



OAKFIELD



Lewes Road, Heathfield
Asking Price £595,000



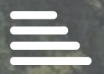
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SUMMARY

Nestled on the peaceful outskirts of Cross In Hand, this delightful detached cottage built in the late 1800's—finished in timeless white weatherboarding—presents a rare opportunity to purchase a truly distinctive home.

The property beautifully blends period charm with generous and adaptable living spaces.

Inside, a welcoming reception room awaits, featuring a wood-burning stove that adds warmth and character—perfect for cosy evenings in.

This space opens seamlessly into a bright, airy conservatory that overlooks the mature rear garden and offers sweeping views across the countryside, reaching as far as Eastbourne and the sea—a perfect spot for both entertaining and relaxing.

The spacious kitchen wraps around the rear of the home and comes well-equipped with integrated under-counter appliances, abundant worktop space, and plenty of room for a dining table—ideal for family meals or informal gatherings.

Also on the ground floor is a second, comfortable living area, along with a handy downstairs WC and a small, functional study—perfect for those working from home.

Upstairs, the generous principal bedroom benefits from an en suite bathroom, while three further well-proportioned bedrooms—each filled with natural light and individual charm—provide ample space for family or guests.

Outside, the property continues to impress. A gated driveway offers substantial off-road parking, accompanied by a detached double garage and a log store.

The beautifully wrap-around garden creates a serene, private outdoor haven that has beautiful views across open fields offering a very peaceful picturesque area to relax surrounded by mature flowers and shrubs—ideal for al fresco living.

A truly unique opportunity, this much-loved family home offers the perfect combination of rural tranquillity, characterful living, and practical space in a highly desirable semi-rural location.

Nestled on the peaceful outskirts of Cross In Hand, this delightful detached cottage



built in the late 1800's—has just been refurbished and is finished in timeless white weatherboarding. The property beautifully blends period charm with generous and adaptable living spaces.

Inside, a welcoming reception room awaits, featuring a wood-burning stove that adds warmth and character—perfect for cosy evenings in.

This space opens seamlessly into a bright, airy conservatory that overlooks the mature rear garden and offers sweeping views across the countryside, reaching as far as Eastbourne and the sea—a perfect spot for both entertaining and relaxing.

The spacious kitchen wraps around the rear of the home and comes well-equipped with integrated under-counter appliances, abundant worktop space, and plenty of room for a dining table—ideal for family meals or informal gatherings.

Also on the ground floor is a second, comfortable living area, along with a handy downstairs WC and a small, functional study—perfect for those working from home.

Upstairs, the generous principal bedroom benefits from a new modern en suite bathroom, while a brand new family bathroom caters for the three further well-proportioned bedrooms—each also recarpeted and redecorated and filled with natural light and individual charm—provide ample space for family or guests.

Outside, the property continues to impress. A gated driveway offers substantial off-road parking, accompanied by a detached double garage and a log store.

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Kitchen

13'1 x 12'6

Conservatory

15'0 x 12'6

Reception Room

14'7 x 12'6

Snug Room

13'6 x 9'3

Living Room

19'8 x 8'10

Garage

17'5 x 17'5

Bedroom 1

13'1 x 12'6

Bedroom 2

14'6 x 9'5

Bedroom 3

9'11 x 9'9

Bedroom 4

10'9 x 9'10

Ensuite

Bathroom

Council Tax Band E £3,188













INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

E

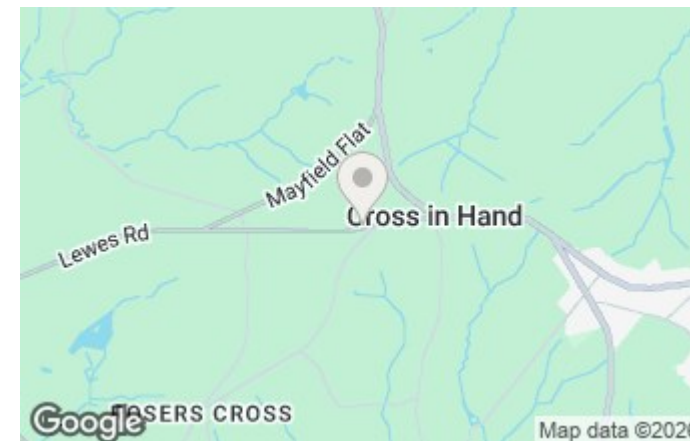
Opening Hours

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.

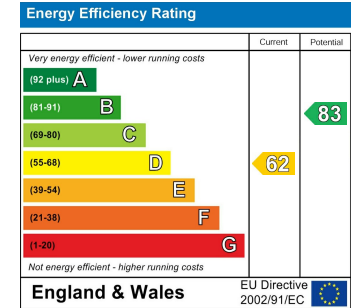
Area Map



Floorplan



Energy Efficiency Graph



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