



SANDY LANE, HORAM
GUIDE PRICE £800,000



Graingers, Sandy Lane, Horam, Heathfield, East Sussex, TN21 0BE

A detached substantial five bedroom property offering versatile living accommodation over two floors sitting in gardens and grounds extending to slightly in excess of 0.5 of an acre (tbv) in this well regarded lane position on the periphery of the Sussex village of Horam with its day to day facilities and amenities. The property offers notable features to include a large sitting room with open fireplace, snug, dining room and study, kitchen/breakfast room, utility room and conservatory on the ground floor with a staircase to a first floor area of three bedrooms and a bathroom and an additional staircase to a further two bedroom area and bathroom. There is off road parking and a double garage with adjoining workshop and store room as well as delightful gardens and grounds that offer privacy and seclusion with seating areas, areas of flower and shrub beds and views.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: The property is situated only a short drive away from the day to day shopping facilities within the popular Sussex village of Horam. In general these provide curiosity shops, dentist, doctors, village inn and post office. The property also gives access to the famous Cuckoo Trail, a lovely countryside walk along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes drive and in general terms provides a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Polegate are approximately 8 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

SITTING ROOM: Front door and twin uPVC double glazed window to front. Attractive brick built fireplace with cast iron grate and display niches and timber mantle. Further uPVC double glazed window to rear. Understairs cupboard. Stairs to first floor landing. Glazed door to kitchen and sliding glazed door to:-

SNUG: uPVC double glazed window with delightful aspect over garden. Range of fitted book shelving. Wall mounted electric heater.



REAR HALLWAY: Doors to:-

DINING ROOM: Delightful room with twin uPVC double glazed sets of windows overlooking the gardens to front and side and French doors giving access to a seating area. Wall mounted electric heater.

STUDY: uPVC double glazed windows to front and side. Wall mounted electric storage heater.

DOWNSTAIRS CLOAKROOM: Obscure uPVC double glazed window to side. Low level WC, wash basin with tiled splashback and vanity mirror over. Ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM: uPVC double glazed window to rear. Fitted with a range of modern granite effect roll top work surfaces with inset twin sink and drainer with mixer tap over. Inset Induction hob with extractor hood over and 'Bosch' oven/grill below. Integrated dishwasher and fridge and freezer. Localised tiling. Matching wall mounted cupboards. Fitted Aga. Ceramic tiled flooring. Stable door to conservatory and opening to:-

UTILITY ROOM: uPVC double glazed window to front. Range of fitted cupboards. Space and plumbing for washing machine and tumble dryer. Sink and drainer with mixer tap. Recessed downlighters. Ceramic tiled flooring.

CONSERVATORY: Range of uPVC double glazed panels and door giving access to rear garden. Underfloor heating.

Stair from sitting room to FIRST LANDING AREA: High level uPVC double glazed window to front.

MASTER BEDROOM: A double aspect room with uPVC double glazed windows to side and rear with views over the trees to gardens. Range of fitted wardrobe furniture including bedside tables, vanity dressers and three double wardrobe units. Wall mounted electric storage heater.

BEDROOM 2: uPVC double glazed windows to front and side with views over the trees to garden. Twin fitted double wardrobe cupboards. Access to loft space. Wall mounted electric storage heater.

BEDROOM 3: uPVC double glazed window to front. Range of fitted wardrobe furniture incorporating two double fitted wardrobe cupboards and single, bedside cabinet and vanity dresser. Wall mounted electric heater.

BATHROOM: Obscure uPVC double glazed window to side. Fitted with a suite comprising of panelled bath with adjoining tiled display surface and localised tiling around, separate enclosed shower cubicle being tiled within and Mira unit, pedestal wash basin with vanity mirror and shavers light point over. Door to shelved cupboards. Wall mounted heated towel rail. Wall mounted electric heater.

SEPARATE WC: Obscure uPVC double glazed window to rear. Low level WC. Localised tiling. Wash basin with vanity mirror over.

Turning staircase from sitting room to **SECOND LANDING AREA:** uPVC double glazed window to front. Latch doors to:-

BEDROOM 4: uPVC double glazed window to rear. Recessed shelving. Wall mounted electric heater.

BEDROOM 5: uPVC double glazed window to front.

Sliding door to **BATHROOM:** uPVC double glazed windows to front overlooking trees. Fitted with a suite of low level WC, panelled bath with separate shower unit over, sink with tiling around. Louvered doors to useful storage space.

EXTERNALLY: To the **FRONT** of the property is **OFF ROAD PARKING** for a number of vehicles and a hedge enclosed area of lawn. Hard standing leads to the right hand side of the house through a timber five bar gate to a further **PARKING** area and access to a large **DOUBLE GARAGE/WORKSHOP** with useful storage room at the rear. The double garage enjoys twin up and over doors and contains power and light with a personal door to the side and a workshop area also. The gardens themselves run to the **REAR** and **SIDE** of the property and form a particularly attractive feature giving views through trees over to countryside with various flowering and seating areas amidst **GREENHOUSES**, timber built vegetable beds, **SUMMERHOUSE**, areas of bluebells, mature trees, all being fence and hedge enclosed.

TENURE: Freehold

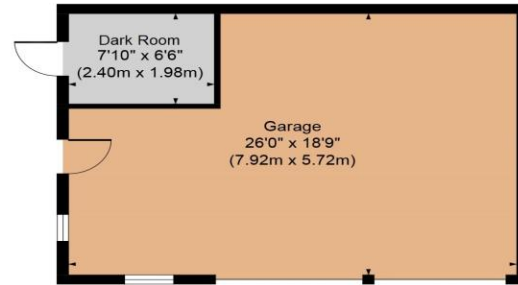
VIEWING ARRANGEMENTS: By appointment with owners agent, Wood & Pilcher, 27 High Street, Heathfield, East Sussex, TN21 8JR on 01435 862211 or email us at heathfield@woodandpilcher.co.uk.

DIRECTIONS: From our offices in Heathfield High Street proceed into the village of Horam via Maynards Green on the B2203, turning right in the centre of the village onto the A267 Little London Road. Continue leaving the village passing the turning of Hanging Birch Lane on the left and then taking the next turning on the left into Sandy Lane where the property will be found shortly on the right hand side.

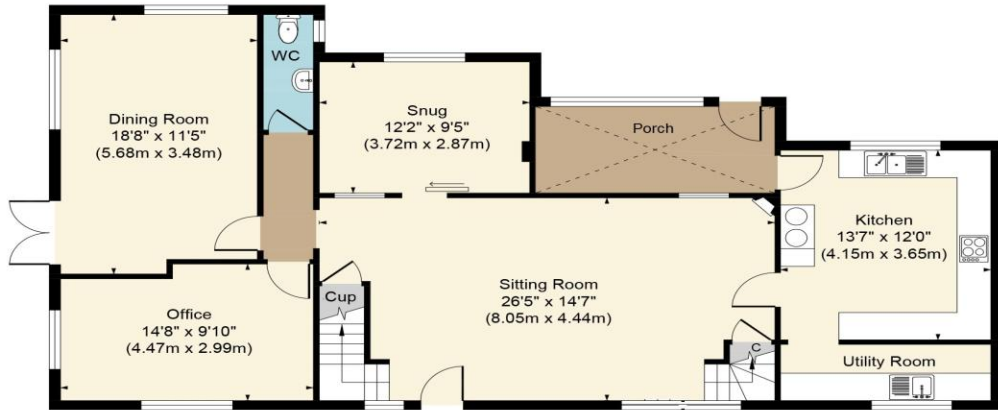
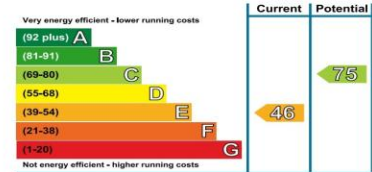
ENERGY EFFICIENCY RATING: E

AGENTS NOTE: Please note that not everything in the photography may be included in the sale.





Garage



Ground Floor



First Floor

Graingers, Sandy Lane, Horam, HEATHFIELD, TN21 0BE

House Approx. Internal Floor Area 2279 sq. ft / 211.81 sq. m
 Garage Approx. Internal Floor Area 487 sq. ft / 45.30 sq. m
 Approx. Gross Internal Floor Area 2767 sq. ft / 257.11 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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