



OAKFIELD



Trolliloes Lane, Cowbeech BN27 4QR
£725,000



SUMMARY

A rare opportunity to acquire a beautifully presented detached period home (not Listed), tucked away along a quiet country lane and backing directly onto open fields.

This charming property has been thoughtfully extended and significantly improved, offering character-filled yet versatile accommodation, ideal for modern family living.

The interior showcases a wealth of period features throughout, including exposed beams and traditional latch doors, while benefiting from spacious and adaptable living spaces.

Notable highlights include a stunning kitchen/breakfast room with a central island, bespoke oak cabinetry, and bi-folding doors opening onto an attractive sun terrace—perfect for indoor-outdoor living. Adjacent is a well-fitted utility room with a butler sink and additional appliance space.

A warm and welcoming sitting room features a magnificent inglenook fireplace with an 8kW multi-fuel burning stove, beamed ceiling, and dual-aspect windows offering views to the front and rear, including farmland.

There is also a separate dining room, and a useful ground floor bedroom/study served by a modern shower room and lobby—ideal for guests or multi-generational living.



Upstairs, the first floor comprises four well-proportioned bedrooms and a family bathroom, all brimming with character and natural light.

The property sits within beautifully landscaped, mature gardens, predominantly located to the side of the house.

The generous lawn area is enclosed by established hedging for privacy and features a selection of specimen and fruit trees, a charming wildlife pond, and a rustic brick-paved terrace—perfect for alfresco dining. A traditional well and winding pathways further enhance the garden's unique appeal.



Lounge
16'10 x 16'7

Kitchen/Breakfast Room
17'0 x 17'0

Dining Room
11'11 x 11'5

Study
10'8 x 7'4

Bedroom
12'4 x 11'11

Bedroom
11'2 x 10'10

Bedroom
12'7 x 11'2

Bedroom
12'2 x 10'1

Council Tax Band - F £3,768 per annum















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

F

Opening Hours

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

Viewings

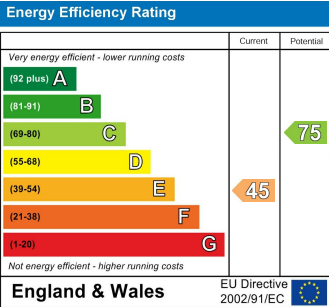
Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Floorplan

Energy Efficiency Graph



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