



OAKFIELD

Hurstwood Road, Buxted

Price Guide £575,000



SUMMARY

GUIDE PRICE OF £575,000-£600,000!!!
Charming Character Home in Idyllic High Hurstwood.

Tucked away along a peaceful private lane in the highly desirable rural village of High Hurstwood, this delightful character home offers 1,371 sq ft of versatile accommodation, perfectly suited to a range of buyers – from downsizers and families to professionals seeking a serene countryside lifestyle.

Beautifully presented throughout, the home features a welcoming country-style kitchen/breakfast room that flows seamlessly into a formal dining room – ideal for entertaining guests.

From here, step down into the stunning 30ft split-level living room, a real showstopper with its vaulted ceiling, exposed beams, and doors opening out to a charming, landscaped courtyard garden – a tranquil spot for summer barbecues and gatherings.

The ground floor also includes two well-proportioned bedrooms, a stylish shower room, and a practical utility room. A versatile study/boot room provides the perfect space for remote working or muddy boots after countryside walks.

Upstairs, you'll find a generous principal bedroom serviced by



a well-appointed family bathroom, offering a peaceful retreat with views over the surrounding village.

Outside, the property boasts a private driveway with off-road parking, a garage, and a beautifully designed courtyard garden – a perfect low-maintenance space to relax and unwind.

This home truly captures the essence of village living, blending rustic charm with modern comforts, all within a picturesque setting. Viewing is highly recommended.



Kitchen/Breakfast Room

15'7 x 14'1

Dining Room

14'1 x 11'11

Living Room

30'4 x 12'4

Study/Boot Room

11'6 x 11'2

Bedroom

8'9 x 7'7

Bedroom

10'10 x 9'11

Bedroom

14'10 x 14'4

Council Tax Band - E















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

E

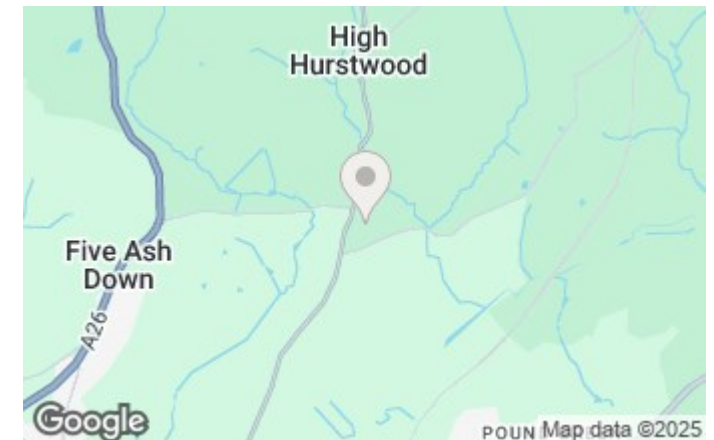
Opening Hours

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

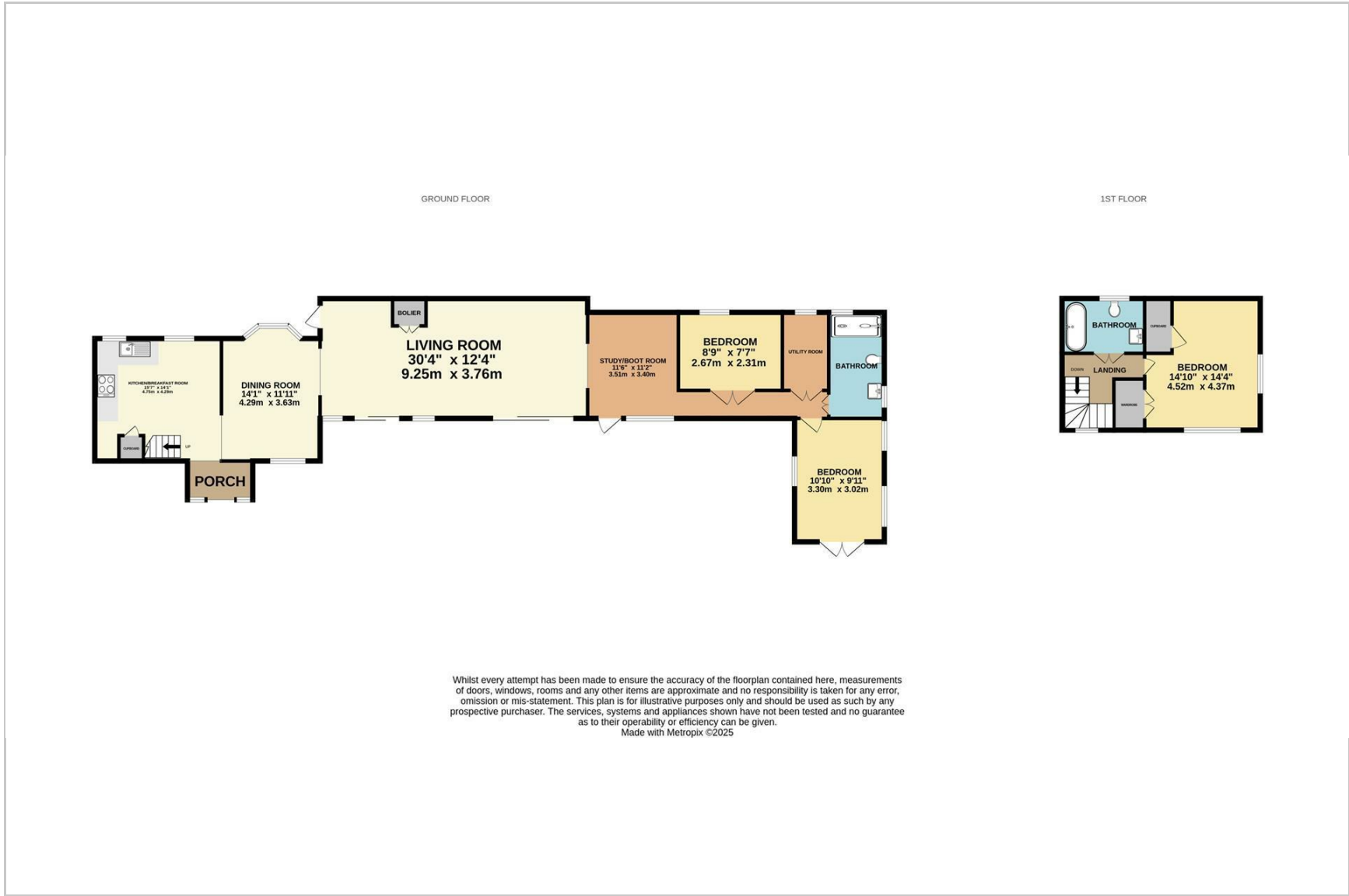
Viewings

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

Area Map



Floorplan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	