



OAKFIELD



Vines Cross Road, Horam

Price Guide £925,000



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# SUMMARY

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Welcome to this stunning detached & CHAIN FREE bungalow located on Vines Cross Road in the charming village of Horam.

This property boasts three spacious reception rooms, one of which could be used as a fifth bedroom, meaning this home is perfect for entertaining guests or relaxing with family.

With for further bedrooms and four bathrooms, there is ample space for everyone in the household.

Built in the 1950s, this chalet bungalow offers a generous 2,809 sq ft of living space, providing a comfortable and inviting atmosphere.

The property features zoned underfloor heating, ensuring warmth and comfort throughout.

Situated on a large plot, this home has parking for up to 5 vehicles, making it convenient for homeowners with multiple cars or guests.

The garage/workshop adds extra storage space and versatility to the property.

This beautiful, family home has been extended and modernised to a high standard, offering a blend of classic charm and modern comforts.

The short walk to Hidden Spring Vineyard adds a touch of countryside charm, perfect for leisurely strolls or wine tasting



sessions.

Don't miss the opportunity to own this amazing property that combines space, comfort, and modern living in a picturesque village setting.

Contact us today to arrange a viewing and make this bungalow your new dream home!

About Horam:

Horam is a small village situated in the Weald of Sussex; located just three miles south of Heathfield and lies between Eastbourne and Tunbridge Wells.

Horam was built around its train station in the late 1800s to 1965 when the line was closed.

The old train line now forms the famed Cuckoo Trail between Polegate and Heathfield.

The Cuckoo Trail is the perfect place for walking in the summer evening or getting some exercise and cycling on the cycle paths - all while enjoying the natural beauty of this fantastic, semi-rural area.,



**Sitting Room**

16'0" x 15'4"

**Dining Room**

16'0" x 13'10"

**Kitchen/Breakfast Room**

26'0" x 16'0"

**Utility Room**

9'11" x 8'9"

**Family Room/Bedroom**

15'1" x 15'1"

**Bedroom**

15'1" x 13'8"

**Bedroom**

15'9" x 13'7"

**Bedroom**

23'7" x 13'1"

**Bedroom**

15'3" x 14'0"

**Workshop**

17'7" x 8'4"

**Garage**

17'7" x 9'10"

**Store**

8'8" x 7'10"

**Council Tax Band G - £4140 per annum**

















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

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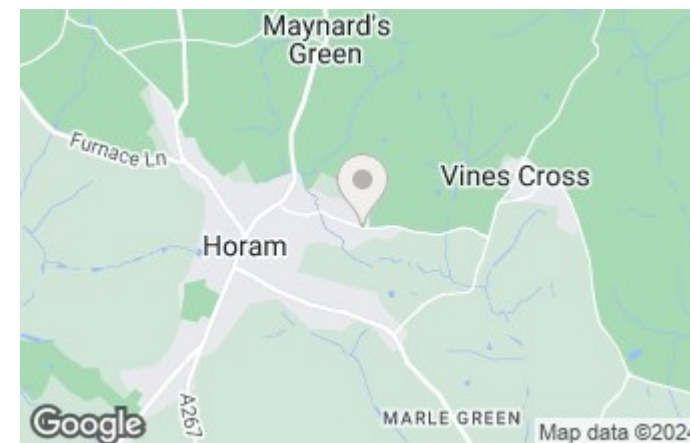
## Opening Hours

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



# Floorplan

## Vines Cross Road, Horam, TN21 0HF

Approximate Gross Internal Area = 270.5 sq m / 2912 sq ft  
 Workshop / Garage / Store = 37.3 sq m / 401 sq ft  
 Total = 307.8 sq m / 3313 sq ft

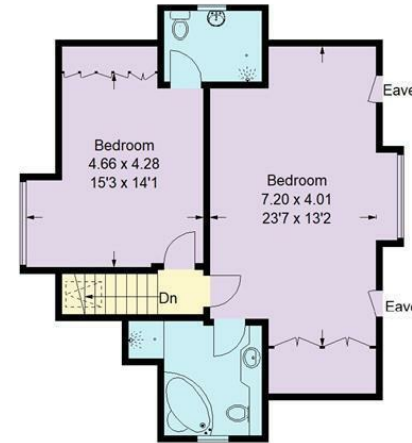


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2022

# Energy Efficiency Graph

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>		72	79
(55-68) <b>D</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.