



OAKFIELD



Little London Road, Heathfield

Asking Price £800,000



SUMMARY

This stunning home could not be more idyllic from both a location and accommodation perspective and you will be able to immerse yourself into country living. A sweeping gravel drive takes you upto this charming home which is surrounded by stunning well appointed gardens.

The sweeping drive leads to both the front of the property and detached double garage which is arranged over 2 levels and includes a useful loft and store room.

As you approach this home you will instantly be drawn in by the elegant design and lovely cleverly planted veranda.

A door leads through to a spacious lounge with feature fireplace and inset log burner ideal for those long winter evenings. The inner hall provides access to an outer porch / back door the downstairs bedroom 2 WCs and also gives access via stairs to the first floor along with a further door to the stunning modern kitchen with utility room and lada.

The formal dining room is adjacent to the kitchen and will be the perfect place to entertain friends and family and for those larger gatherings this room opens nicely through to a very bright and airy garden room / study.

On the first floor there are 2 extremely well balanced bedrooms which are serviced my a modern family bathroom and there is plenty of eeves storage..





Sitting Room
19'2" x 15'11"

Kitchen/Breakfast Room
15'1" x 12'2"

Dining Room
15'1" x 12'1"

Utility Room
9'11" x 8'3"

Study/Garden Room
18'7" x 9'2"

Bedroom One
19'4" x 12'9"

Bedroom Two
13'11" x 12'2"

Bedroom Three
11'1" x 9'3"

Garage
20'4" x 10'2"

Garage
20'3" x 8'1"

Loft Room
15'8" x 10'2"

Council Tax Band F - £4140















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

F

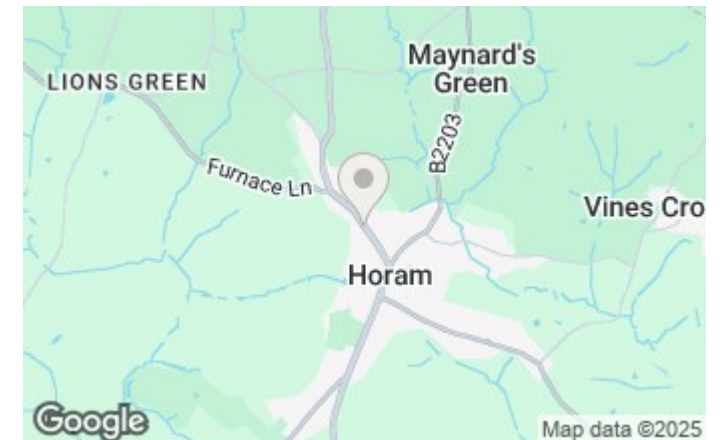
Opening Hours

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

Energy Efficiency Graph

Little London Road, Horam TN21 0BG

Approximate Gross Internal Area = 191.7 sq m / 2063 sq ft

Outbuilding = 53.7 sq m / 578 sq ft

Total = 245.4 sq m / 2641 sq ft

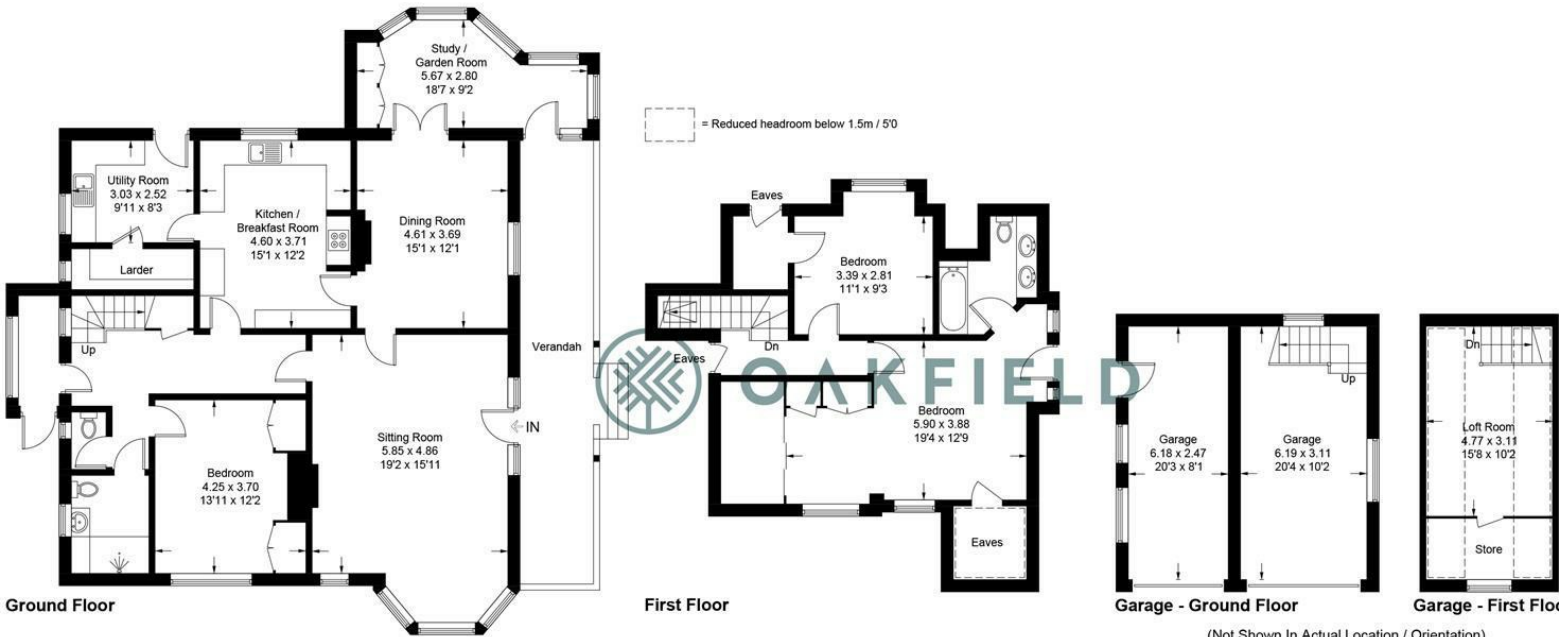



Illustration for identification purposes only, measurements are approximate, not to scale
Imageplansurveys @ 2025

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		44	59
England & Wales		EU Directive 2002/91/EC	

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