



OAKFIELD



High Street, Heathfield TN21 0UP

Offers In Excess Of £650,000



## High Street, Heathfield TN21 0UP

This charming 5-bedroom detached period property, nestled in a highly desirable central location, boasts an array of features and presents an exciting opportunity for renovation and expansion.

Situated conveniently close to amenities, it offers convenience without compromising on tranquility.

Upon arrival, you're greeted by a picturesque entrance leading into a welcoming hallway, setting the tone for the home's warmth and character.

The spacious living room is flooded with natural light, accentuated by a captivating feature fireplace, perfect for cozy evenings with loved ones.

Adjacent is a separate dining room, ideal for entertaining guests or enjoying family meals.

The kitchen is thoughtfully designed with a range of wall and base units, catering to both functionality and style.

A convenient utility room and ground floor cloakroom add practicality to the layout, enhancing the ease of daily living.

Ascending the staircase, you'll find five well-proportioned bedrooms on the first floor, offering versatility to accommodate a growing family or guests.

A family bathroom serves the upper level, while the master bedroom benefits from the luxury of an en-suite bathroom, providing a private sanctuary for relaxation.

Externally, the property sits on a generous plot, offering ample space for outdoor enjoyment.

The sizable garden presents opportunities for landscaping or gardening enthusiasts, while the expansive driveway provides parking for multiple vehicles, with potential for further enhancement including the addition of a garage.

Overall, this property presents an exceptional canvas for those seeking to craft their dream family home. With its prime location and abundance of potential, it promises a lifestyle of comfort, convenience, and endless possibilities for customization.





#### Location

The property enjoys a prime location mere moments from the bustling town center of Heathfield.

Boasting a vibrant array of shops, including supermarkets, banks, a post office, and a library, residents benefit from convenient access to essential amenities.

Additionally, the town's proximity to Tunbridge Wells, situated fifteen miles north, and the coastal gem of Eastbourne, located a similar distance southward, expands leisure and entertainment options.

Transportation links are excellent, with Stonegate and Buxted railway stations a mere seven miles away, offering direct trains to London.

Families will appreciate the proximity to quality educational institutions, with Cross in Hand primary school within walking distance.

Recreational pursuits abound in the area, with a plethora of sporting facilities available, including tennis and rugby at Cross in Hand, as well as gyms, leisure centers, and two golf courses in the nearby village of Horam.

Whether seeking educational opportunities, recreational activities, or convenient transportation, this district offers a well-rounded lifestyle for residents of all ages.

#### Living Room/Dining Room

20'1 x 12'0 (6.12m x 3.66m)

#### Family Room

14'0 x 12'0 (4.27m x 3.66m)

#### Kitchen

11'11 x 11'2 (3.63m x 3.40m)

#### Utility Room

14'10 x 9'0 (4.52m x 2.74m)

#### Garage

15'1 x 9'0 (4.60m x 2.74m)

#### Bedroom

10'6 x 8'10 (3.20m x 2.69m)

#### Bedroom

8'10 x 8'0 (2.69m x 2.44m)

#### Bedroom

12'0 x 7'10 (3.66m x 2.39m)

#### Bedroom

12'1 x 11'0 (3.68m x 3.35m)

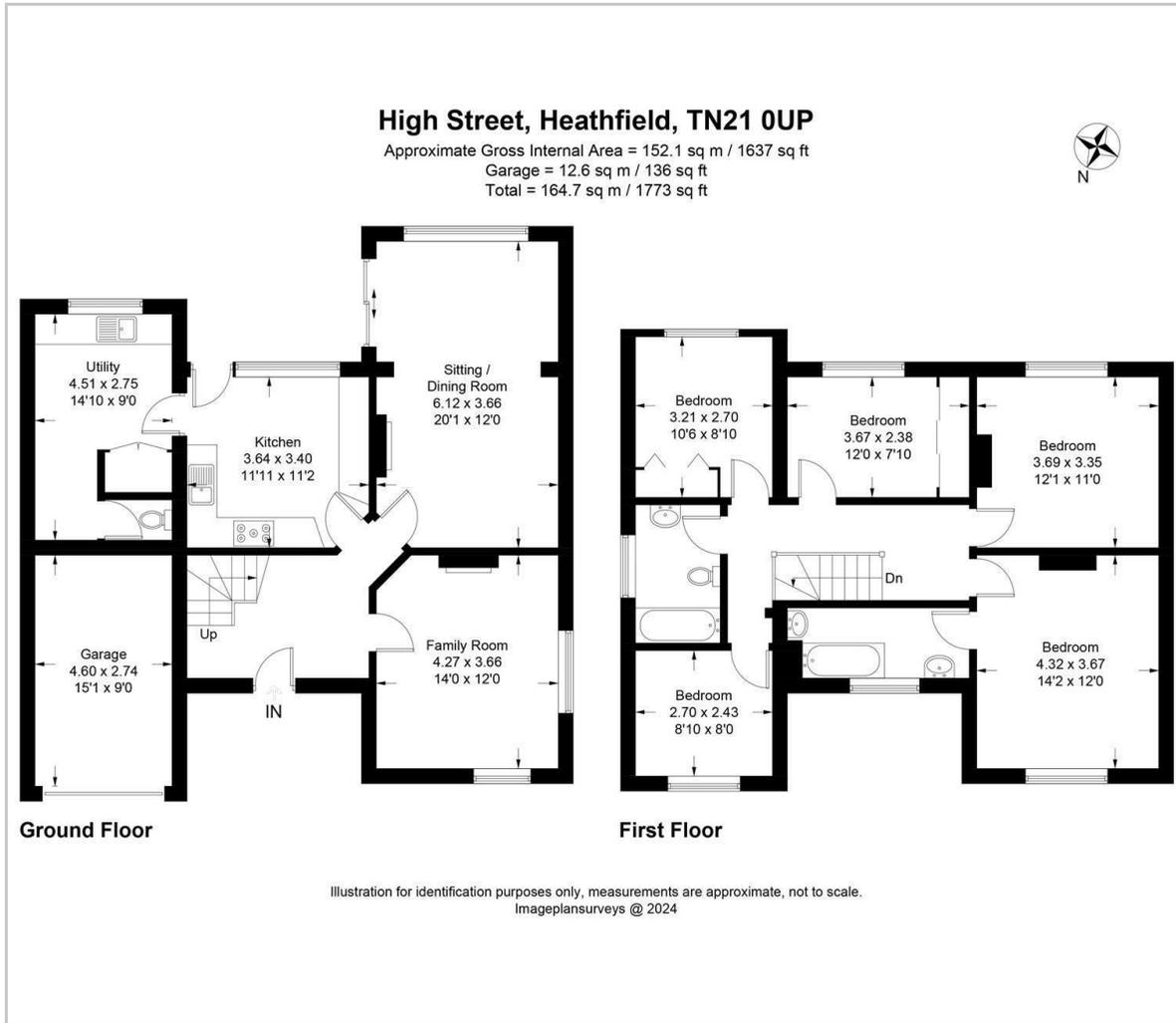
#### Bedroom

14'2 x 12'0 (4.32m x 3.66m)

**Council Tax Band - F £3413**



## Floor Plan

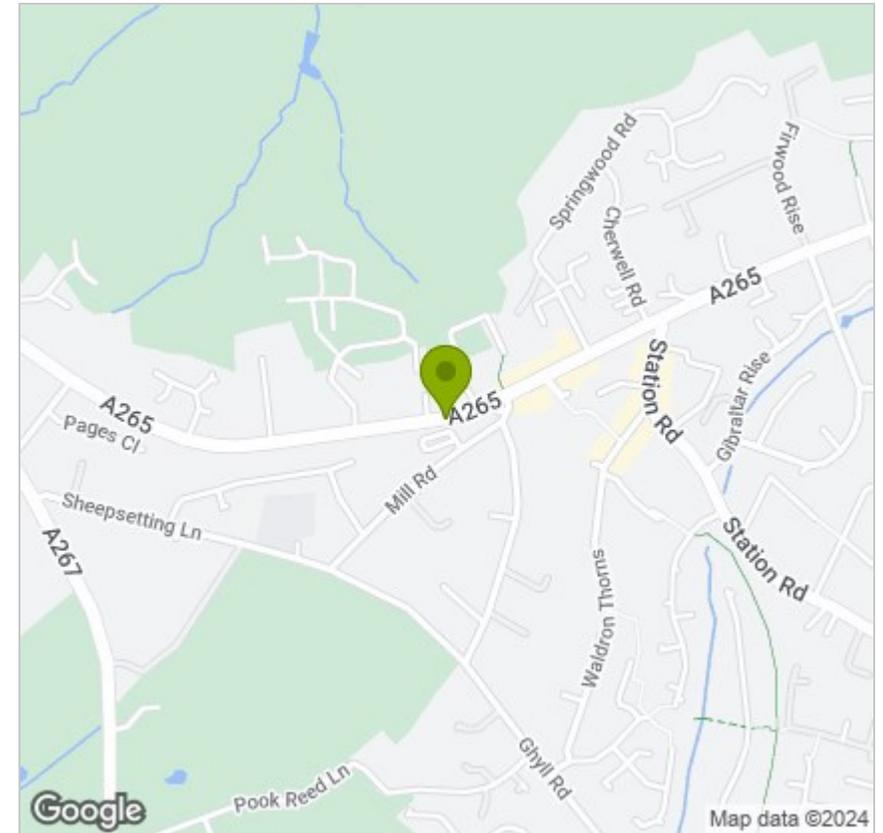


## Viewing

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

