



OAKFIELD



Hailsham Road, Herstmonceux

Asking Price £725,000



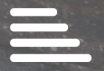
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# SUMMARY

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Nestled on the charming semi-rural village of Herstmonceux, this stunning chalet bungalow is a true gem.

Built in the 1920s, this detached property is full of character and useful additions, making it a perfect family home.

As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

With four generously sized bedrooms, including a master bedroom with an ensuite, there is plenty of space for the whole family to unwind and enjoy.

Parking will never be an issue with space for up to 6 vehicles, along with a garage that spans two floors, perfect for a workshop, hobby room or storage space.

One of the highlights of this property is the large garden, laid mainly to lawn and featuring a delightful patio area, a pond, and summer house.

Imagine spending sunny afternoons lounging in the garden or hosting gatherings in this picturesque setting.

This beautifully maintained family home is a rare find, offering a perfect blend of comfort and style. Don't miss the opportunity to make this property your own and create lasting memories in this delightful property.



Herstmonceux:

Herstmonceux is a small, semi-rural village in the heart of the South East.

The name is derived from the Anglo-Saxon “hyrst” meaning “wooded hill” and the name of the Monceux family, who were Lords of the Manor in the 12th century.

The village is home to Herstmonceux Castle which is one of the oldest brick-built structures still standing today.

The castle dates back to 15th century and is now Grade II listed.

The area also features The Observatory Science centre, which boasts interactive exhibits and was the former home of The Royal Greenwich Observatory.

This picturesque area is truly a gem of the South East.

You’ll feel at home with local pubs, shops and independent businesses a plenty.



**Kitchen/Breakfast Room**

15'11x 7'11

**Family/Dining Room**

12'5 x 10'4

**Sitting Room**

15'11 x 14'10

**Bedroom**

12'3 x 12'2

**Bedroom**

13'2 x 12'3

**Bedroom**

17'9 x 12'8

**Bedroom**

17'9 x 17'9

**Double Garage**

19'4 x 18'7

**Loft Room**

2'0 x 13'1

**Garden Room**

9'9 x 5'9

**Council Tax Band - E £3,036 per annum**

















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

E

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 3.00pm

## Viewings

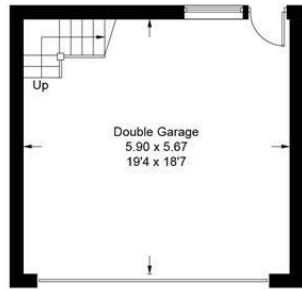
Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

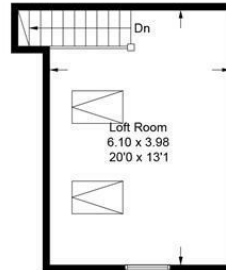


# Hailsham Road, Herstmonceux, BN25 4JX

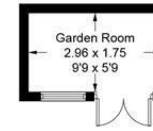
Approximate Gross Internal Area = 163.1 sq m / 1756 sq ft  
 Outbuildings = 62 sq m / 667 sq ft  
 Total = 225.1 sq m / 2423 sq ft



**Garage Ground Floor**  
(Not Shown In Actual Location / Orientation)



**Garage First Floor**

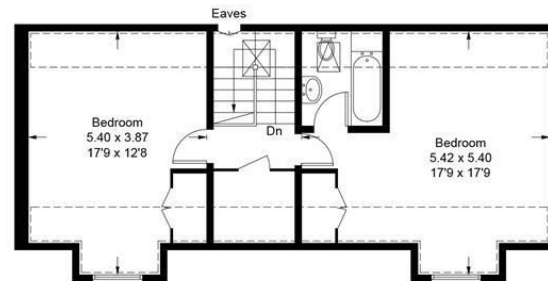


(Not Shown In Actual Location / Orientation)



**Ground Floor**

= Reduced headroom below 1.5m / 5'0"



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.