OAKFIELD

Howbourne Lane, Uckfield, TN22 4QD

Price Guide £675,000

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Howbourne Lane, Uckfield, TN22 4QD

Price Guide £675,000 - £710,000. A Beautifully Restored Country Cottage with a Historic Bakery and Outstanding Potential
Tucked away on peaceful Howbourne Lane, The Old Bakery is a charming character home combining period features, generous family accommodation and exciting future potential.

At the front of the property stands the detached brick bakery, dating back to 1870. Previously granted planning permission for conversion into a self-contained annexe (Ref: WD/2019/1238/F), it offers superb scope for multi-generational living, guest accommodation, a home office or studio.

The beautifully presented cottage extends to over 1,800 sq ft across three floors. At its heart is a welcoming 21ft sitting room with a striking double-sided wood-burning stove, while the stylish country kitchen offers ample dining space and opens onto the rear garden via French doors.

The first floor features a spacious principal bedroom with en-suite, two further bedrooms and a family bathroom. Two additional double bedrooms on the second floor provide excellent flexibility for growing families, guests or home working.

Outside, the private rear garden is ideal for entertaining, with a large terrace, lawn, vegetable beds and greenhouses. To the front, mature planting, a summerhouse, ample parking and the historic bakery complete this unique home.

Located on the edge of the sought-after village of Buxted, the property enjoys a peaceful semi-rural setting within easy reach of local amenities, a mainline station with London connections, nearby Uckfield and the beautiful Buxted Park Estate.

A rare opportunity to acquire a distinctive village home with character, space and exceptional potential.

Lounge/Diner
21'1" x 12'10" (6.43m x 3.91m)

Kitchen/Breakfast Room
20'0" x 13'0" (6.10m x 3.96m)

Bedroom One
13'3" x 11'10" (4.04m x 3.61m)

Bedroom Two
13'4" x 12'10" (4.06m x 3.91m)

Bedroom Three
10'1" x 9'2" (3.07m x 2.79m)

Bedroom Four
11'3" x 7'8" (3.43m x 2.34m)

Bedroom Five
12'10" x 7'8" (3.91m x 2.34m)

Shower Room

Ensuite

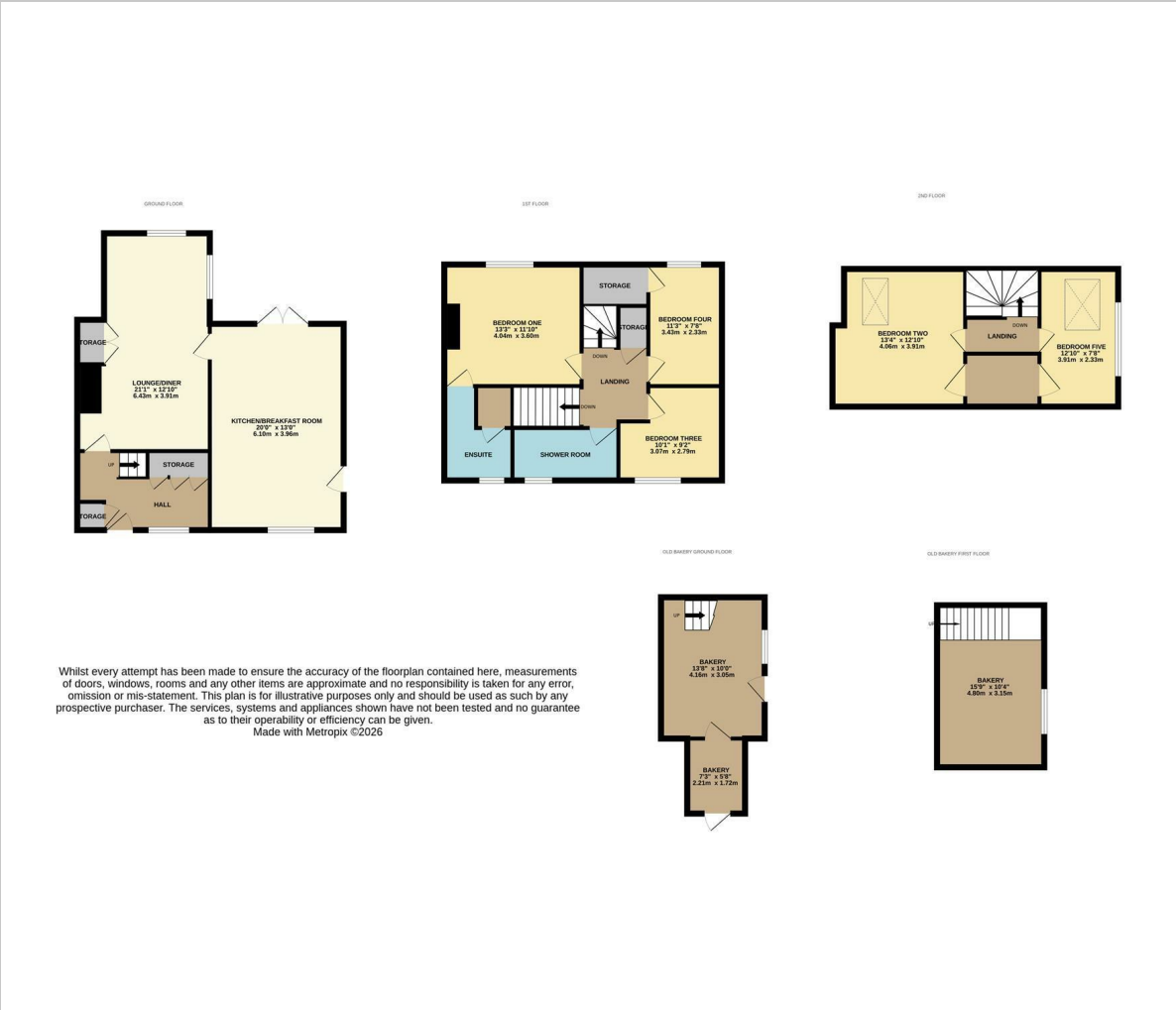
The Old Bakery

Ground Floor
13'8" x 10'0" (4.17m x 3.05m)

First Floor
15'9" x 10'4" (4.80m x 3.15m)

Council Tax Band F - £3,941.07 Per Annum

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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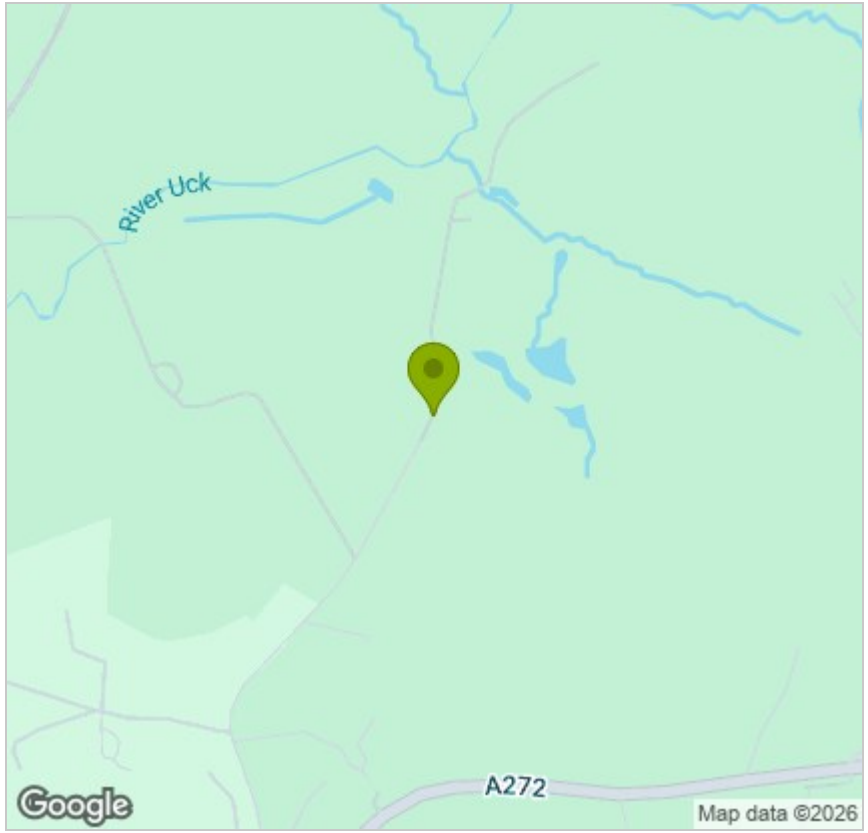
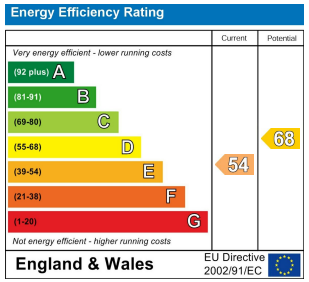
Area Map



Energy Efficiency Graph



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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