OAKFIELD

Poppy Drive, Horam, Heathfield TN21 9BL

Price Guide £625,000

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Guide Price - £625,000-£650,000

A very large and immaculately presented five-bedroom detached family home, offering exceptionally spacious and versatile accommodation throughout. Set within a quiet cul-de-sac on a character-styled, cottage-influenced new build development by Bovis Homes, the property enjoys a desirable position on the outer edge of Horam Village.

The accommodation is both modern and flexible, featuring two additional reception rooms ideal for use as a study and playroom, alongside a generous lounge with an attractive log burner. The heart of the home is the very large kitchen/diner, which benefits from bi-folding doors opening directly onto the rear garden, creating an excellent indoor-outdoor entertaining space. This is further complemented by a separate utility room and a convenient cloakroom.

Upstairs, the property continues to impress with five well-proportioned bedrooms, including three with en-suite shower rooms, as well as a contemporary family bathroom. The house is finished to a high standard throughout and is presented in immaculate, move-in-ready condition.

Externally, the property offers a double garage with electric up-and-over doors, electricity and mezzanine storage in the roof space, ample off-road parking, and excellent practicality with a side access gate to the garage and a rear access door from the garage into the garden. The rear garden is private and not overlooked, providing a peaceful and secluded outdoor space.

Situated within easy walking distance of Horam Village, the location offers a surprisingly comprehensive range of facilities including a golf course, tennis club, doctor's surgery, dentist and mini supermarket. More extensive shopping and leisure amenities can be found in Heathfield, Hailsham and Lewes. For commuters, there is a choice of nearby mainline train stations at Buxted, Polegate and Stonegate, making this an ideal home for those travelling to London.

Lounge
20'3 x 12'9 (6.17m x 3.89m)

Open Plan Kitchen/Diner
25'2 x 11'9 (7.67m x 3.58m)

Games room
11'9 x 8'4 (3.58m x 2.54m)

Study
12'9 x 11'8 (3.89m x 3.56m)

Bedroom 1
13'5 x 12'4 (4.09m x 3.76m)

Bedroom 2
13'5 x 11'8 (4.09m x 3.56m)

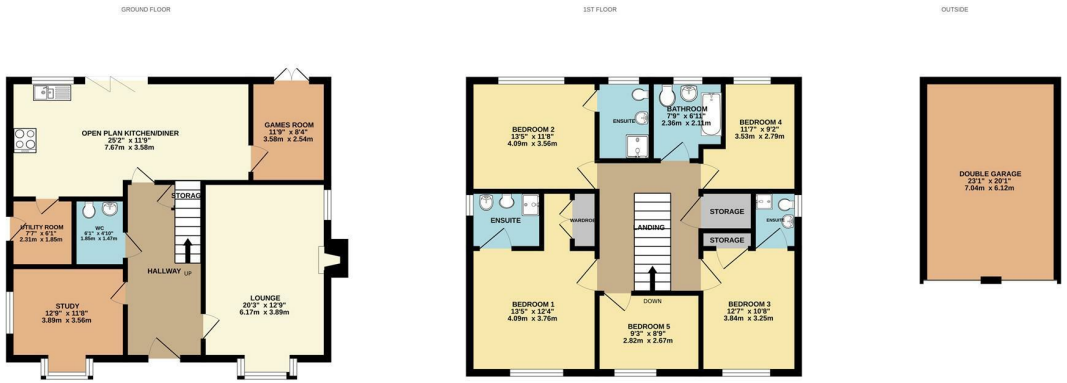
Bedroom 3
12'7 x 10'8 (3.84m x 3.25m)

Bedroom 4
11'7 x 9'2 (3.53m x 2.79m)

Bathroom
7'9 x 6'11 (2.36m x 2.11m)

Double Garage
23'1 x 20'1 (7.04m x 6.12m)

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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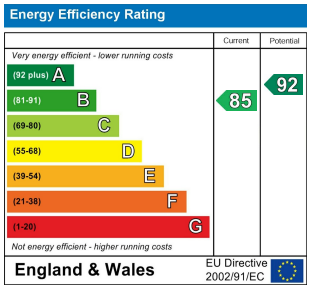
Area Map

Energy Efficiency Graph



Viewing

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