



OAKFIELD



High Street, Buxted, Uckfield, TN22 4JU

Price Guide £1,200,000



## High Street, Buxted, Uckfield, TN22 4JU

A striking and beautifully enhanced Edwardian detached home set within over an acre of mature gardens, just half a mile from Buxted mainline station. Built in classic Sussex style with part tile-hung elevations, Littleham combines period elegance with high-quality contemporary living. Immaculately presented, the house offers light-filled, well-proportioned accommodation with a prized southerly aspect over the rear gardens.

A welcoming entrance hall with cloakroom leads to elegant reception spaces ideal for entertaining and family life. The triple-aspect drawing room features a wood-burning stove, bespoke cabinetry and French doors to the terrace. A cosy snug with ornate fireplace and fitted shelving provides a quieter retreat.

The outstanding open-plan Neptune kitchen/dining room forms the heart of the home, with granite worktops, breakfast bar, electric Aga with additional gas hob, integrated appliances, larder cupboard, space for an American-style fridge/freezer, and underfloor heating. Double doors open onto the terrace for seamless indoor-outdoor living. A well-equipped utility room adds practicality.

Upstairs are four generous double bedrooms with southerly garden views, including two en suites and a contemporary family shower room. An L-shaped study offers excellent home-working space.

Approached via gates with ample parking, the former garage has been converted into a studio/home office with underfloor heating and cloakroom. A broad rear terrace overlooks sweeping lawns, mature shrubs and specimen trees, with a former tennis court beyond. Elegant and versatile, Littleham is perfectly suited to modern family living.





### Living Room

22'3" x 13'6" (6.78m x 4.11m)

### Snug

14'1" x 13'1" (4.29m x 3.99m)

### Kitchen

27'0" x 7'4" (8.23m x 2.24m)

### Dining Room

24'3" x 19'4" (7.39m x 5.89m)

### Utility Room

19'6" x 7'7" (5.94m x 2.31m)

### WC

### Studio/Home Office

17'0" x 16'1" (5.18m x 4.90m)

### WC

### Bedroom One

13'8" x 13'1" (4.17m x 3.99m)

### Bedroom Two

15'4" x 10'10" (4.68m x 3.31m)

### Bedroom Three

14'1" x 9'10" (4.29m x 3.00m)

### Bedroom Four

11'9" x 11'2" (3.58m x 3.40m)

### Study

8'4" x 6'9" (2.56m x 2.07m)

### Bathroom

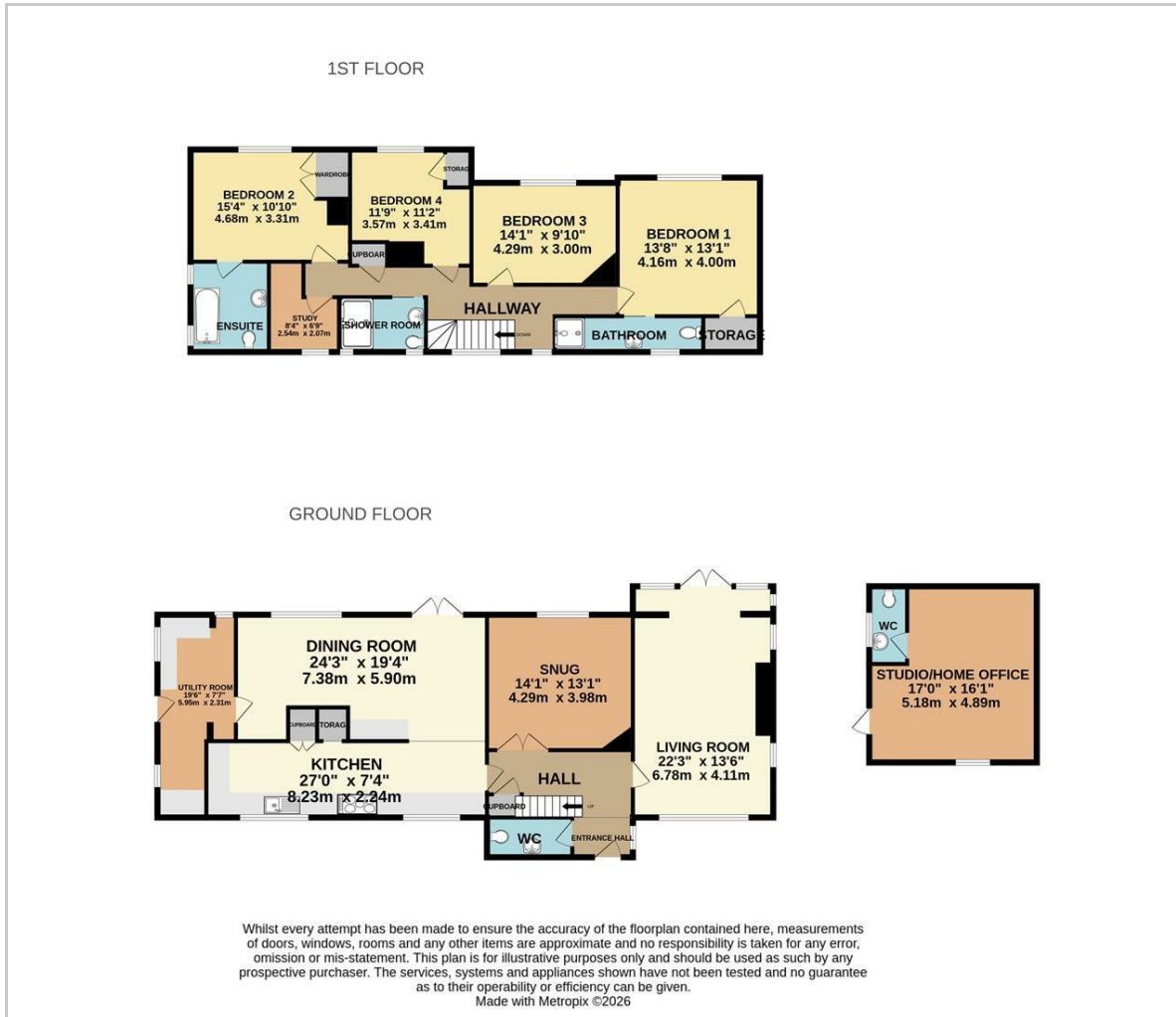
### Ensuite

### Shower Room

Council Tax Band G - £4,347.40 Per Annum



## Floor Plan

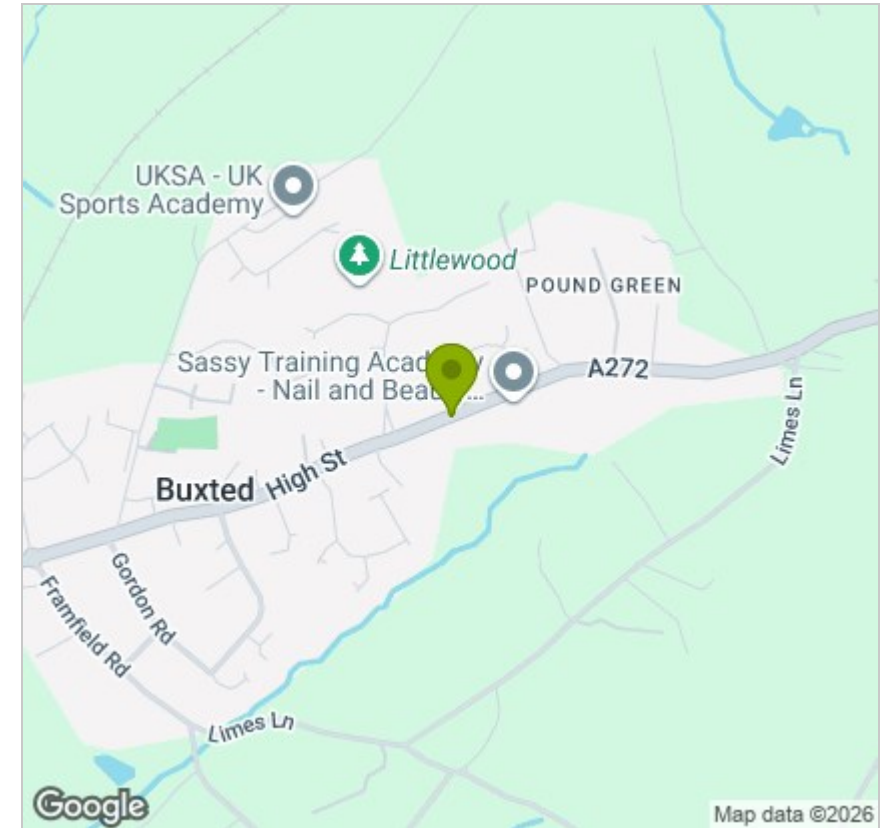


## Viewing

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

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.

## Area Map



## Energy Efficiency Graph

