

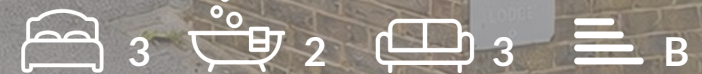


OAKFIELD



Harcourt Road, Uckfield, TN22 5DS

Price Guide £700,000



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## Harcourt Road, Uckfield, TN22 5DS

Guide Price: £700,000 - £725,000

A beautifully presented and character-filled three-bedroom detached Victorian home, perfectly positioned on one of Uckfield's most sought-after roads, just a short stroll from the town centre, mainline station, shops, restaurants and leisure facilities.

Combining timeless period charm with impressive modern efficiency, this exceptional home has been thoughtfully enhanced by the current owners, including the installation of 12 solar panels and battery storage, achieving an outstanding EPC rating of B while retaining a wealth of original features throughout.

The spacious and versatile accommodation includes a welcoming entrance hall, elegant bay-fronted sitting room, formal dining room and a separate study/potential fourth bedroom, both featuring attractive dual sided log burner. At the heart of the home lies a stunning open-plan kitchen/breakfast room, beautifully fitted with a range of quality units, integrated appliances and a wine fridge, complemented by a practical utility room. A light-filled garden room with insulated vaulted ceiling, bi-fold doors and awning seamlessly connects the interior to the west-facing garden, creating the perfect space for entertaining.

The first floor offers three generous bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a luxurious four-piece en-suite bathroom, while a stylish family bathroom serves the remaining bedrooms. A useful loft room on the second floor provides additional flexible space.

Outside, the attractive west-facing rear garden is mainly laid to lawn with well-stocked flower bed, a generous sun terrace and two timber sheds. To the front, a private driveway provides ample parking, alongside attractive raised brick flower beds.

A rare opportunity to acquire a beautifully restored Victorian home that effortlessly blends period elegance, modern convenience and exceptional energy efficiency in a highly desirable central location





### Living Room

14'1" x 13'0" (4.29m x 3.96m)

### Kitchen/Breakfast Room

20'4" x 10'7" (6.20m x 3.23m)

### Dining Room

11'6" x 11'0" (3.51m x 3.35m)

### Study/Office

13'5" x 10'10" (4.09m x 3.30m)

### Utility Room

### WC

### Bedroom One

14'1" x 13'0" (4.29m x 3.96m)

### Bedroom Two

13'5" x 11'1" (4.09m x 3.38m)

### Bedroom Three

8'8" x 7'10" (2.64m x 2.39m)

### Bathroom

11'6" x 7'3" (3.51m x 2.21m)

### Ensuite

10'9" x 7'3" (3.28m x 2.21m)

### Loft Storage

13'9" x 9'11" (4.19m x 3.02m)

### Attic Room

28'8" x 11'2" (8.74m x 3.40m)

### Shed

7'9" x 7'7" (2.36m x 2.31m)

### Garden Room

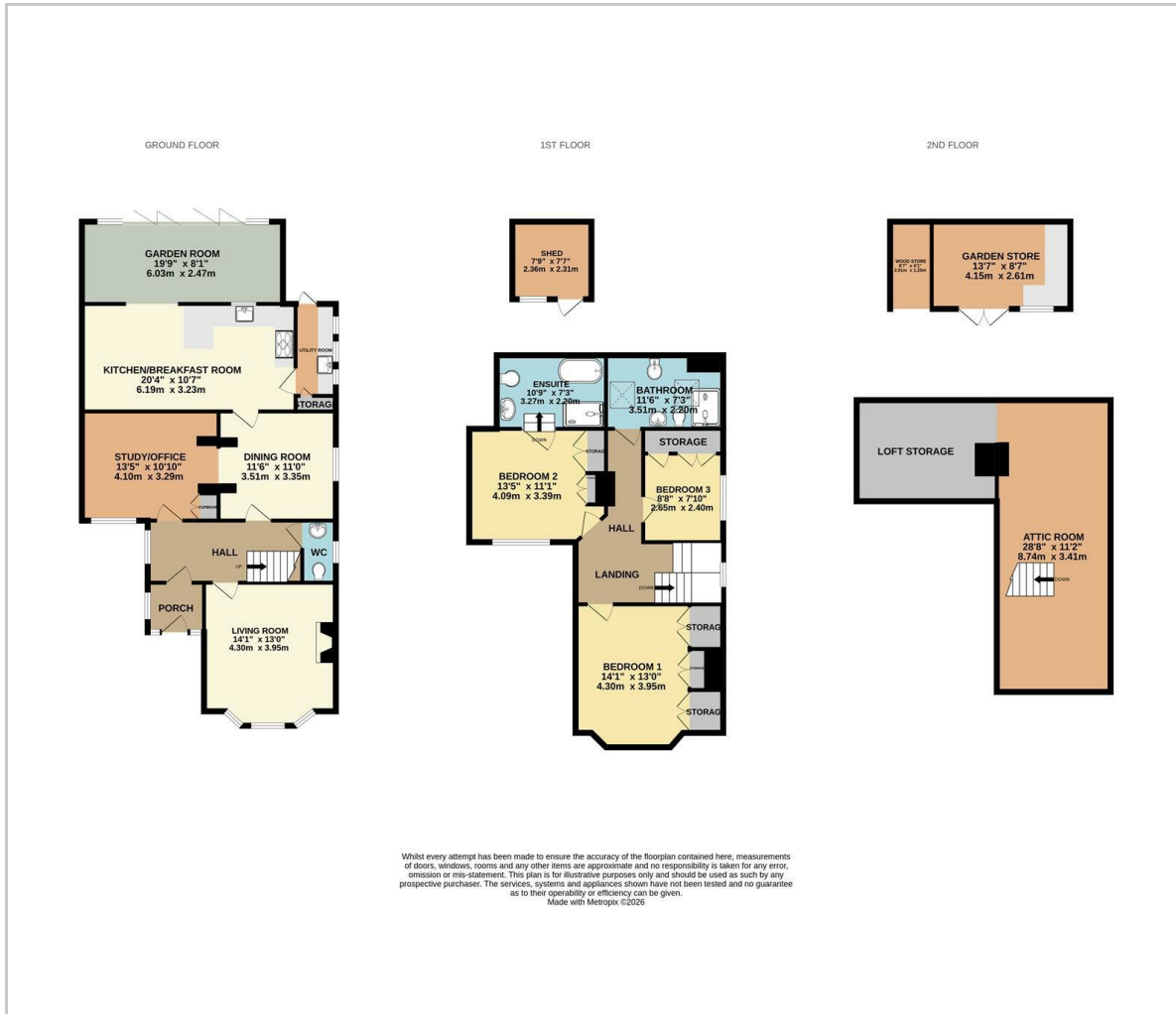
19'9" x 8'1" (6.02m x 2.46m)

### Conservatory

19'9" x 8'1" (6.02m x 2.46m)

**Council Tax Band E - £3,334.75 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

