



OAKFIELD



Horam Road, Horam

Asking Price £750,000



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# SUMMARY

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Located in the charming village of Horam, this stunning link-detached home offers a spacious and characterful living space for those seeking a large family home.

Boasting two reception rooms, bedrooms, and 3 bathrooms spread across 3,722 sq ft, this property feels elegant, adaptable and historic all at the same time.

Formerly the north wing of a period country house, the house is steeped in tradition and charm, evident in its period features and abundant character, but has also been modernised to provide the comforts expected in 2024.

The property offers ample parking for up to 5 vehicles, ensuring convenience for both residents and guests.

As you enter through the gates, you are greeted by a gravel parking area adorned with a tree as the centrepiece, setting a relaxed and welcoming tone.

The master bedroom benefits from a large ensuite which comes complete with a small private terrace, providing a secret retreat within this expansive home.

For those who appreciate a blend of history and modern comfort, this property seamlessly combines the best of both worlds.



Don't miss the opportunity to own a piece of history while enjoying the luxuries of contemporary living in this beautiful family home.

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.,



**Kitchen**

16'8" x 8'6"

**Family Room**

19'5" x 16'7"

**Sitting Room**

26'5" x 16'5"

**Utility Room**

13'5" x 9'11"

**Office**

10'0" x 6'5"

**Bedroom**

16'2" x 8'6"

**Bedroom**

16'1" x 8'6"

**Dressing Room**

13'1" x 8'6"

**Bedroom**

17'1" x 16'4"

**Bedroom**

12'11" x 12'6"

**Bedroom**

15'1" x 13'0"

**Garage**

17'9" x 9'2"

**Garage/Gym**

17'10" x 17'7"

**Council Tax Band-F-£3588 Per Annum**

















# INFORMATION

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## Tenure

Freehold

## Local Authority

## Council Tax Band

F

## 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.

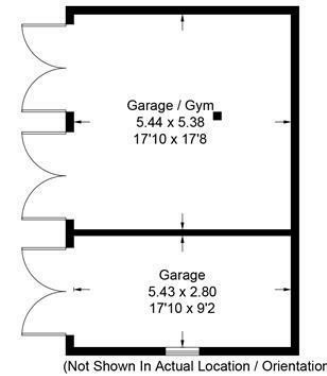
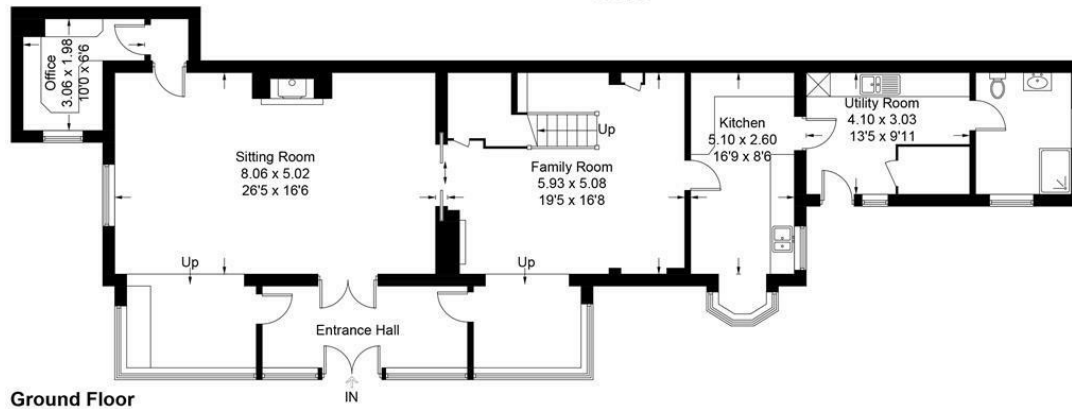
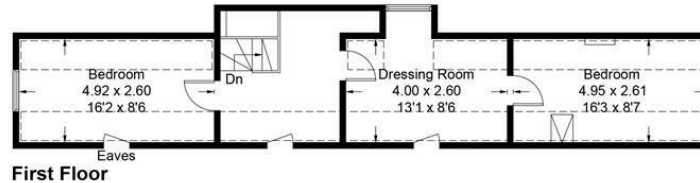
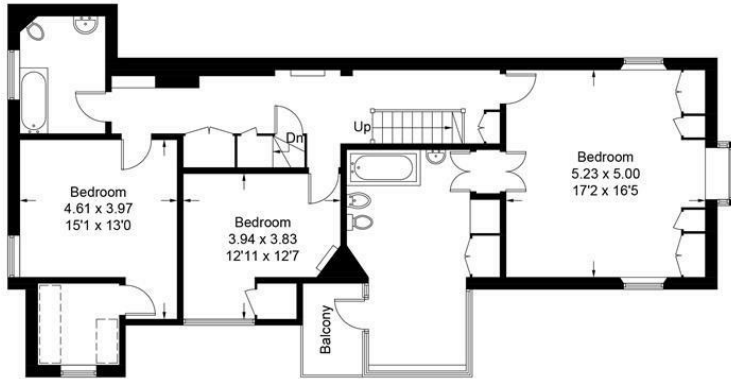
## Area Map



# Floorplan

## Coxlow, Horam, TN21 0JG

Approximate Gross Internal Area = 300.3 sq m / 3232 sq ft  
 Garages = 45.5 sq m / 490 sq ft  
 Total = 345.8 sq m / 3722 sq ft



= Reduced headroom below 1.5m / 5'0"

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

# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</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	

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