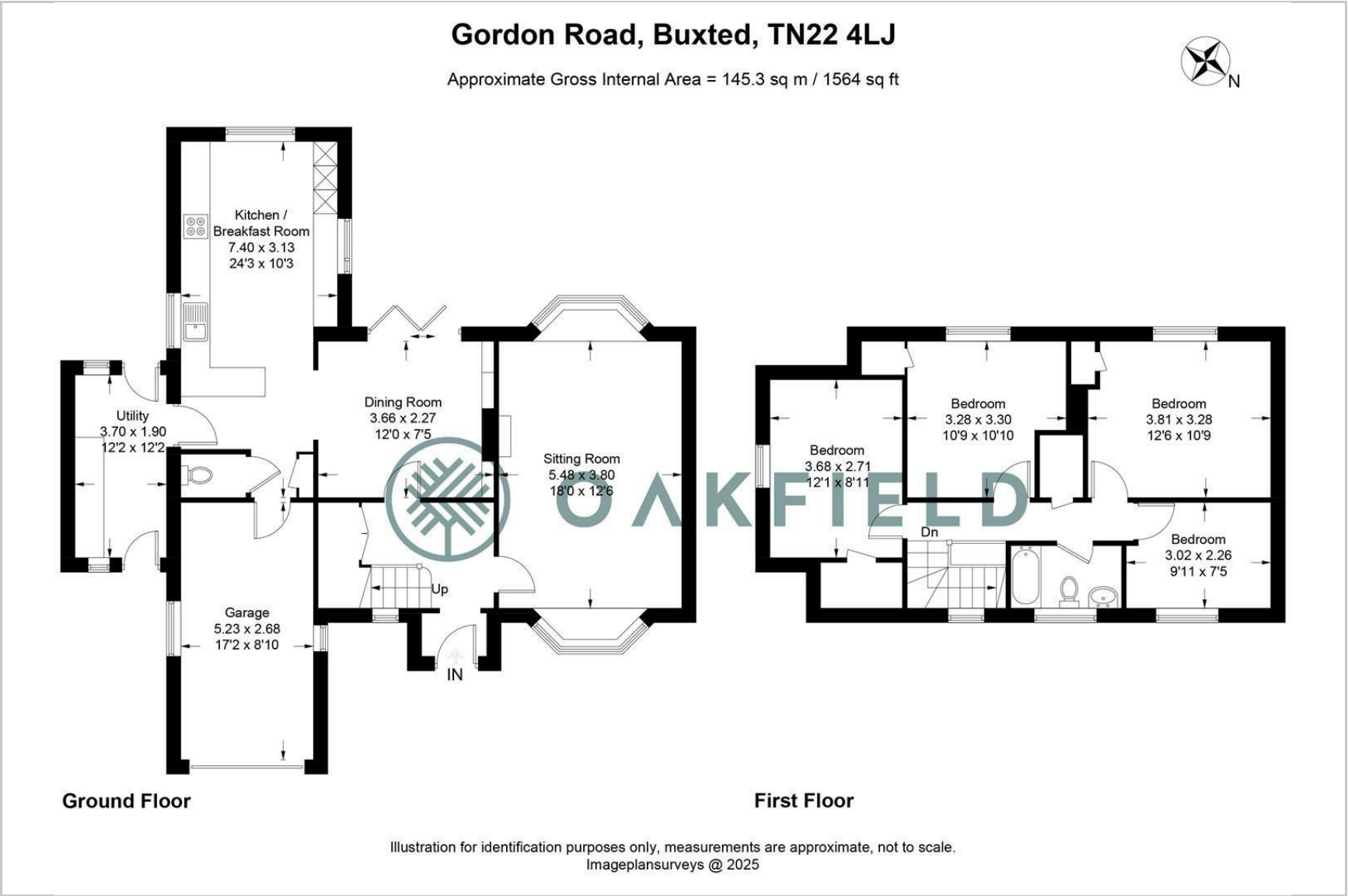
Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

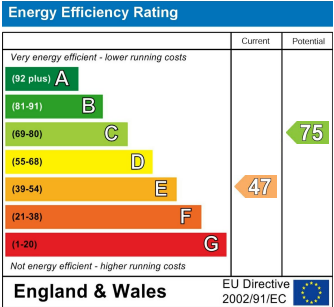




Floorplan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.