



OAKFIELD



Pook Reed Lane, Heathfield

Asking Price £875,000



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SUMMARY

Situated in a quiet country lane with an interesting blend of properties, this home is within easy reach of Heathfield town centre. This character gable fronted home has been sympathetically extended creating annexe accommodation and modernised to a high standard throughout, creating an ideal abode for a range of buyers.

As you approach this home, you will be taking in by its alluring charm. It benefits from having vehicle access via a large gate, which leads onto a more than generous tarmacadam's drive so you wont have to worry about friends and family coming to visit. There is also a further gate at the front providing access to the front door, which opens to a welcoming entrance hall setting the tone of this home.

The sitting room is bright and airy with a feature fireplace and is a great place to relax. The stylish modern kitchen is adjacent to a useful utility room and opens up to a dining area with a feature fireplace. This leads through to a downstairs shower room and an ideal area to entertain. The kitchen also provides access to the annexe accommodation and leads nicely through to a useful family room and formal dining room with double doors out to garden. This room links perfectly into a spacious kitchen and lounge area with doors on one side to an outer porch and shower room and on the side to the annexe bedroom which can also be accessed from the main hall.



Upstairs there are four well balanced bedrooms and a modern family bathroom. You can enjoy lovely views from the rear aspect and outside the garden is quite simply stunning. There are two patio seating areas and a generous lawned area, making this the ideal setting for gatherings round the BBQ in the summer months and perfect for children to play. There is also a further workshop and garden store.

Note although the annexe is accessible from the main house currently it could easily be completed separated if required...



Sitting Room
13'11 x 12'11

Dining Room
16'3 x 7'5

Kitchen
16'3 x 11'2

Utility Room
9'6 x 7'5

Bedroom
14'0 x 12'10

Family Room
15'7 x 7'10

Living Room/Kitchen
19'1 x 15'3

Dining Room
15'3 x 8'10

Bedroom
14'3 x 13'2

Bedroom
16'10 x 8'11

Bedroom
14'2 x 13'1

Bedroom
8'1 x 7'7

Workshop
16'3 x 9'5

Council Tax Band - G £4,347 per annum















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

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Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

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

Area Map



Floorplan

Energy Efficiency Graph

Pook Reed Lane, Heathfield, TN21 0XA

Approximate Gross Internal Area = 216.4 sq m / 2329 sq ft

Outbuildings = 72.0 sq m / 775 sq ft

Total = 288.4 sq m / 3104 sq ft

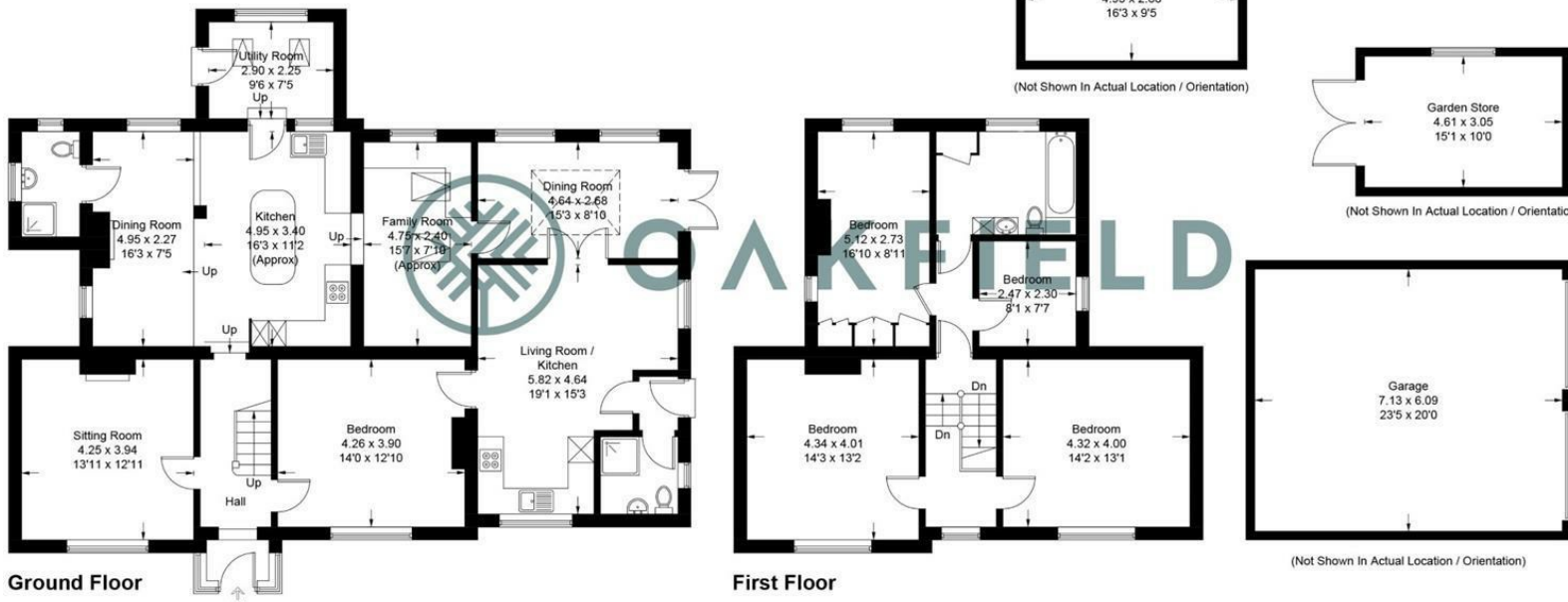



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		69	80
England & Wales		EU Directive 2002/91/EC	

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