



OAKFIELD



Old Heathfield, Heathfield TN21 9AB

Price Guide £650,000



## Old Heathfield, Heathfield TN21 9AB

Tucked away in a peaceful corner of Old Heathfield, this generously sized four-bedroom detached home offers fantastic potential, spacious interiors, and beautiful views over open fields to the rear.

The property is entered via a welcoming porch, leading into a well-planned layout that includes four double bedrooms, all with built-in wardrobes, offering plenty of storage throughout.

A standout feature is the bright and airy sunroom, perfectly positioned to overlook the garden—an ideal spot for morning coffee or quiet reading.

The heart of the home is a substantial kitchen and dining area, offering excellent space for family life and entertaining, with doors opening out to the garden.

Although the house would benefit from some modernisation, it provides a fantastic scope to update and personalise.

A separate utility room and boiler room add practicality, while multiple storage cupboards are cleverly integrated throughout the home.

Outside, the property enjoys a wraparound garden, mainly laid to lawn with mature planting and open views of the fields beyond, creating a sense of privacy and calm.

The large driveway offers parking for several vehicles and is complemented by a detached garage.

Positioned within easy reach of Heathfield's local junior school and just a short walk to Heathfield Community College, this home is perfectly located for families looking to settle in a quiet community-focused setting with countryside charm.

A rare opportunity in a prime village location, this home is ready for its next chapter.





### Lounge

18'1 x 14'2 (5.51m x 4.32m)

### Dining Room

12'5 x 9'5 (3.78m x 2.87m)

### Kitchen

22'8 x 15'3 (6.91m x 4.65m)

### Sun Room

11'6 x 7'5 (3.51m x 2.26m)

### Bedroom 1

16'5 x 14'9 (5.00m x 4.50m)

### Bedroom 2

12'5 x 11'5 (3.78m x 3.48m)

### Bedroom 3

11'4 x 10'8 (3.45m x 3.25m)

### Bedroom 4

11'4 x 9'2 (3.45m x 2.79m)

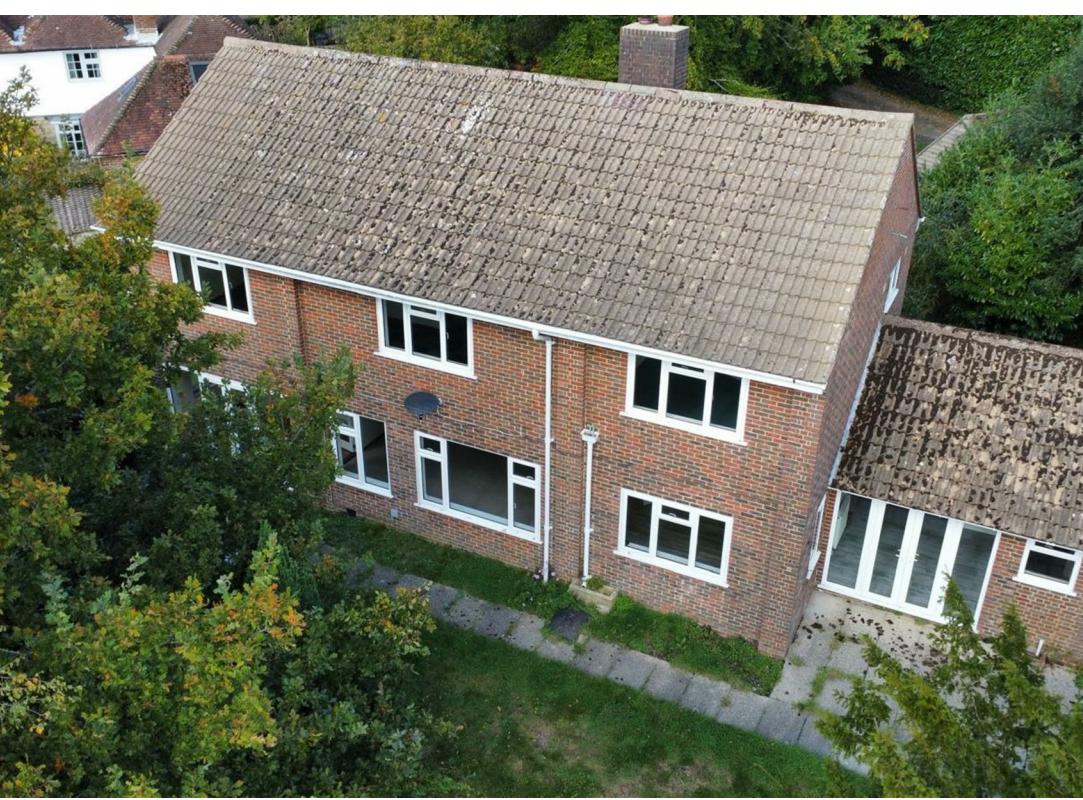
### Bathroom

7'0 x 6'6 (2.13m x 1.98m)

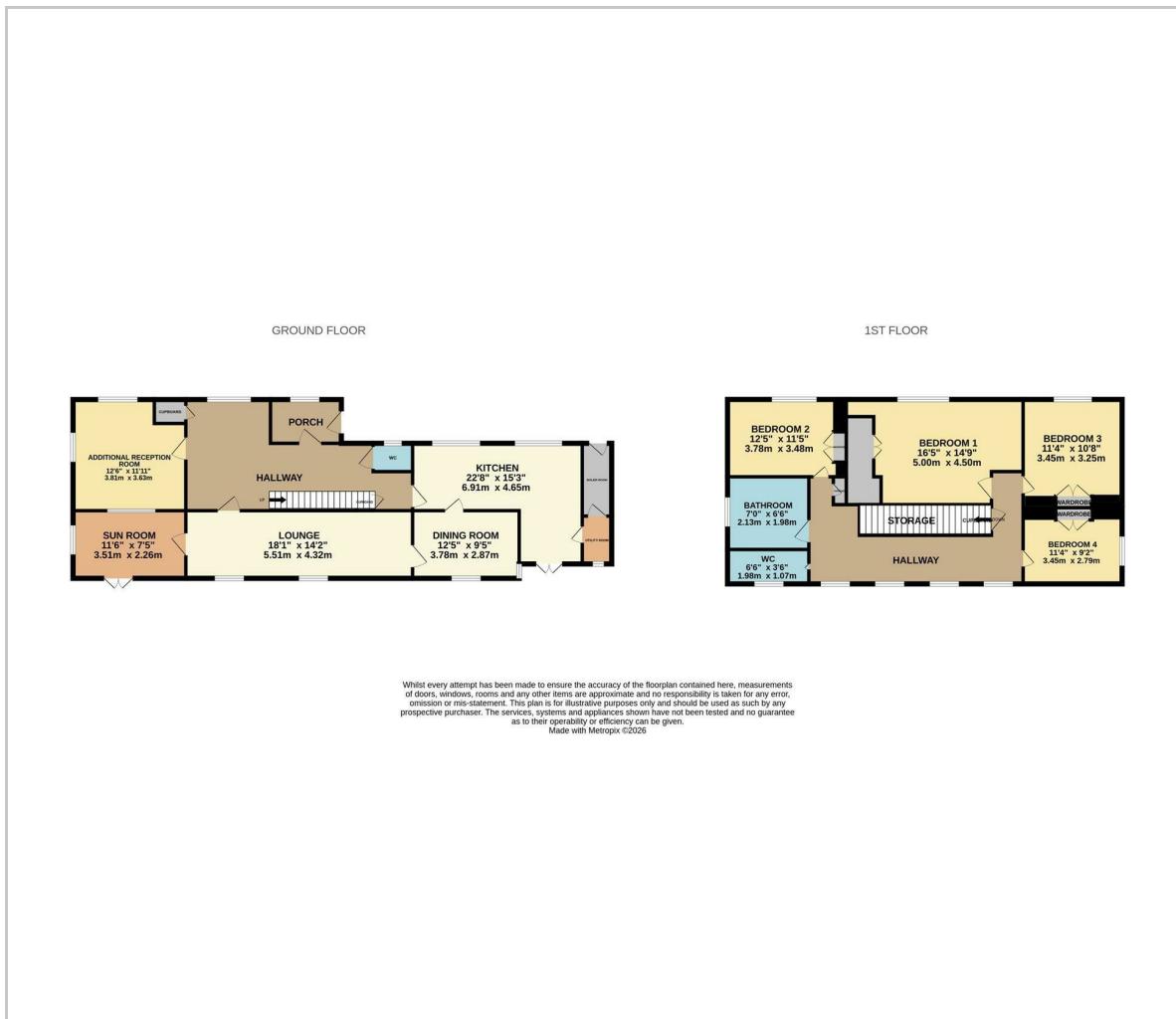
### WC

6'6 x 3'6 (1.98m x 1.07m)

**Council Tax Band - G £4,347 per annum**



## Floor Plan



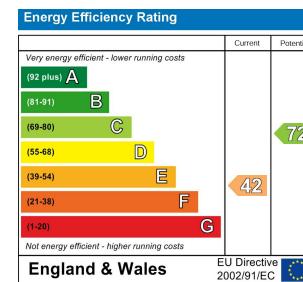
## Area Map



## Viewing

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

## Energy Efficiency Graph



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