



OAKFIELD



The Street, Framfield, Uckfield, TN22 5NL

Offers Over £400,000



## The Street, Framfield, Uckfield, TN22 5NL

A distinctive and deceptively spacious Grade II listed home, carefully restored to retain its original character while incorporating modern living. Set in a prominent position in the sought-after village of Framfield, the property is surrounded by countryside and offers a strong lifestyle appeal, which holds a short distance to the village primary school, the recreation ground, the Hare & Hounds Pub, with also having transport links, to Uckfield, Lewes and Brighton main line station served by a regular bus service

The exterior reflects its heritage, with a mature front garden that provides privacy. There is on-street parking at the front, along with private off-road parking and a garage to the rear.

The welcoming entrance hall sets the tone for the rest of the home, leading into a spacious open-plan lounge and dining area that is both cosy and inviting—perfect for relaxing or entertaining. The kitchen has been thoughtfully designed to complement the age of the property, blending classic style with contemporary convenience, and is complemented by a practical utility room. An additional outer lobby and cloakroom complete the ground floor.

Upstairs, the property offers two generously sized double bedrooms, with the principal bedroom enjoying particularly attractive far-reaching views. The bathroom is simply stunning, finished to an exceptional standard and featuring a luxurious roll-top bath, a large walk-in shower, a stylish vanity unit, and a heated mirror—creating a true boutique hotel feel.

Externally, the secluded walled courtyard gardens provide a private sun trap, ideal for outdoor dining and summer entertaining, with direct access to the garage. Low-maintenance yet full of character, these outdoor spaces perfectly complement the charm of the home.





**Living Room**

15'10" x 10'7" (4.83m x 3.23m)

**Dining Room**

11'3" x 10'0" (3.43m x 3.05m)

**Kitchen**

11'2" x 10'8" (3.40m x 3.25m)

**Utility Room**

10'6" x 6'0" (3.20m x 1.83m)

**Bedroom One**

13'1" x 10'0" (3.99m x 3.05m)

**Bedroom Two**

12'2" x 10'8" (3.71m x 3.25m)

**Bathroom**

**WC**

**Council Tax Band D - £2,728.43 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

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