



OAKFIELD



Marle Green Heathfield, TN21 9EA

Guide Price £500,000



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Marle Green Heathfield, TN21 9EA

An attractive two double bedroom character country cottage, original features throughout while modernised to a high specification and a garden you once dreamed of, this property is not one to be missed!

Situated in the popular rural hamlet of Marle Green, just a short walk to the village of Horam, Willow Cottage provides excellent living accommodation alongside a tranquil and rural external.

Through the front gate and via a pathway, walk through the front door into the entrance hallway offering stairs to the first floor landing and latched door leading into your frontal lounge.

The living room and separate dining room both offer feature multi fuel fireplaces with exposed brick chimney breasts.

Dining room has rear windows overlooking the rear garden, and leads into the modern fitted galley style kitchen fitted with underfloor heating. Finally on the ground floor can be found a w/c and utility space.

On the first floor, accommodation provides one large double bedroom with Edwardian style fireplace and built in wardrobes.

A modern style bathroom suite with large walk in shower cubicle, wash hand basin and w/c.

Stairs to the second floor give access to a further double bedroom with eave storage, built in cupboards and a garden outlook.

The main feature of this property is its magnificent 1/2 acre gardens, flooded with flowers and shrubs and providing endless possibilities.

A well stocked fish pond is the grand centre piece, and is surrounded by seating areas, woodland, areas of lawn, vegetable patches and patio spaces for a hot tub and BBQ entertaining.

Multiple outbuildings include a summerhouse and workshop all fitted with electric and lighting The garden also provides direct access to the Cuckoo Trail, offering country walks and cycles.

A private driveway provides off road parking for multiple vehicles. To truly appreciate the setting will require an in person visit, call us today to book your viewing.





Location

The property is situated on the outskirts of the village of Horam, in the popular rural hamlet of Marle Green.

Marle Green is a pleasant semi-rural location, south of Heathfield, and is within easy access of the Horam village, which provides shops for everyday needs.

A more comprehensive range of amenities are available in the Heathfield Town which is approximately four miles distance to the north. This includes three supermarkets, a library and a doctors practice.

The popular town of Eastbourne is approximately 30 minutes drive to the south.

Kitchen

9'10 x 7'5 (3.00m x 2.26m)

Dining Room

14'1 x 10'9 (4.29m x 3.28m)

Sitting Room

12'2 x 11'3 (3.71m x 3.43m)

Bedroom

12'4 x 10'10 (3.76m x 3.30m)

Bedroom

15'1 x 14'0 (4.60m x 4.27m)

Workshop

9'4 x 7'7 (2.84m x 2.31m)

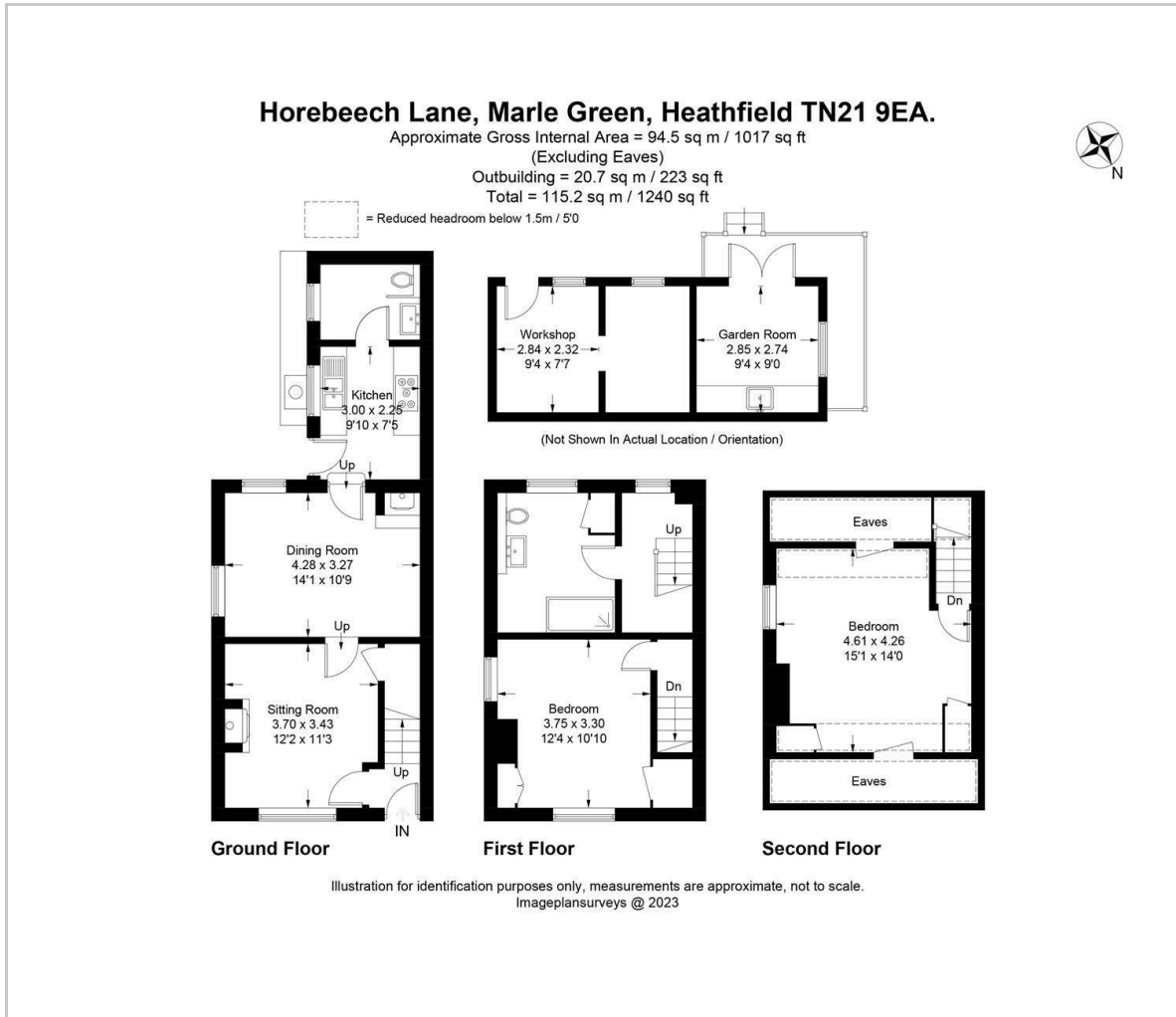
Garden Room

9'4 x 9'0 (2.84m x 2.74m)

Council Tax Band - D £2363



Floor Plan

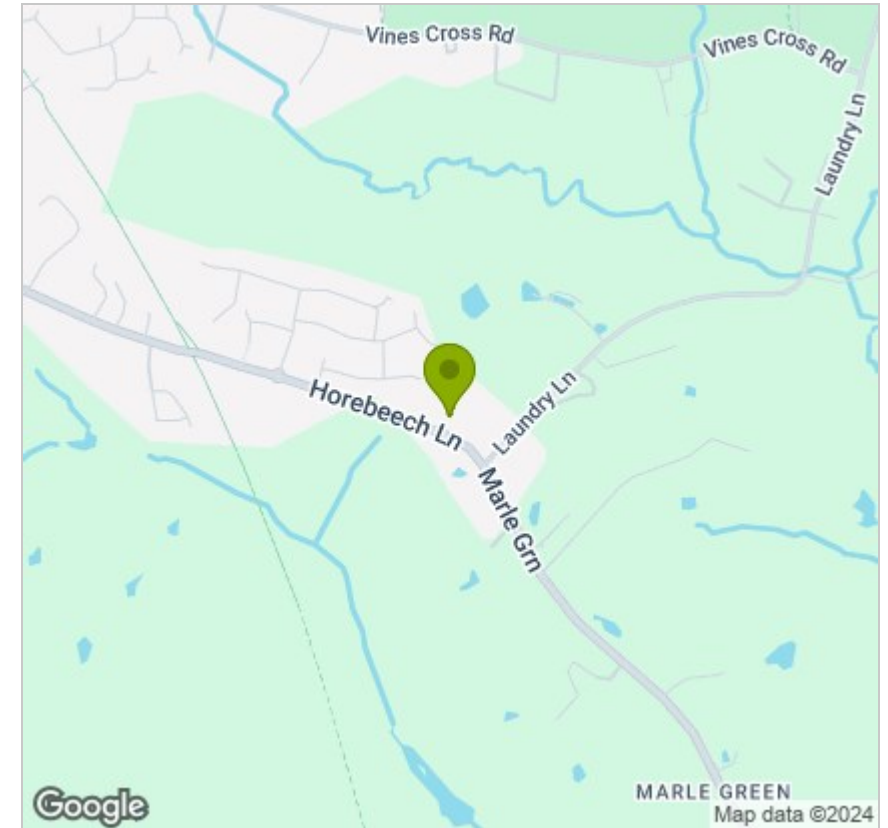


Viewing

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

