



OAKFIELD



Horebeech Lane, Horam TN21 0DS

Asking Price £525,000



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This beautifully restored Edwardian semi-detached home, dating from around 1910, blends timeless charm with modern comfort.

Presented in soft neutral tones and flooded with natural light, the property has been thoughtfully decorated to create an inviting and stylish living space.

Highlights include two reception rooms, a modern kitchen, utility area and cloakroom, a conservatory, a study/playroom space, three bedrooms on the first floor, a versatile attic room/ 4th bedroom, and attractive gardens — plus an integral garage.

The sitting room features a large bay window and a wood-burning stove set into a stylish fireplace, while the dining room boasts a striking original Edwardian fireplace with decorative tiled inserts.

The kitchen and utility areas are fitted with classic cream "Shaker"-style units, wood-effect worktops. A convenient cloakroom, Utility room and a light-filled conservatory overlooking the garden complete the ground floor.

Upstairs, the principal bedroom enjoys dual front-facing windows and built-in wardrobes. A versatile additional room leading to bedroom two and three functions well as a study or playroom or teenage snug.

The family bathroom is spacious and modern, fitted with a white suite including a P-shaped bath with shower screen, vanity basin, W.C., and chrome towel radiator.

A double-width airing cupboard houses the boiler and hot water tank.

A fully converted attic room with dormer window and eaves storage offers excellent flexibility for a home office, hobby room or 4th bedroom.

The integral garage includes power and lighting. Outside, the front garden features a driveway with ample parking for 4 cars.

A gate leads to the well-maintained large rear garden with patio, lawns, flower and shrub beds, Pond, outside seating area and large shed/workshop.





Location

Situated just a short walk from Horam's village high street, the home enjoys easy access to local amenities, including a popular butcher, grocer with deli, pharmacy, Co-op, doctor's surgery, dentist, and vet. Horam has a vibrant community spirit, supported by various clubs and recreational facilities such as a bowls club, tennis courts, golf course, and the nearby Horam Manor fishery.

Outdoor enthusiasts will love the proximity to The Cuckoo Trail, a scenic, 12-mile former railway line offering a traffic-free route for walkers, cyclists, and horse riders through picturesque countryside.

Kitchen

11'11 x 8'2 (3.63m x 2.49m)

Dining Room

15'0 x 11'11 (4.57m x 3.63m)

Sitting Room

14'10 x 12'0 (4.52m x 3.66m)

Conservatory

11'7 x 7'2 (3.53m x 2.18m)

Bedroom

14'10 x 12'0 (4.52m x 3.66m)

Bedroom

15'5 x 8'9 (4.70m x 2.67m)

Bedroom

8'9 x 8'7 (2.67m x 2.62m)

Study/Play Room

11'9 x 9'2 (3.58m x 2.79m)

Bedroom

12'9 x 12'3 (3.89m x 3.73m)

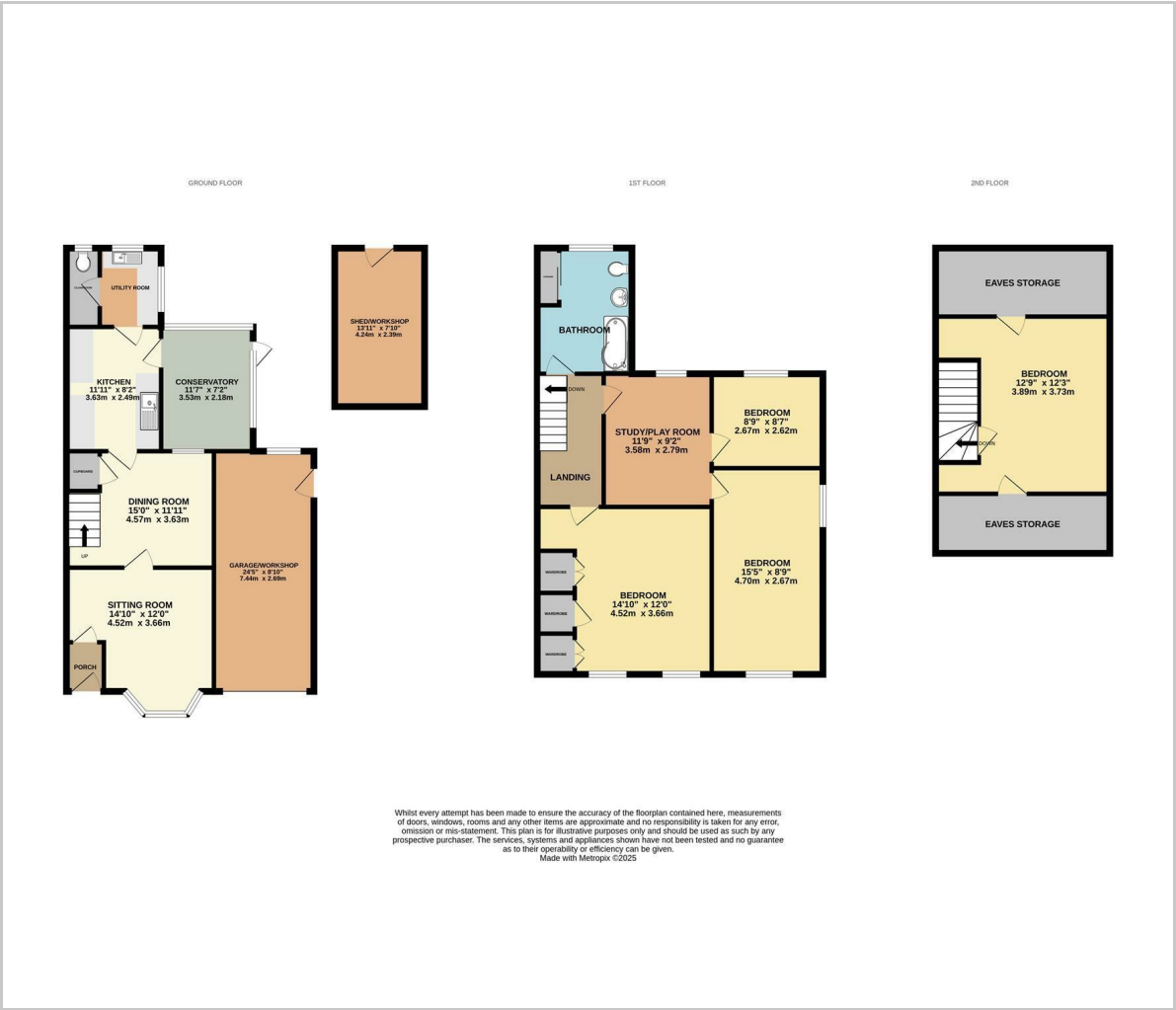
Garage/Work Shop

24'5 x 8'10 (7.44m x 2.69m)

Council Tax Band - D £2,608 per annum



Floor Plan

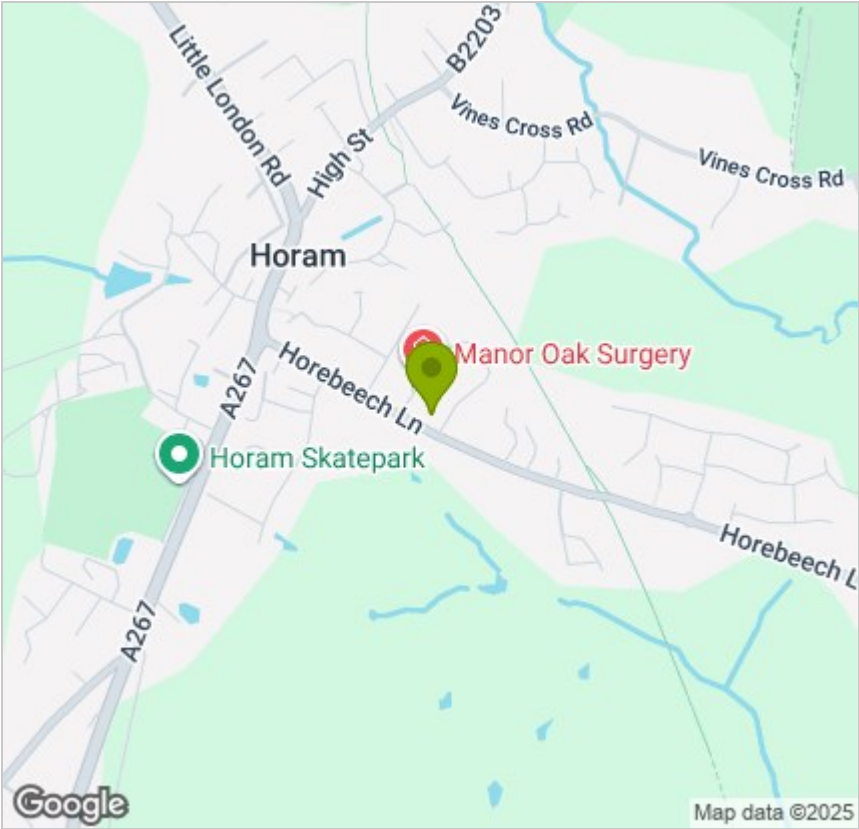


Viewing

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

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Area Map



Energy Efficiency Graph

