



**10 Broad Oak, Buxted. TN22 4JX**  
Uckfield

Guide Price **£725,000 – £750,000**

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# 10 Broad Oak

Buxted, Uckfield

A superb 4 bedroom detached executive style home enviably positioned in this exclusive cul-de-sac on the outskirts of the highly sought-after village of Buxted with its mainline train station, 2 public houses, convenience shop, doctors surgery and well regarded primary school among its many amenities.

This beautifully presented house was constructed by Berkeley Homes to an exacting standard and benefits from, in brief, on the ground floor; an impressive entrance hall with a vaulted ceiling, a guest bedroom/additional reception room with a Jack and Jill en-suite shower room, a formal dining room, a generous living room with double doors opening onto the west facing seating terrace and a modern kitchen breakfast room with a range of matching units to eye and base level, quartz worksurfaces, integrated appliances and a door opening onto the west facing seating terrace.

From the entrance hall a personal door provides access to the integral garage and a staircase rises to the first floor, offering; a stunning galleried landing, a principle bedroom with a range of fitted wardrobes and a four piece en-suite bathroom with a bath and separate walk-in shower, a modern family bathroom and two further double bedrooms both boasting a range of fitted wardrobes.

Outside the private west facing garden is a particular feature enjoying a high degree of seclusion, a seating terrace immediately adjoins the rear of the property, a timber summer house sits on one side of the garden, level lawn makes up the majority of the area accompanied by flower beds and mature trees.







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The front of the property is approached via a private driveway providing parking for a number of vehicles.

Broad Oak is a small desirable cul-de-sac constructed in 2003/2004 by Berkeley Homes situated to the Northern end of the high street forming part of this sought after village of Buxted and is within easy reach of the village centre which offers a primary school, a doctors surgery, a church, two local inns, a village store and a railway station offering services to London.

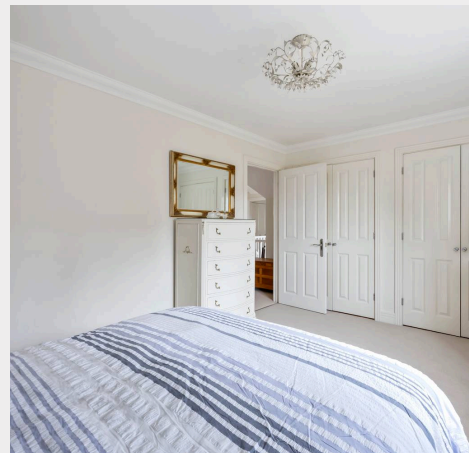
Uckfield town centre is approximately 3 miles distant and offers a more comprehensive range of shops and public facilities including a cinema, several bars/restaurants, a leisure centre as well as a wide variety of schooling for all age groups including sixth form community college. The town also offers a railway station with lines to London.

The nearby A272 offers swift access to Haywards Heath which boasts a fast and direct train service to London is 13 miles distant. The county town of Lewes and Tunbridge Wells are also within driving distance. The south coast resorts of Brighton City centre and Eastbourne are 18 and 19 miles away respectively and the stunning Ashdown Forest with its walks and bridle paths are within a short driving distance.

Council tax band: F

EPC rating: C

Mains gas and mains drainage



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Approximate Gross Internal Area (Excluding Outbuilding & Including Garage) = 178.3 sq m / 1920.0 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

**Mansell McTaggart Uckfield**

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