



Bluebell Meadow, Horam, Heathfield, TN21 0BU

Price Guide £425,000



## Bluebell Meadow, Horam, Heathfield, TN21 0BU

Price Guide: £425,000 - £450,000

Bluebell Meadow is an exclusive collection of beautifully designed homes, combining contemporary style, exceptional specification and energy-efficient living within a delightful semi-rural setting.

This impressive home has been thoughtfully crafted to provide stylish and practical accommodation, ideally suited to modern family life. From the moment you step inside, the quality of finish and attention to detail is immediately apparent, with luxury flooring, contemporary oak-style finishes and beautifully designed living spaces throughout.

At the heart of the home is a stunning kitchen and dining area, perfect for both everyday living and entertaining. Finished with sleek contemporary units, soft-close cabinetry and premium integrated appliances, the kitchen offers an ideal blend of style and functionality. French doors provide a seamless connection to the landscaped rear garden, filling the space with natural light.

The separate living room provides a warm and inviting retreat, while a useful ground floor cloakroom adds practicality and convenience.

Upstairs, the principal bedroom benefits from its own en-suite shower room, complemented by two further bedrooms and a beautifully appointed family bathroom featuring contemporary sanitary ware and stylish chrome fittings.

The high specification continues throughout the property, with features including underfloor heating to the ground floor, air source heat pump technology, integrated appliances, quality flooring and modern smart heating controls, all designed to enhance comfort, efficiency and everyday living.

Externally, the home benefits from landscaped gardens, private parking and electric vehicle charging capability, while the development itself enjoys an attractive countryside setting with excellent access to nearby villages, schools and transport links.

Bluebell Meadow offers the perfect balance of contemporary living and countryside lifestyle.





**Living Room**

15'9" x 12'4" (4.80m x 3.76m)

**Dining Room**

10'0" x 9'9" (3.05m x 2.97m)

**Kitchen**

10'4" x 9'6" (3.15m x 2.90m)

**Cloakroom**

**Bedroom One**

13'3" x 12'4" (4.04m x 3.76m)

**Bedroom Two**

10'3" x 8'8" (3.12m x 2.64m)

**Bedroom Three**

10'3" x 6'11" (3.12m x 2.11m)

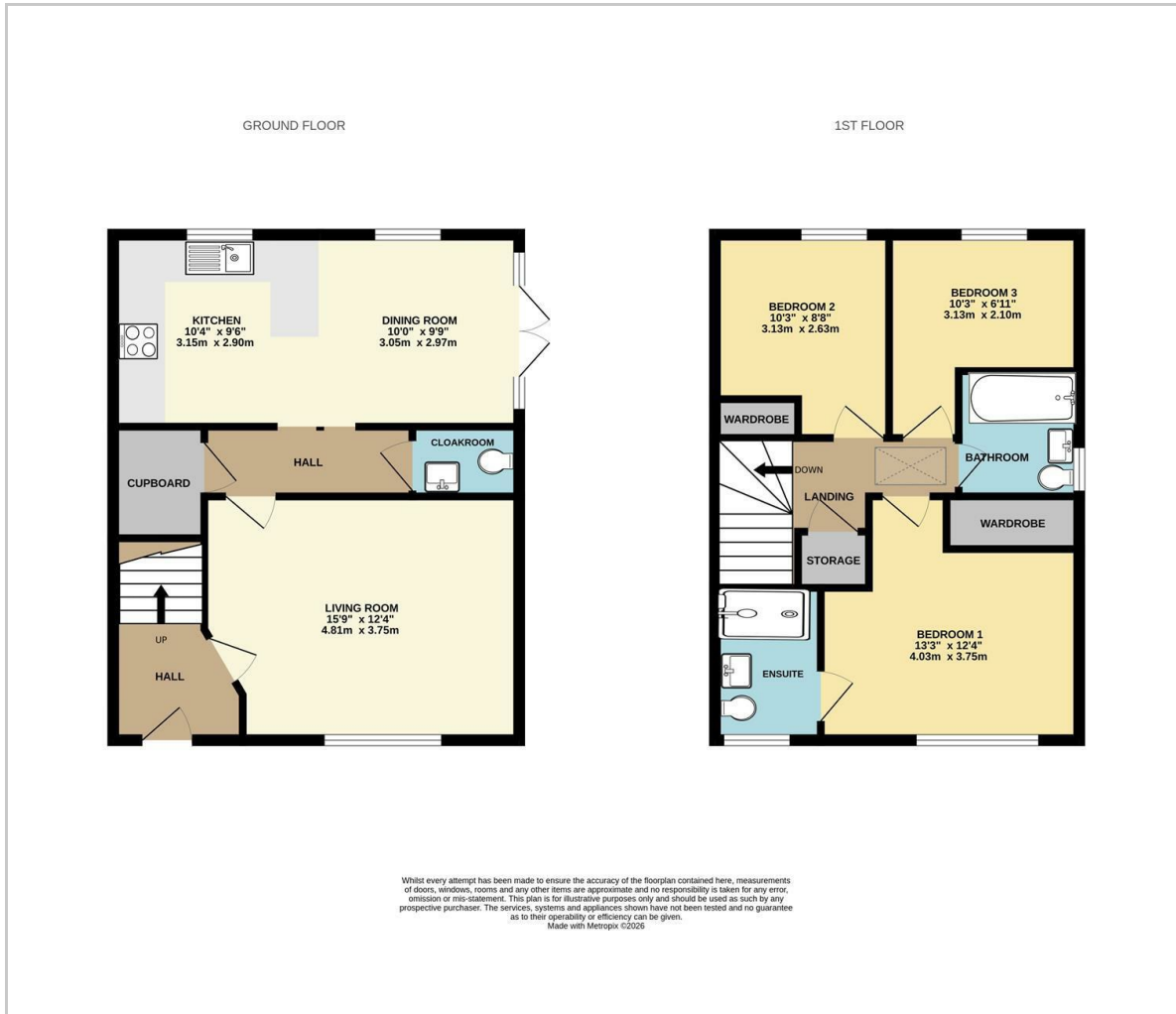
**Bathroom**

**Ensuite**

**Council Tax Band D - £2,728.43 Per Annum**



## Floor Plan



## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

