

Howbourne Lane, Buxted, Uckfield

Guide Price: £675,000-£710,000

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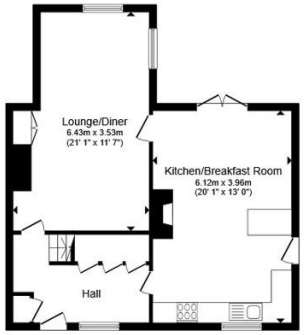
Price Guide £675,000 - £710,000. This beautiful cottage offers spacious, five bedroom accommodation in a quiet location surrounded by countryside and to the front, still presents the detached brick bakery dating back to 1870. Planning permission had previously been approved for this to be converted to annexe accommodation: WD/2019/1238/F.

Part brick and part weather boarded, the cottage has been extended by previous owners who doubled it in size, so that it offers spacious living and bedroom accommodation throughout.

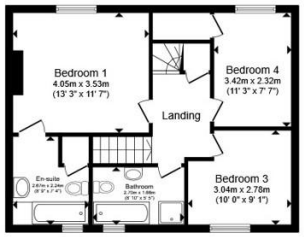
The spacious entrance hallway gives access to both rooms on the ground floor, one being the cosy, 21' living room complete with double door woodburning stove, as well as the beautiful, bright, refitted kitchen with side stable door, rear French doors to garden, and enough space for a dining table large enough to host an abundance of guests! Oak latch doors throughout and double glazed timber windows add to the character.

You will find the master bedroom complete with en suite to the first floor, along with two further bedrooms and a bathroom. The second floor offers a further two bedrooms and any of these could easily lend themselves as an office or hobby space instead.

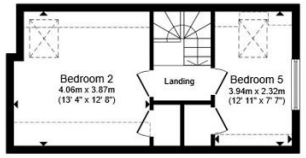
The gardens are undoubtedly a stand out feature and offer a high degree of privacy in a quiet country location. With the rear garden being mostly lawn, there is a block patio area ideal for outdoor seating, and a keen gardener will love the greenhouses and vegetable patches! The front is also a good size and offers mature boarders, a summerhouse and parking for multiple vehicles.



Ground Floor



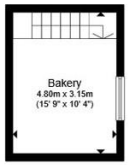
First Floor



Second Floor



Old Bakery Ground Floor



Old Bakery First Floor

Total floor area 172.0 m² (1,852 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Howbourne Lane is a short "no through" country lane on the edge of the village of Buxted with its general stores, medical centre, village hall and main line station. The expanding town of Uckfield is about 10 mins by car, also with main line station and good range of facilities to include cinema and leisure centre. Buxted Park, a magnificent country house offers dining, beautiful walks through the deer park and Norman parish church.

Council Tax Band: **F**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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