



OAKFIELD



Coldthorn Lane, Hailsham BN27 3PJ

Offers In Excess Of £550,000



2



1



3



E

## Coldthorn Lane, Hailsham BN27 3PJ

Nestled amidst the tranquil countryside between Polegate and Hailsham, this charming two/three bedroom cottage is beautifully elegant with its original 19th-century features impeccably preserved. Meticulously cared for and maintained, this delightful home offers a retreat from the hustle and bustle of everyday life.

From the moment you step through the door, you're greeted by a sense of history and warmth, with period details such as exposed wooden beams and a cozy wood burner, adding to the property's undeniable character.

Beyond its historic charm, this property boasts modern comforts and conveniences, ensuring a seamless blend of old-world charm and contemporary living. The versatile layout includes a study that can easily serve as a third bedroom, catering to the diverse needs of its occupants. Additionally, the detached garage and stables provide ample space for storage or hobbies, further enhancing the property's appeal.

Set on a generous plot, the expansive grounds offer endless opportunities for outdoor enjoyment, from leisurely strolls amidst nature to alfresco dining in beautiful surroundings. With its fantastic location and impeccable condition, this captivating cottage presents a rare opportunity to own a piece of countryside paradise.

Don't miss your chance to experience the timeless beauty of this stunning home – schedule a viewing today and start envisioning your own story!





**Sitting Room**

19'1 x 15'11 (5.82m x 4.85m)

**Kitchen**

16'1 x 7'9 (4.90m x 2.36m)

**Dining Room**

15'0 x 11'10 (4.57m x 3.61m)

**Study/Bedroom**

12'1 x 8'6 (3.68m x 2.59m)

**Conservatory**

11'1 x 10'6 (3.38m x 3.20m)

**Bedroom**

12'2 x 11'10 (3.71m x 3.61m)

**Bedroom**

9'0 x 8'8 (2.74m x 2.64m)

**Garage**

20'2 x 13'9 (6.15m x 4.19m)

**Stable**

11'7 x 11'5 (3.53m x 3.48m)

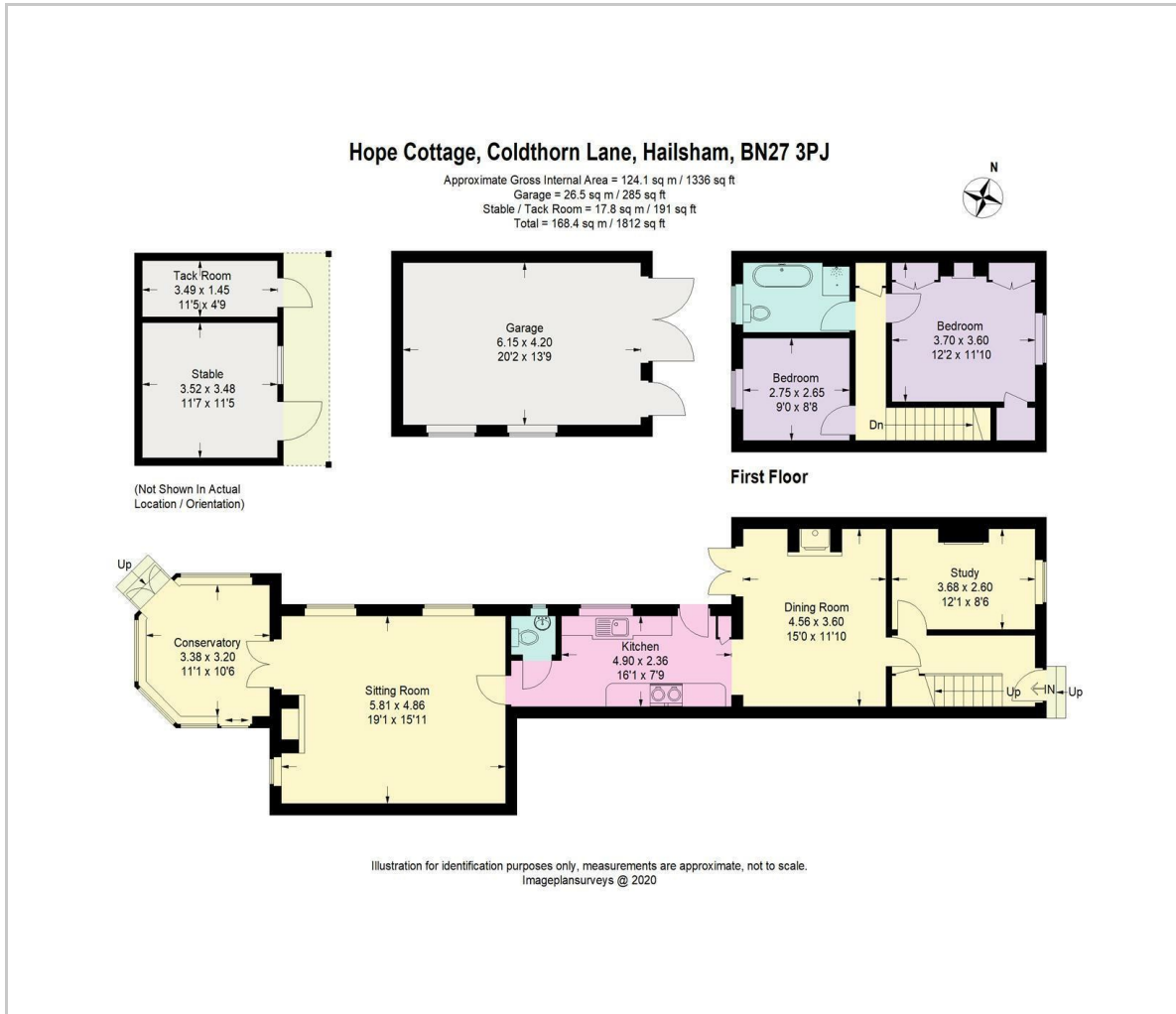
**Tack Room**

11'5 x 4'9 (3.48m x 1.45m)

**Council Tax Band - E £3036**



## Floor Plan

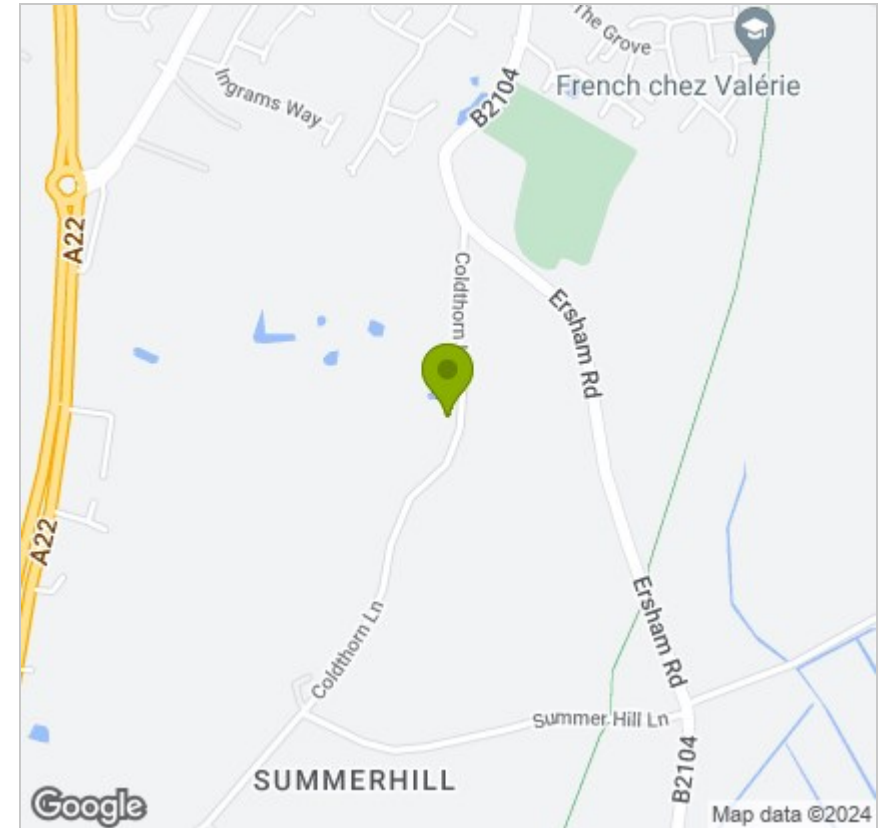


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

