



OAKFIELD



Marshlands Lane, Heathfield, TN21 8EX

Asking Price £850,000



## Marshlands Lane, Heathfield, TN21 8EX

Set on a highly sought after road in Heathfield, this substantial 1930s family home offers spacious and versatile accommodation, including a self-contained annex, ample off-road parking and a south-facing rear garden. Conveniently located close to local amenities and reputable schools.

The property is approached via an 'in-and-out' driveway, with mature trees and established hedging providing privacy. A spacious entrance porch leads into a welcoming, newly recarpeted entrance hall.

The generous living room features a newly installed log burner and direct access to the annex. To the rear, a large kitchen-dining room includes a beautifully fitted kitchen with contemporary composite worktops and fitted appliances, alongside a separate utility room.

Double doors open from the dining area into a bright south-facing conservatory overlooking the enclosed rear garden, which features a large patio and lawn.

The self-contained annex has its own front and rear access, as well as access from the main living room. It comprises a double bedroom with storage, fitted shower room and open-plan kitchen/living area with French doors to the patio – ideal for extended family, guests, working from home or additional accommodation.

Upstairs, the main house provides four well-proportioned double bedrooms, including one with an en-suite bathroom. The remaining bedrooms are served by a modern family bathroom and separate WC.

Overall, this impressive and flexible family home combines generous living space with annex accommodation, ample parking, a south-facing garden and a range of recent improvements.





## Living Room

21'5" x 18'2" (6.53m x 5.54m)

## Kitchen/Diner

24'10" x 12'7" (7.57m x 3.84m)

## Utility Room

## Bedroom One

13'4" x 10'7" (4.06m x 3.23m)

## Bedroom Two

11'11" x 11'6" (3.63m x 3.51m)

## Bedroom Three

11'6" x 10'7" (3.51m x 3.23m)

## Bedroom Four

14'7" x 7'0" (4.45m x 2.13m)

## Bathroom

## Ensuite

## WC

## Annex

19'11" x 12'5" (6.07m x 3.78m)

## Annex Bedroom

10'6" x 9'6" (3.20m x 2.90m)

## Shower Room

## Conservatory

11'6" x 11'0" (3.51m x 3.35m)

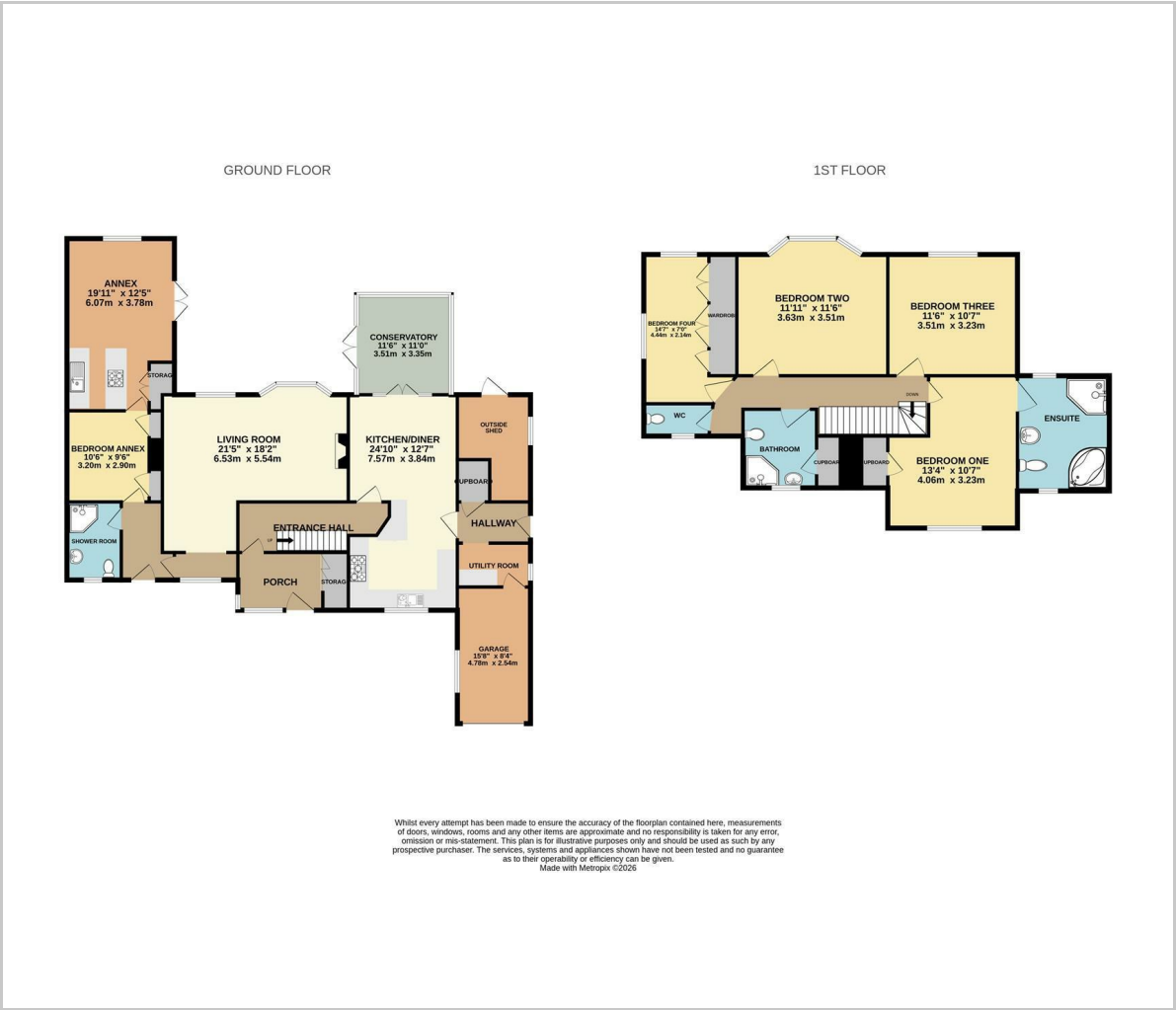
## Garage

15'8" x 8'4" (4.78m x 2.54m)

**Council Tax Band F - £3873.40 Per Annum**



Floor Plan

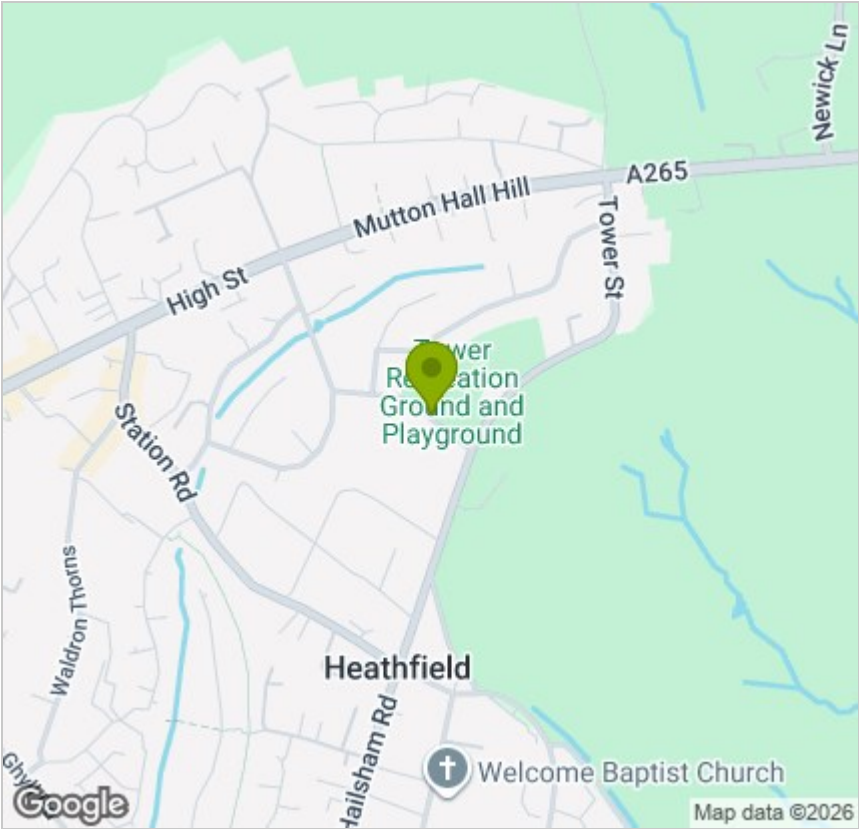


Viewing

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

