

OAKFIELD

Horam, Heathfield, TN21 0JG

Offers In The Region Of £500,000

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Beautiful Characterful Semi-Detached Period Home

A truly charming three-double-bedroom semi-detached period home, believed to date from 1857–1879, offering a wonderful combination of original character, generous proportions and exciting potential for modernisation.

The property is immediately impressive, with large, spacious rooms throughout, characterful high ceilings, wide hallways and beautiful wide doors that reflect the age and character of the home. Large windows allow an abundance of natural light to flood into the rooms, creating a bright and welcoming atmosphere.

The large kitchen is full of potential and would benefit from modernisation, while retaining the wonderful feature of an AGA, adding to the property's traditional appeal. The good-sized lounge provides a comfortable living space and features a log burner, creating a warm and inviting focal point.

There are three well-proportioned double bedrooms, including a particularly impressive principal bedroom with a large en-suite bathroom.

Externally, the property continues to impress with a large private rear garden, providing plenty of space for outdoor entertaining, relaxing and family life.

The property also benefits from a large garage with electricity, providing excellent storage, parking or potential for a variety of uses, subject to any necessary permissions.

A further significant benefit is the owned-outright solar panel system, offering the potential to reduce household energy costs and providing an attractive modern addition to this period property.
Importantly, the house is not Grade II listed, offering greater flexibility for future improvements and modernisation, subject to the usual planning and building regulations.

The property is also well placed for families, with good local junior and secondary schools within a close catchment area, subject to school admissions criteria.

























Lounge
19'5" x 16'0" (5.92m x 4.88m)

Kitchen
21'4" x 14'9" (6.50m x 4.50m)

Porch

Bedroom One
21'1" x 14'10" (6.43m x 4.52m)

Bedroom Two
11'8" x 11'4" (3.56m x 3.45m)

Bedroom Three
16'0" x 8'8" (4.88m x 2.65m)

Ensuite
9'2" x 6'11" (2.79m x 2.11m)

Bathroom
11'5" x 5'4" (3.48m x 1.63m)

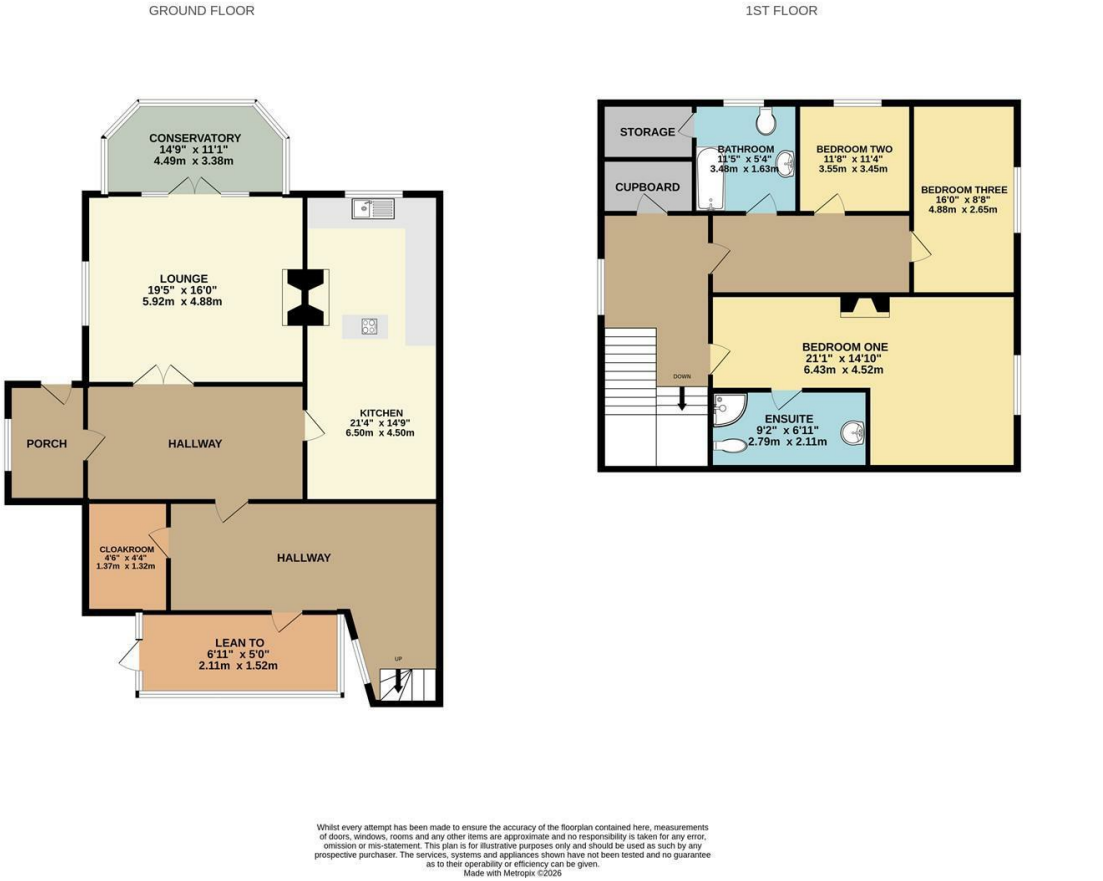
Lean to
6'11" x 5'0" (2.11m x 1.52m)

Cloakroom
4'6" x 4'4" (1.37m x 1.32m)

Conservatory
14'9" x 11'1" (4.50m x 3.38m)

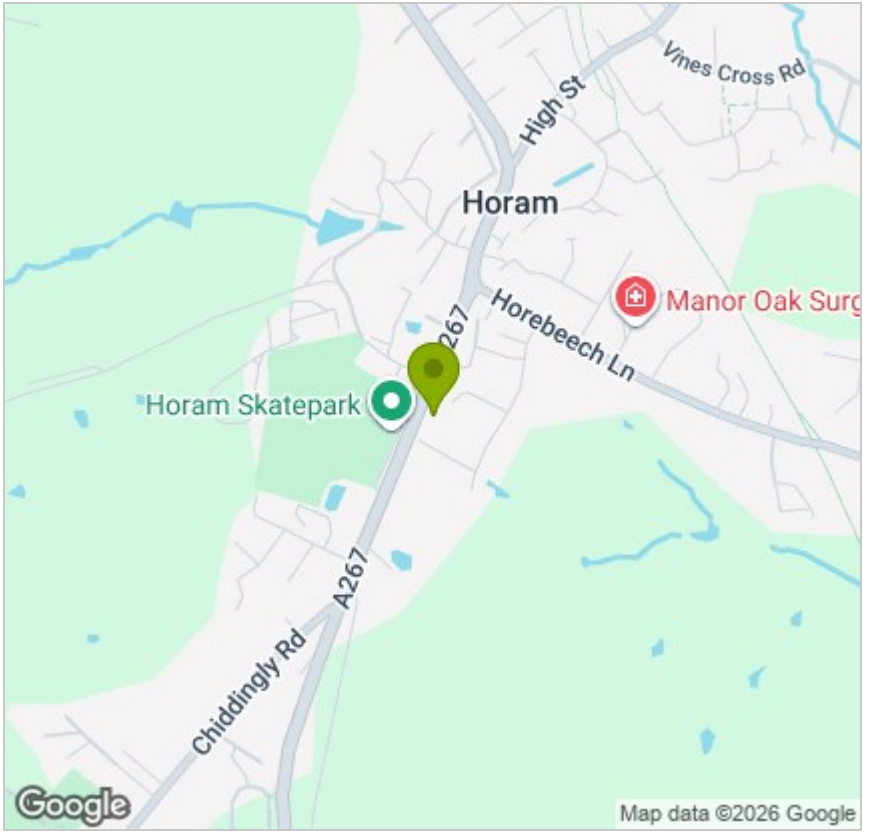
Council Tax Band E - £3,277.50 Per Annum

Floor Plan

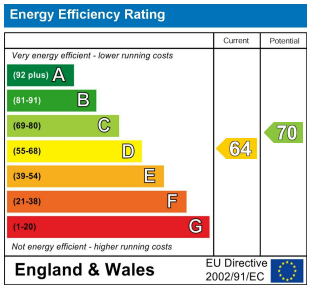


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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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