



12 Nursery Field, Buxted, East Sussex, TN22 4NG

Guide Price £600,000 – £625,000

**MANSELL
McTAGGART**
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12 Nursery Field

Buxted

A deceptively spacious four bedroom two bathroom detached family home occupying a pleasant corner plot with a ground floor separately accessed studio and garage. Situated in one of the areas most favoured villages and within walking distance of the village amenities and main line railway station.

This impressive home is found towards the end of a no through private road, occupying a pleasant corner plot with an additional parking space found adjacent to the driveway.

The property boasts spacious living accommodation on the ground floor and a particular feature is the separate studio, formerly a portion of the garage which could serve as a number of uses.

The property is entered via an entrance porch which continue through to the entrance hallway with the cloakroom found nearby. There is a kitchen fitted with a matching range of units and a separate utility room, a dining room and a double aspect sitting room with a set a French doors flowing through to a conservatory.





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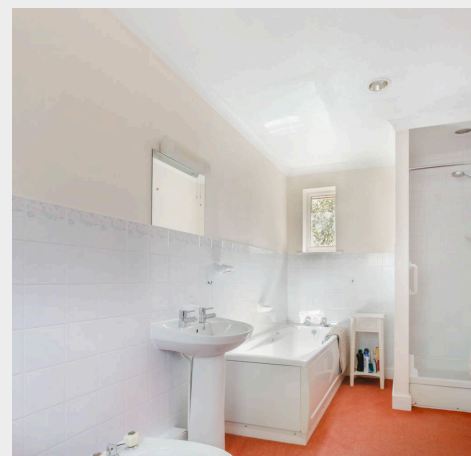
The first floor provides a spacious landing, a principal bedroom with en-suite shower room, three further bedrooms and a spacious family bathroom with a separate shower cubicle, enclosed bath and bidet.

Outside, the front of the property is approached via a driveway which in turn leads to the garage. The rear garden has been hard landscaped and arranged on two levels with a timber summer house and timber shed to one side, a pathway leads to the studio.

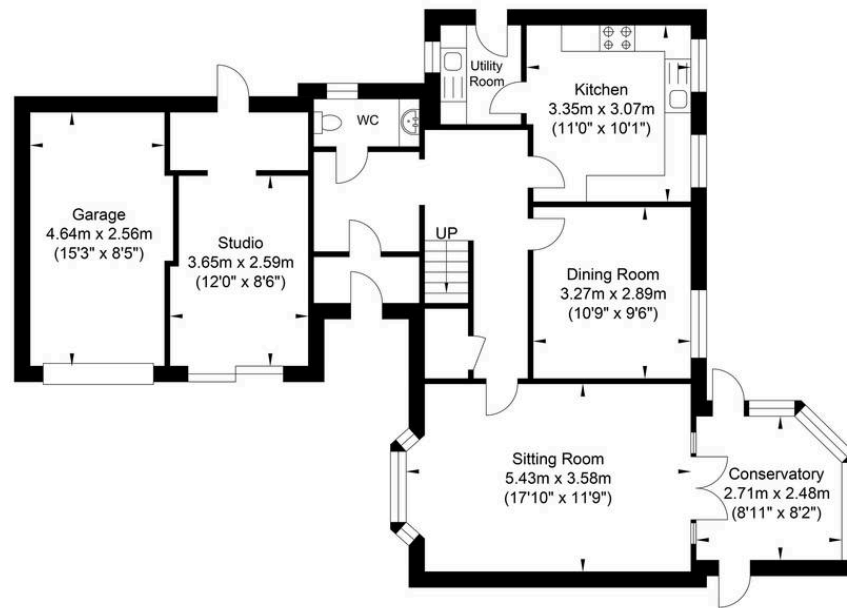
EPC C

Council tax band F

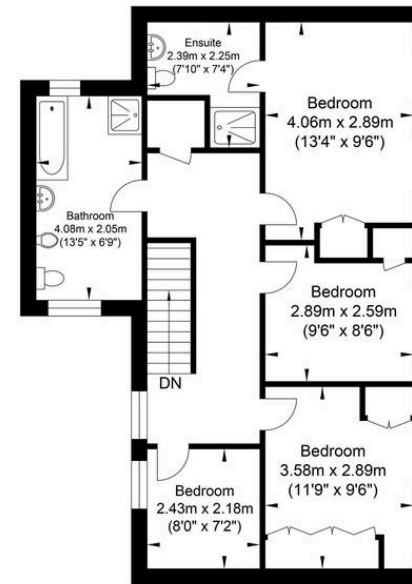
The property is within easy reach of the village centre which offers excellent local primary schools, a doctors surgery a church, local inns, a village store and a railway station offering services to London (London Bridge approx 67 mins). Uckfield town centre is approximately four miles distant and offers a more comprehensive range of shops and public facilities including a leisure centre and sixth form college and a railway station with lines to London. Haywards Heath with a faster direct train service to London (Victoria) and London Bridge 47 mins can be accessed via the A272 and is approximately 13 miles distant.



Nursery Fields



Ground Floor
Approximate Floor Area
1025.80 sq ft
(95.30 sq m)



First Floor
Approximate Floor Area
660.90 sq ft
(61.40 sq m)

Approximate Gross Internal Area = 156.70 sq m / 1686.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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