



OAKFIELD



Hurstwood Road, Buxted
Price Guide £875,000



SUMMARY

This has been the home of the current residents for 43 years.

This attractive and deceptively spacious unlisted 4 bedroomed home was constructed in 1700 of brick with a clay tile roof directly on underlying rock. It is in an AONB, with immediate farmland in all directions.

It forms part of the historic small group of unlisted buildings also dating from 1700 that more recently have a royal provenance confirmed at the time on behalf of the late Queen Elizabeth the Queen Mother in a letter from Clarence House. The property appears on the 1700 tythe maps held at The Keep, the Sussex Archive near Sussex University.

The Old Dairy is a peacefully located Tardis. Access is from a shared private driveway to a brick courtyard, potentially the original that previously would have served the adjacent buildings including the former coach house, stables and tack rooms.

Once inside the full of character home you become aware of the space and attractive features from the large sitting room and bedrooms to the surprisingly large unique en-suite bathroom.

The accommodation comprises of

4 bedrooms 2 reception rooms 2 bathrooms (one en-suite), kitchen, freezer and boiler rooms.

The sitting room has an inglenook fireplace with inset



multi-fuel stove, two feature arched windows, and another feature window in the dining room

Outside there is a very attractive south facing landscaped rear garden, and in another part of the garden two substantial brick outbuildings a long single storey open Sussex barn, a lean-to greenhouse and a covered open storage area currently used for storing logs. There is also a garage and parking. The land is about 0.5 acre.

The barn is ideal for private summer drinks etc whilst looking over a sea of ox-eye daisies and wildflowers with two large highly productive apple trees; a Bramley and a Blenheim Orange.

A unique relaxing home in a private peaceful mature location.



Sitting Room

27'0 x 14'10

Dining Room

10'10 x 9'6

Kitchen

12'6 x 10'7

Bedroom

18'5 x 10'11

Bedroom

13'2 x 10'7

Bedroom

24'3 x 16'1

Bedroom

9'7 x 9'5

Workshop

Garage

18'10 x 8'3

Garage Store

15'11 x 8'8

Council Tax Band - G £4,347 per annum















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

G

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

Hurstwood Road, High Hurstwood, TN22 4BD

Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft

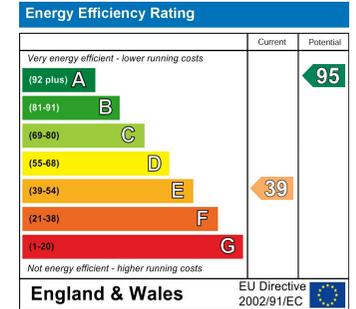
Outbuilding = 100.0 sq m / 1076 sq ft

Total = 271.9 sq m / 2926 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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