






FRIARSWOOD

Limes Lane, Buxted, Uckfield, East Sussex



AN ELEGANT FAMILY HOUSE WITH FABULOUS GARDENS AND VIEWS

An exceptional five bedroom detached home, with a gated driveway set within 1.36 acres of landscaped gardens and ancient woodland, situated on one of the most desirable roads in Buxted.

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Local Authority: Wealden District Council
Council Tax band: G
Tenure: Freehold

Services: Mains water and electricity. Gas-fired heating. Private drainage.
Buxted station 0.9 of a mile (London Bridge from 76 minutes). Uckfield 3.8 miles (London Bridge from 80 minutes).

Postcode: TN22 4PA what3words: ///taped.ultra.dinner



WELL-PROPORTIONED AND FLEXIBLE ACCOMMODATION

This distinct detached Victorian home offers a wonderful balance of period charm and modern luxury, set within approximately 1.36 acres of beautifully landscaped grounds on the edge of Buxted.

The unlisted period property is believed to date back to 1870 and has been thoughtfully extended to create generous family living space, including a newly built extension housing a high-end kitchen/breakfast room. The fabulous bespoke kitchen has a range of handmade modern units with integrated appliances as well as a large central island with fitted bench seating to one side. Two further reception rooms provide elegant areas for both everyday living and entertaining. There is also a useful utility room as well as an office/study, cloakroom and a boot room with a door to the rear.



POTENTIAL TO FURTHER EXTEND THE PROPERTY

One of the five bedrooms is conveniently located on the ground floor, with four further spacious bedrooms on the first floor as well as a family bathroom. Far-reaching views across the rolling Sussex countryside can be admired from the south-facing windows, including the principal bedroom which also benefits from an en suite shower room.

Planning Permission exists to remove the existing garage (which is not integrated) and build a two storey extension to the side and rear of the house.

Plans are available upon request and further information can be found at:

www.wealden.gov.uk/planning

Ref: WD/2015/2279





STUNNING GARDENS, IDEAL FOR ENTERTAINING

The house is approached via an electrically operated 'roll-back' gated driveway providing ample parking for several vehicles and leading to a detached double garage, ensuring both convenience and security

The gardens and grounds are a true highlight of this home. Professionally designed and landscaped, they include a stylish al fresco dining terrace with a fully equipped outdoor kitchen as well as ambient lighting throughout the grounds for evening enjoyment.

The expansive lawned areas are framed by mature, colourful trees and shrubs. The beautiful swimming pool is enclosed by manicured hedges, complemented by a charming gazebo giving a covered/shaded seating area. There is also a detached building providing a store/pump house/workshop with attached log store.

The gardens lead on to an enchanting stretch of ancient woodland, bordering the lower edge of the plot, and in all the property extends to about 1.36 acres.





RURAL SETTING, YET LESS THAN A MILE FROM AMENITIES

The property is located in the popular Wealden village of Buxted, less than a mile from the railway station. Buxted offers a general store, primary school, gastro pub/restaurants, sports clubs, medical centre and mainline station serving London. Nearby Uckfield provides a wider range of shops as well as a cinema and mainline station. Comprehensive facilities can be found in Royal Tunbridge Wells. There is an excellent choice of schools in the area including Buxted C of E Primary, St Philip's Catholic Primary in Uckfield, St Mark's C of E Primary in Hadlow Down, Skippers Hill Preparatory at Five Ashes, Cumnor House Sussex in Danehill, Mayfield School (girls), Marlborough House Vinehall in Robertsbridge, Bede's School in Upper Dicker, Eastbourne College, St Pauls Catholic School in Burgess Hill (accessible by bus), and Holmewood House at Langton Green. There are also Community Colleges at Uckfield, Heathfield, Wadhurst and Robertsbridge.





Approximate Gross Internal Area = House: 210.3 sq m / 2264 sq ft.
Outbuildings: 46.9 sq m / 505 sq ft. TOTAL: 257.2 sq m / 2769 sq ft
(excluding pool terrace, swimming pool, outdoor kitchen & external cupboard)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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