



OAKFIELD



Limes Lane, Uckfield

Price Guide £725,000



SUMMARY

Guide Price: £725,000 - £750,000

Set within a picturesque and peaceful country lane on the rural edge of Buxted village, this enchanting three-bedroom detached character cottage offers generous living space, beautifully landscaped gardens, and wonderful scope for future extension (subject to planning).

The property enjoys a prime position with direct views over open fields, combining privacy, charm, and convenience in equal measure.

The home opens via a charming cottage-style pathway, leading through an immaculate front garden to a sheltered entrance. A solid front door welcomes you into a well-proportioned entrance hall.

The lounge/dining room is a spacious, light-filled dual-aspect room with a feature fireplace—a perfect space for both family living and entertaining. To the rear, the well-appointed kitchen/breakfast room offers a charming outlook and practical layout, complemented by an adjoining utility room and cloakroom/W.C.

Upstairs, three generously sized double bedrooms offer flexible accommodation, all beautifully presented and positioned to enjoy either garden or countryside views. The



family bathroom benefits from a pretty outlook over the peaceful rear garden.

The front garden is a delight—lovingly stocked with cottage-style planting, lawn, and a gravel drive that provides ample parking and access to a detached single garage.

To the rear, the garden is a true highlight—incredibly private, mostly laid to lawn, and framed by mature trees and flowering shrubs. A selection of useful outbuildings and storage areas sits just off the kitchen, ideal for garden tools or future conversion (subject to consent).

The garden backs directly onto open fields, providing a stunning natural backdrop with visiting wildlife throughout the seasons.



Lounge/Dining Room

21'4 x 20'3

Kitchen/Breakfast Room

13'9 x 12'1

Bedroom 1

14'8 x 12'5

Bedroom 2

15'8 x 11'2

Bedroom 3

12'4 x 8'10

Garage

16'3 x 9'8

Council Tax Band - F £3,768 per annum















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

F

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

Energy Efficiency Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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