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VINCE TAYLOR TOFTS

Little Gill, Church Road, Buxted, East Sussex TN22 4LT £600,000 Freehold

IMPOSING WING OF CONVERTED VICTORIAN CONVENT | MANY CHARACTER FEATURES | QUIET VILLAGE LOCATION | HALLWAY | SITTING ROOM | INNER HALL | CLOAKROOM | KITCHEN/DINING ROOM | 4 BEDROOMS | BATHROOM | STUDY AREA | PRIVATE SOUTH WEST FACING GARDEN | DOUBLE CAR PORT WITH ADDITIONAL PARKING | GAS CENTRAL HEATING.

SITUATION: The property forms part of a former Victorian convent converted into individual homes many years ago and situated off a quiet no through lane. Buxted has good village amenities including two inns, churches, a village store, primary school, doctors surgery and a railway station with services to London Bridge and East Croydon. The nearest main town is Uckfield with a comprehensive range of shops, bars and restaurants as well as a cinema. Open countryside is close by with excellent dog walks.

DESCRIPTION: A highly individual portion of a fine Victorian property. An inspection is recommended and the accommodation is arranged as follows:

On the ground floor a front door leads to a Hallway with door to spacious Sitting Room with original French windows to the front and open fireplace. A doorway leads to the Inner Hall with stairs to the first floor, understairs storage cupboard and door to Cloakroom with WC and wash basin. A further doorway from the Inner Hall leads to the Kitchen/Dining Room with comprehensive range of base cupboard and drawer units with granite work surfaces over, range of wall cupboards and fitted shelves. gas fired Aga with extractor hood over, built in double oven, dishwasher and washing machine, large fridge/freezer and gas fired boiler.

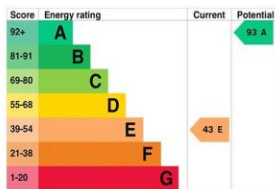
The first floor accommodation comprises a Landing with hatch to loft space leading to a Study Area with fitted shelves. Bedroom 1 is a double aspect room with views to the front and fitted wardrobe cupboards. There are three further Bedrooms and a Family Bathroom with bath with shower over, WC, wash basin and airing cupboard with hot water cylinder.

The garden lies to the front of the property. There is a driveway providing off road parking and leading to the Double Car Port. The L shaped garden has a gravelled pathway leading to the front door and areas of lawn with border and shrubs and a magnificent cedar tree. Adjoining the house is an attractive brick paved seating area.

Council Tax: Band F







Little Gill, Church Road, Buxted

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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