

OAKFIELD

Little London, Heathfield, TN21 0AY

Price Guide £475,000

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PRICE GUIDE £475,000 - £500,000

Offering an exceptional amount of space, this impressive and deceptively spacious family home is bursting with character and versatility. Perfectly suited to modern family life, it combines generous accommodation with superb entertaining spaces and everyday practicality.

At the heart of the home is the stunning kitchen/diner, a truly impressive room flooded with natural light from several skylights. Whether hosting lively dinner parties, enjoying relaxed family breakfasts or gathering together at the end of the day, this wonderful space is sure to become a firm favourite.

The accommodation continues with a substantial L-shaped lounge, providing plenty of room to relax and unwind. A separate snug offers a cosy retreat, while a dedicated study is ideal for working from home. A useful utility room adds yet more practicality to this thoughtfully arranged family home.

On the first floor are four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite. The second floor reveals an exceptionally spacious fifth bedroom, offering fantastic flexibility as a teenager's haven, guest room, hobby space or private retreat for an older family member.

Outside, the good-sized garden provides a lovely setting for family time and entertaining. The patio is ideal for alfresco dining, summer barbecues or simply soaking up the sunshine, while the rear driveway offers convenient off-road parking for two cars.

With five bedrooms, versatile living spaces, a spectacular kitchen/diner and a generous garden, this is a home that offers far more than first meets the eye. Early viewing is highly recommended to appreciate everything on offer!

























Lounge/Diner
26'4" x 23'1" (8.03m x 7.04m)

Kitchen/Breakfast Room
17'1" x 16'9" (5.21m x 5.11m)

Utility Room
13'4" x 7'4" (4.06m x 2.24m)

Snug
13'7" x 13'4" (4.14m x 4.06m)

Study
11'5" x 10'5" (3.48m x 3.18m)

Bedroom One
13'5" x 12'0" (4.09m x 3.66m)

Bedroom Two
12'6" x 11'4" (3.81m x 3.45m)

Bedroom Three
26'4" x 11'11" (8.03m x 3.63m)

Bedroom Four
14'7" x 10'0" (4.45m x 3.05m)

Bedroom Five
9'11" x 6'9" (3.02m x 2.06m)

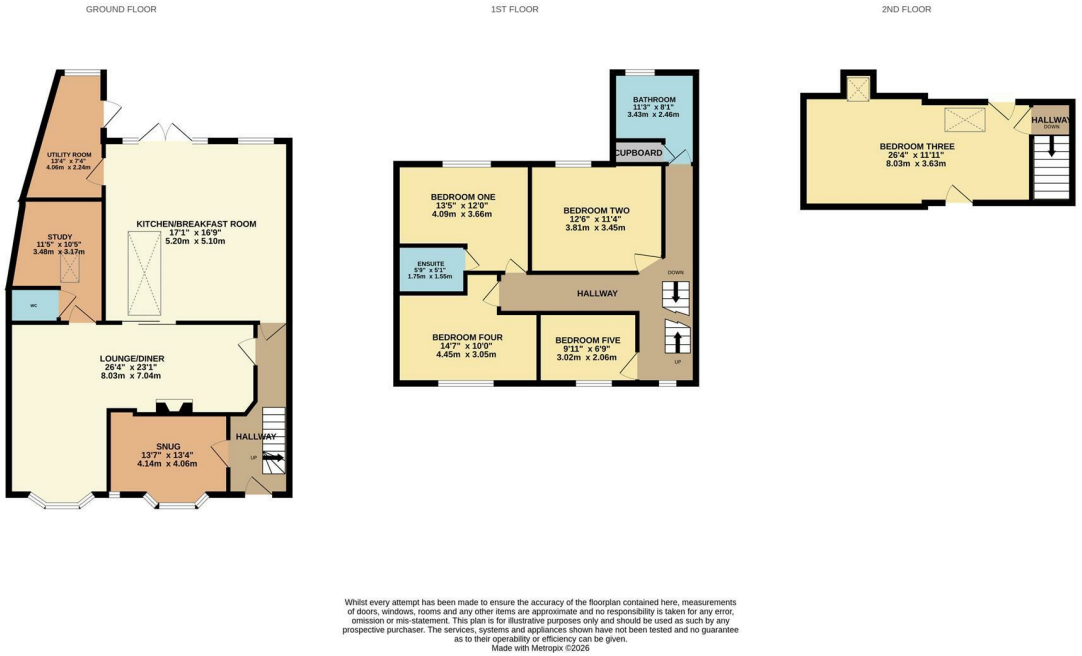
Bathroom
11'3" x 8'1" (3.43m x 2.46m)

Ensuite
5'9" x 5'1" (1.75m x 1.55m)

WC

Council Tax Band D - £2681.59 Per Annum

Floor Plan

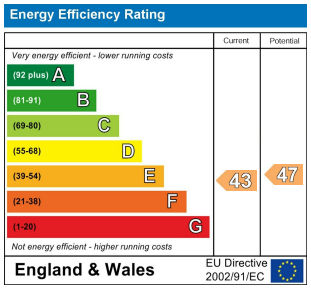


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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