



Broomfield Little London Road, Horam, East Sussex, TN21 0BJ

Offers in Region of **£850,000**

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Broomfield Little London Road

An imposing and spacious 3/4 bedroom, 2 bath/shower room detached home occupying a magnificent plot of over 1/2 acre enviably positioned in this sought-after rural village within walking distance of the local amenities and picturesque countryside.

The main house boasts 3 double bedrooms and there is an 1 bedroom annex with a shower room in an outbuilding, further outbuildings offer an outside office with a WC, laundry room, workshop, summerhouse, bar and an abundance of storage facilities. The main house offers a wealth of period features and benefits from, in brief, on the ground floor; an entrance porch, a dining room/family room/study/potential downstairs bedroom, a living room with log burner and double doors to the conservatory which in turn has double doors to the rear garden, a useful downstairs WC and a kitchen diner with a range of matching units to eye and base level, an AGA and a door to the rear garden.

From the entrance hall a staircase rises to the first floor offering three double bedrooms and a modern family bathroom.

Outside the rear garden is a particular feature extending to 0.58 acres with a variety of useful outbuildings including the annex, a summerhouse, a laundry room, an outside office with WC, a bar and numerous storage areas. A seating terrace immediately adjoins the rear of the property with several other seating areas throughout the garden including a raised deck with covered pergola and a covered BBQ area, two ponds are also within this beautifully landscaped space.





Broomfield Little London Road

Horam, Heathfield

The front of the property is approached via electric gates providing secure access to the generous driveway with parking for several vehicles and a double car port. Horam Village provides every day needs whilst the vibrant market town of Heathfield is also approximately 2 miles distant offering a comprehensive range of shopping and leisure facilities including supermarkets, banks/building societies and schooling for all age groups.

Nearby Hailsham town centre also provides a comprehensive range of shopping and leisure facilities, including cinema, popular leisure centre and supermarkets. The spa town of Royal Tunbridge Wells and popular coastal resort of Eastbourne are approximately 15 miles and 12 miles respectively which offer an extensive range of shopping, entertainment and recreational facilities.

Horam is surrounded by open areas of countryside providing numerous outdoor pursuits including gymnasium and several sports clubs and grounds and scenic walks including the Cuckoo trail which can be accessed swiftly from this property and offers 14 miles of off road trails for walking, cycling and horse riding. The area is well served with a selection of railway stations including Stonegate railway station offering services to London (Charing Cross/London Bridge 65 minutes), Buxted railway station (London Bridge approximately 67 minutes) and Uckfield railway station (London Bridge approximately 75 minutes).

Council Tax band: F, EPC D

Oil fired central heating and Mains drainage



Little London Road, Horam, East Sussex

Approximate Gross Internal Area = 1579 sq ft / 146.7 sq m

Outbuildings = 1271 sq ft / 118.1 sq m

Total = 2850 sq ft / 264.8 sq m

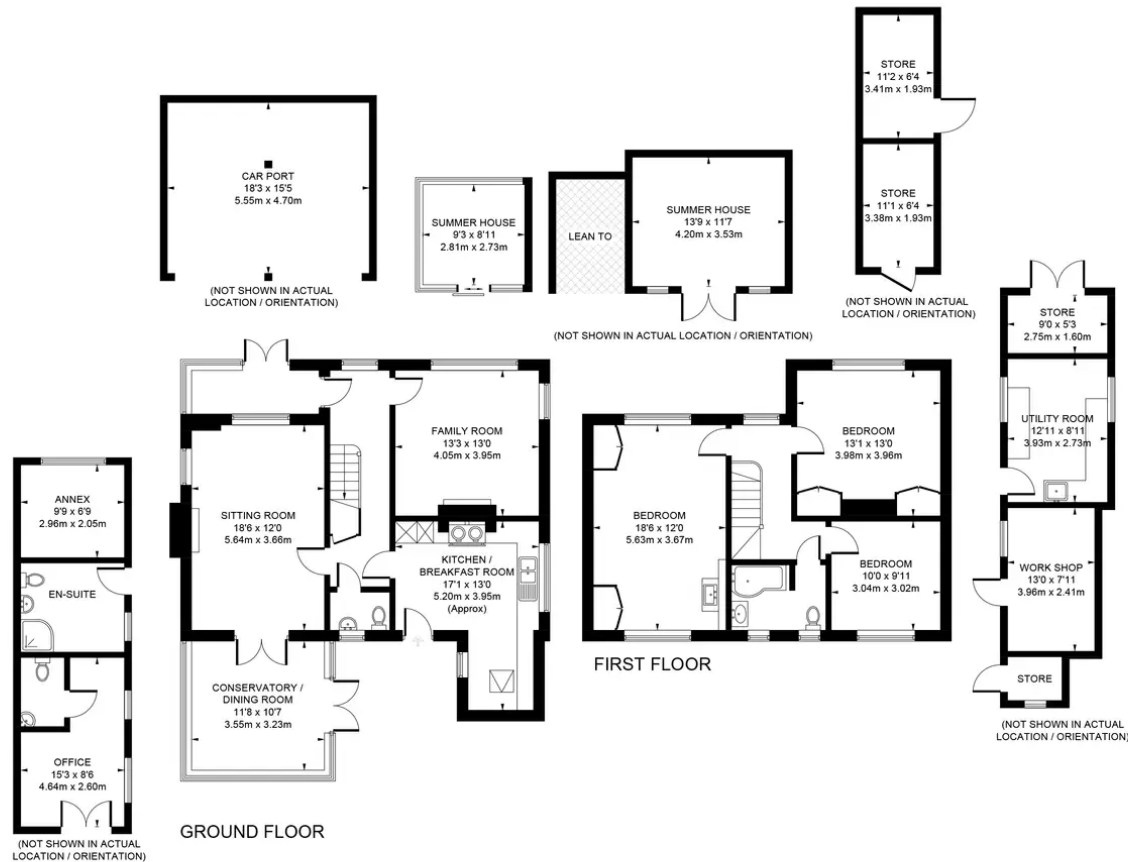


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromap ltd.co.uk (ID1041161)

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