

SUMMARY

Nestled along a peaceful private lane in the heart of Horam, this exceptional four-bedroom, three-bathroom residence offers a rare blend of spacious living, natural light, and privacy.

Occupying a generous plot of approximately one-third of an acre, the property exudes quiet charm and understated elegance from the moment you arrive.

Inside, the layout has been thoughtfully designed to create a harmonious flow throughout the home.

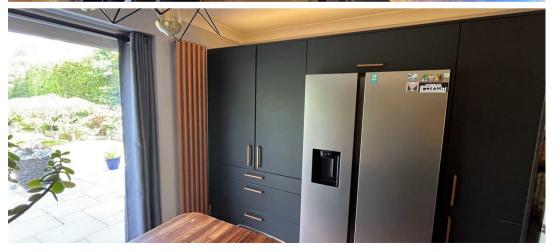
The main living room is ideal for cozy evenings and entertaining alike, with expansive patio doors that open out to the garden, seamlessly blending indoor and outdoor spaces. A striking feature fireplace adds a welcoming touch during the colder months.

A second reception room provides versatile space for modern family life—it could function as a snug, playroom, work from home office, 5th bedroom or formal dining area, depending on your needs.

The kitchen is contemporary and highly functional, equipped with premium integrated appliances including a double electric oven, gas hob, fridge-freezer, dishwasher, washing machine, and tumble dryer.







With ample worktops and a sociable layout, it's perfect for both daily routines and relaxed gatherings.

Additional ground floor features include a spacious entrance hallway and a sleek shower room—practical for guests or busy mornings.

Upstairs, you'll find four generously sized double bedrooms, all offering comfort and flexibility.

Bedroom four currently serves as a home office, while bedrooms one and two are enhanced by built-in wardrobes one of which also benefits from a stylish en suite.

A modern family bathroom serves the remaining bedrooms, complemented by the downstairs shower room for added convenience.



Living Room

23'10 x 12'11

Dining Room

11'10 x 10'5

Kitchen

15'08 x 11'00

Downstairs Shower Room

5'11 x 5'03

Bathroom

11'11 x 7'00

Bedroom 1

14'07 x 11'02

Bedroom 2

11'03 x 10'05

Bedroom 3

13'01 x 9'04

Bedroom 4

12'00 x 10'11

Council Tax Band - E £3,188 per annum



















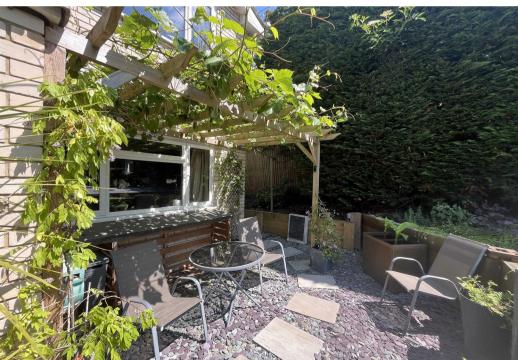


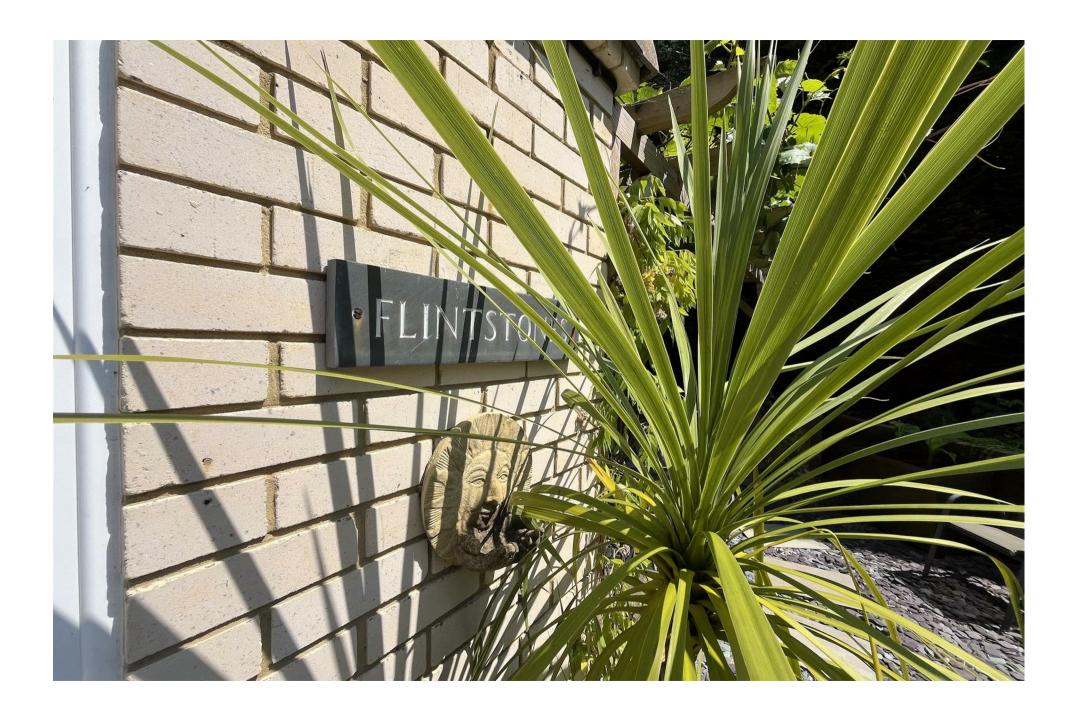














INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

E

Opening Hours

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

Viewings

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

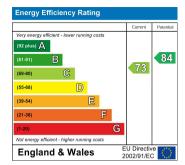
Area Map



Floorplan

GROUND FLOOR 1ST FLOOR BEDROOM 2 KITCHEN 11'3" x 10'5" 3.43m x 3.18m BEDROOM 1 14'7" x 11'2" 4.45m x 3.40m 15'8" x 11'0" 4.78m x 3.35m LIVING ROOM 23'10" x 12'11" GARAGE 7.26m x 3.94m LANDING HALLWAY BEDROOM 3 13'1" x 9'4" 3.99m x 2.84m DINING ROOM **BEDROOM 4** GARAGE 12'0" x 10'11" 3.61m x 3.18m 3.65m x 3.33m SUMMER HOUSE Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any orinssori or infis-sealment. This pair is or initiative purposes only and should be used as board by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ≥0255

Energy Efficiency Graph



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