

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Plovers Barrows, Buxted, TN22 4JP

- ▼ 2 Bedroom Detached Annex
- ▼ Large 5 Bedroom Bungalow
- ▼ Stunning Location
- ▼ Large Garden
- ▼ Close Proximity to Train Station
- ▼ NO ONWARD CHAIN



### EPC RATING

Current:  
64 D

Potential:  
78 C

£1,100,000





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Tucked away in the highly desirable village of Buxted, this impressive five-bedroom detached bungalow is positioned within the exclusive Plovers Barrows private road, a peaceful, private no-through road of just a handful of individual homes. One of the standout features is the large, detached annex, offering fantastic flexibility for multi-generational living, guest accommodation, or even a home office/studio. It's a superb asset that adds considerable value and versatility to the property. Boasting generous accommodation and a large, detached annex, the property offers a rare combination of flexible living and convenience, all within walking distance of Buxted's mainline railway station, GP surgery, highly regarded Primary School, village shop, and popular pubs and restaurants. Inside, the home is warm and welcoming, with a layout that flows effortlessly and provides ample space for modern family life. The bright, dual-aspect living room with a feature wood-burning stove offers a cosy space to relax, while the spacious open-plan kitchen/dining room, also with a wood-burning stove, acts as the true heart of the home. With its contemporary finish and generous proportions, it's ideal for entertaining friends and hosting family gatherings. There are five well-proportioned bedrooms, including a superb main suite with en-suite shower and dressing room, as well as a study, a separate utility room, a family bathroom, and an additional shower room, all finished to a good standard. The gardens are private and enclosed, featuring a well-maintained lawn and a separate patio area, perfect for outdoor dining and summer enjoyment. Hedging and fencing provide a high level of seclusion, while off-road parking adds to the practicality of this already exceptional home. With its blend of space, charm, and location, this is a superb opportunity to secure a substantial and flexible property in one of the area's most sought-after villages.

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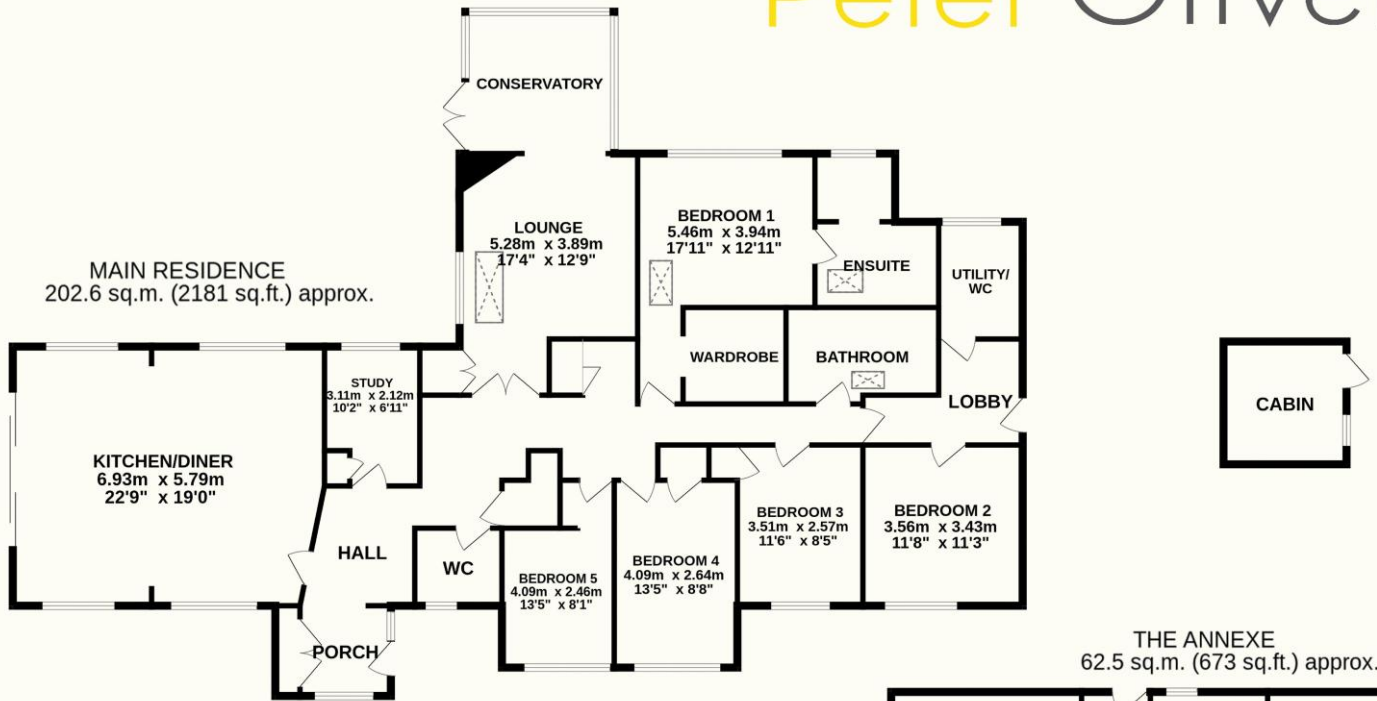
The Property  
Ombudsman

The Property  
Ombudsman  
LETTINGS









**TOTAL FLOOR AREA : 272.6 sq.m. (2934 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**MAINTENANCE/SERVICE CHARGE: £100 per annum**

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