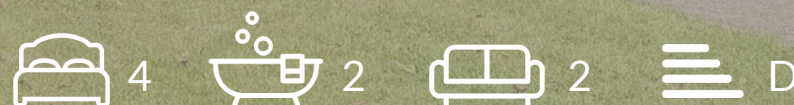




OAKFIELD



Pages Hill, Heathfield  
Asking Price £695,000



# SUMMARY

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Set on the outskirts of the bustling market town of Heathfield, this beautifully presented chalet bungalow offers charm, character, and superb flexibility for family living.

This detached home has been thoughtfully extended and modernised in recent years to create a spacious layout with four bedrooms—two on the ground floor and two upstairs on the first floor —alongside two well-appointed bathrooms.

The heart of the home is a delightful sitting room featuring original parquet flooring and an open fireplace, which flows seamlessly into a separate dining room, also with its own fireplace.

The well-equipped kitchen is complemented by a large utility room that houses the gas central heating boiler, and there's an integral garage for added convenience.

A standout feature is the generous conservatory on the side, offering additional space ideal for relaxing or entertaining. The mature, landscaped gardens to both the front and rear provide a lovely sense of privacy and peace, with ample off-road parking for several vehicles.

An outbuilding adds further potential—it could easily be transformed into a home office or creative studio. In short, this is a rare opportunity to own a well-located,



stylish, and flexible home with generous outside space. Contact us today to arrange your viewing.

Pages Hill is ideally positioned on the edge of Heathfield, a well-served market town offering a range of everyday amenities including high street shops, supermarkets, banks, restaurants, takeaways, and a public library.

Families will appreciate the local schools catering to all age groups, including a nearby sixth form college and a community sports centre.

The area is well connected by rail, with Buxted station offering direct services to London Bridge in just over an hour. Additional nearby stations at Stonegate and Etchingham provide routes to Charing Cross, while southern links to London Victoria run via Eastbourne, Polegate, and Berwick.



### Sitting Room

24'6 x 16'2

### Dining Room

14'2 x 12'1

### Kitchen

12'2 x 10'0

### Utility Room

16'6 x 9'8

### Bedroom 1

17'11 x 16'1

### Bedroom 2

16'10 x 10'6

### Bedroom 3

15'1 x 14'5

### Bedroom 4

12'8 x 10'1

### Office Area

9'4 x 7'1

### Garage/Store

17'5 x 9'8

### Garden Room

15'0 x 12'0

Council Tax Band - E £3,188 per annum













# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

E

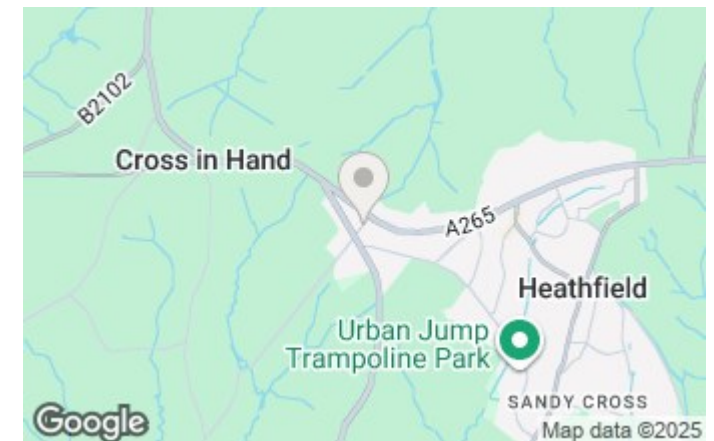
## Opening Hours

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

## Viewings

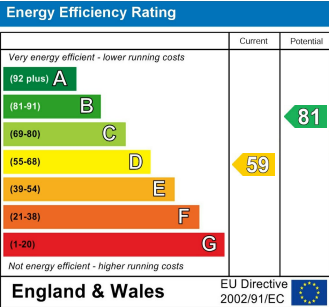
Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



Floorplan

Energy Efficiency Graph



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