



OAKFIELD



Gordon Road, Buxted, Uckfield, TN22 4LG

Price Guide £450,000



## Gordon Road, Buxted, Uckfield, TN22 4LG

Guide Price: £450,000 - £475,000

Prepare to be amazed by this impressive, sympathetically extended character home, beautifully arranged over three spacious storeys. Situated on a popular road within the highly desirable village of Buxted, the property is just a short walk from Buxted mainline station, making it ideal for commuters seeking the perfect balance of village living and connectivity.

On arrival, you are welcomed by ample off-road parking, setting the tone for the generous accommodation within. The front door opens into an entrance porch, leading through to a versatile study/snug – an ideal space for those working from home. This flows seamlessly into a cosy lounge featuring a charming fireplace with inset log burner, creating the perfect sanctuary for winter evenings.

Double doors open into a truly show-stopping kitchen/diner, stylishly designed with a central island and an abundance of space for dining and entertaining. This sociable heart of the home is perfect for family gatherings and special occasions, with folding doors opening directly onto the patio to effortlessly blend indoor and outdoor living. A contemporary ground floor shower room with space for a washer completes the downstairs accommodation.

The first floor offers two well-proportioned bedrooms alongside a modern family bathroom. Occupying the entire second floor is an exceptional principal suite, boasting a stunning en-suite shower room and a walk-in wardrobe, creating a luxurious private haven in which to relax and unwind. The rear garden is generously sized and thoughtfully landscaped, providing the ideal setting for children to play and for summer entertaining around the barbecue. The property is further enhanced by a substantial summer house with a decked seating area – a versatile space with multiple potential uses, from home office to gym or studio.

This is a truly outstanding home that perfectly combines character, style and modern living in a sought-after village location





### Kitchen/Dining Room

27'1" x 14'8" (8.26m x 4.47m)

### Living Room

14'6" x 9'5" (4.42m x 2.87m)

### Study

11'10" x 9'1" (3.61m x 2.77m)

### Bathroom

6'4" x 6'2" (1.93m x 1.88m)

### Bedroom One

13'11" x 10'2" (4.24m x 3.10m)

### Bedroom Two

9'3" x 9'2" (2.82m x 2.79m)

### Bedroom Three

9'4" x 9'3" (2.84m x 2.82m)

### Shower Room

8'3" x 3'2" (2.51m x 0.97m)

### Bathroom

7'4" 6'3" (2.26m 1.91m)

### Garden Room

15'10" x 8'8" (4.83m x 2.64m)

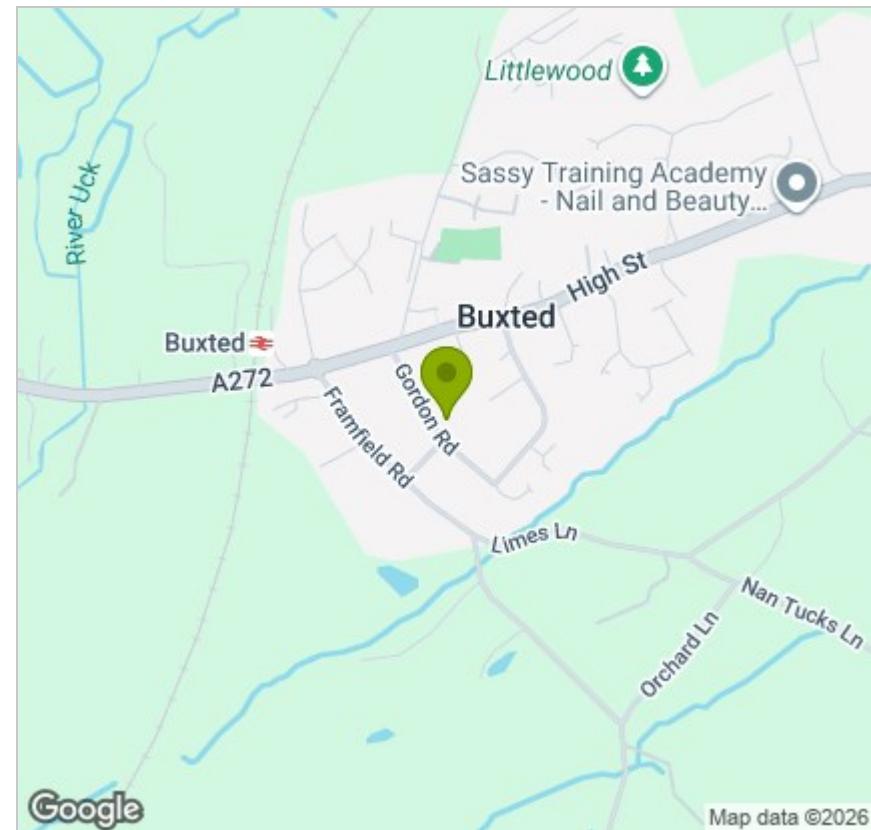
**Council Tax Band C - £2319 Per Annum**



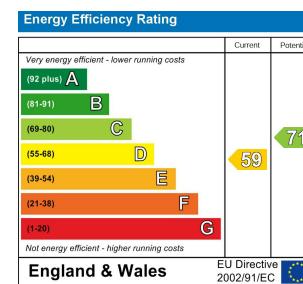
## Floor Plan



## 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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