



OAKFIELD



Buttsfield Lane, East Hoathly

Guide Price £500,000- £525,000



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# SUMMARY

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Situated in the heart of the highly desirable village of East Hoathly, this attractive extended mock Georgian-style semi-detached home offers beautifully arranged accommodation over three floors and occupies an impressive corner plot garden that provides a wonderful degree of privacy.

A pathway leads up to the front door, flanked by neatly lawned areas, and you'll immediately be drawn in by the large bay windows, setting the tone for this charming home.

Inside, the welcoming entrance hall features elegant wood panelling that continues up the stairwell, complemented by wrought iron balustrades, adding real character and craftsmanship.

The light-filled lounge includes a feature fireplace and glazed double doors that open into the stunning kitchen/dining room, part of the home's extension.

The sleek, contemporary kitchen is fitted with a stylish range of wall and base units, while the spacious dining area enjoys views of the side garden through another attractive bay window.

Upstairs, there are four well-proportioned bedrooms



arranged over two floors, all served by a modern family bathroom.

Outside, the delightful rear garden offers the perfect setting for summer gatherings with friends and family, complete with a BBQ area. An outbuilding provides excellent flexibility — ideal as a home office, studio, or hobby space.

This is a wonderful opportunity to acquire a stylish and thoughtfully designed family home in one of East Hoathly's most sought-after locations.



**Kitchen/Dining Room**

19'7 x 19'5

**Sitting Room**

13'7 x 12'2

**Bedroom**

12'3 x 11'7

**Bedroom**

10'9 x 10'3

**Bedroom**

8'7 x 7'7

**Bedroom**

14'0 x 12'6

**Garden Room**

9'6 7'7

**Store**

9'7 8'0

**Council Tax Band - D £2,608 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 - 4.00pm |

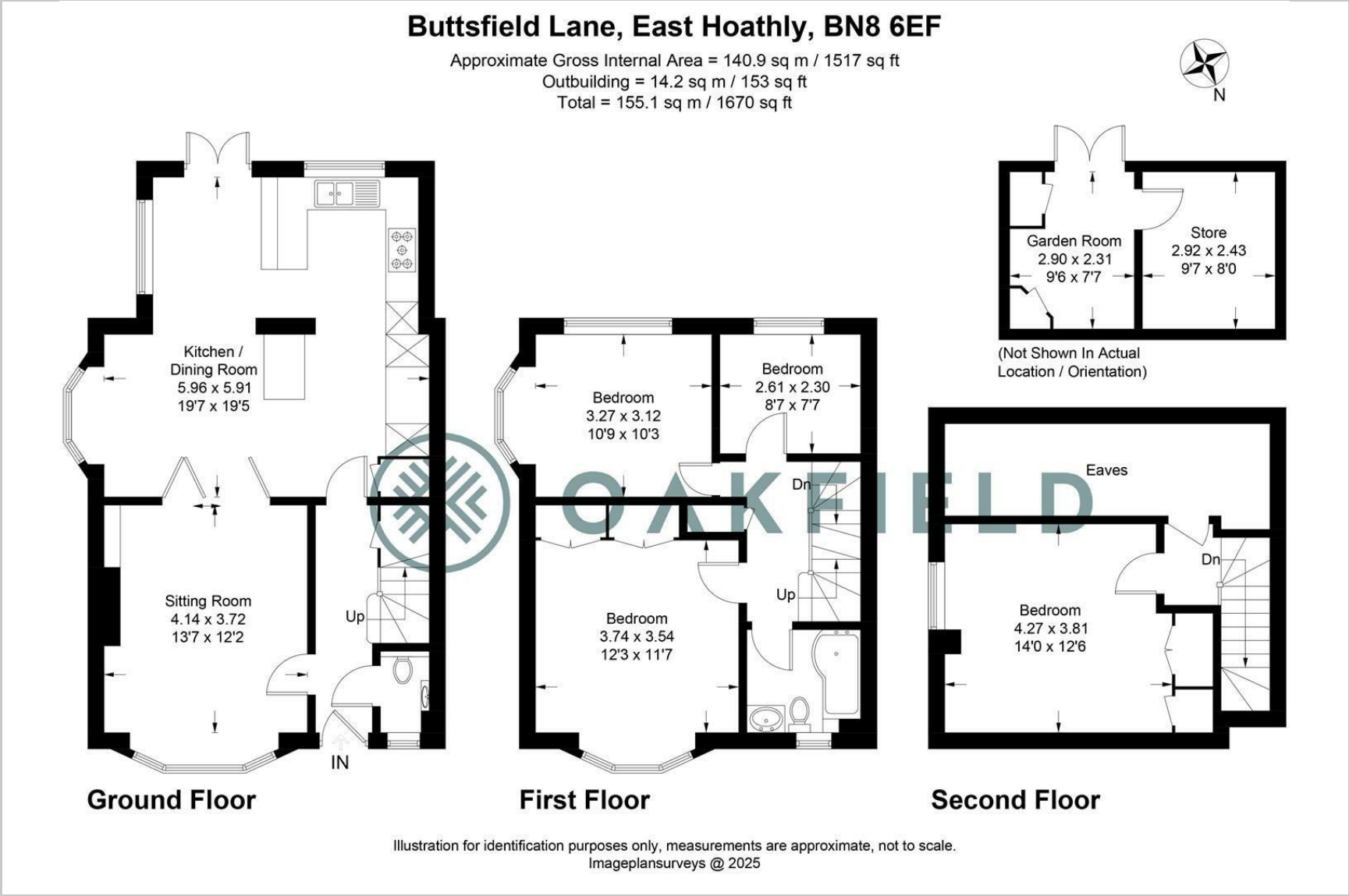
## Viewings

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

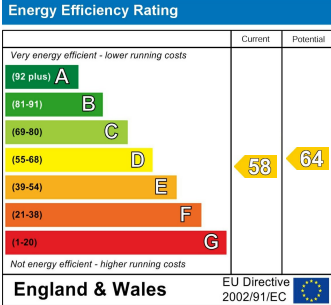
## Area Map



Floorplan



Energy Efficiency Graph



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