



OAKFIELD



Sheep setting lane, Heathfield, TN21 0UY

Price Guide £700,000



## Sheep setting lane, Heathfield, TN21 0UY

This impressive five-bedroom, four-bathroom detached home is ideally situated close to Heathfield High Street, offering both convenience and an excellent standard of living.

Set over three spacious floors, the property provides generous and versatile accommodation. The principal bedroom features an extended, fully refitted en-suite, while bedrooms two and three also benefit from their own en-suite facilities. In addition, there is a stylish family bathroom with an oversized bath and ambient lighting.

The heart of the home is the stunning kitchen, extended and refitted in 2018, featuring integrated appliances including a 90cm AEG induction hob, twin AEG ovens, Neff extractor, dishwasher, tumble dryer, and a peninsula breakfast bar—ideal for modern living and entertaining.

A flexible office/bedroom five is hardwired with gigabit ethernet, perfect for working from home. Further highlights include fitted wardrobes to the master suite, a walk-in rainfall shower, a newly fitted ground floor cloakroom, and bifold doors from both the sitting and dining rooms.

Externally, electric gates with intercom provide privacy and security, with a driveway offering parking for 5–6 cars. Side access to both sides includes useful covered storage.

The rear garden extends to approximately 100 ft and is well stocked with mature planting. It also features a five-person hot tub and two covered seating areas with heating and lighting, allowing for year-round use.

Ideally located within walking distance of a local primary school and opposite a family-friendly recreation ground, this immaculately presented home is ready to move into.





**Sitting Room**

19'8" x 13'2" (6.00m x 4.02m)

**Dining Room**

17'1" x 10'6" (5.21m x 3.20m)

**Kitchen/Breakfast Room**

15'5" x 13'1" (4.70m x 3.99m)

**Utility Room**

**WC**

**Bedroom**

18'3" x 18'1" (5.56m x 5.51m)

**Bedroom**

13'2" x 10'4" (4.01m x 3.15m)

**Bedroom**

12'3" x 10'7" (3.73m x 3.23m)

**Bedroom**

10'7" x 8'11" (3.23m x 2.72m)

**Bedroom**

13'2" x 8'4" (4.02m x 2.55m)

**Bathroom**

**Shower Room**

**Ensuite**

**Ensuite**

**Council Tax Band G - £4,547.38 Per Annum**



## Floor Plan

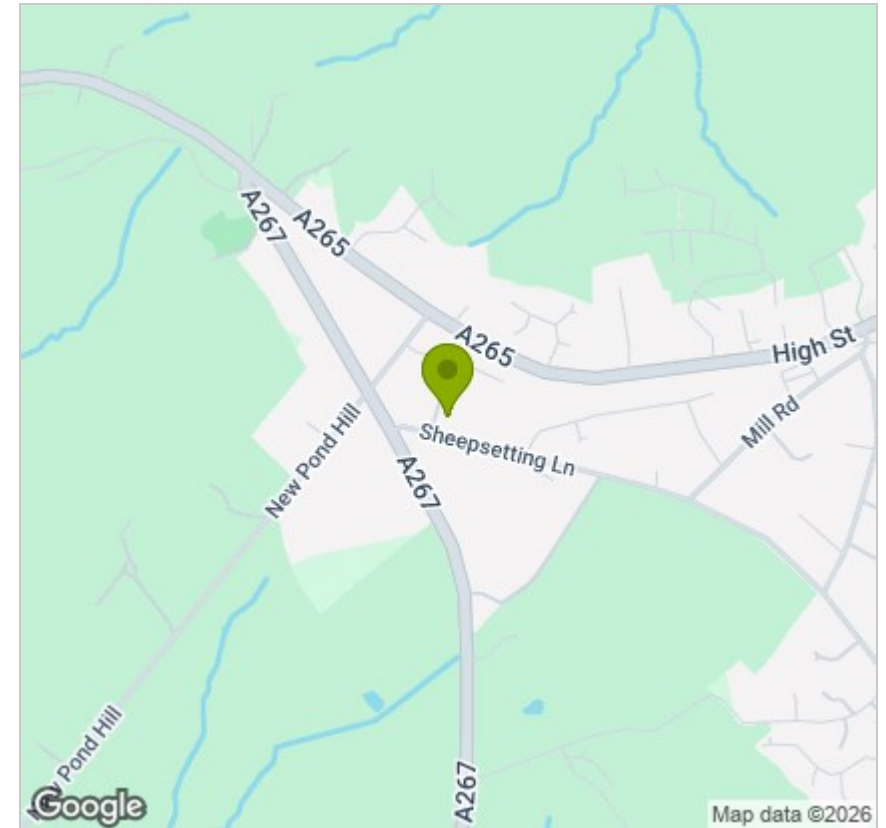


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

