



OAKFIELD



St. Marys Lane, Bexhill-On-Sea

Asking Price £1,000,000





# SUMMARY

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This charming property is set in a peaceful rural location, surrounded by approximately 2.85 acres of well-maintained grounds and private woodland.

The property boasts a detached three-bedroom home, along with various substantial barn, outbuildings and stables, offering great potential for equestrian facilities and a range of outdoor activities.

Originally a working farm, it now presents an opportunity to embrace an idyllic rural lifestyle, with endless possibilities for entertainment or simply enjoying the expansive plot of land and its beautiful rural aspects.

The property is accessed via a country track off St Mary's Lane, which leads to a secure, walled, and gated entrance, ensuring privacy and seclusion.

The farmhouse itself features a spacious inner hall, a modern kitchen/breakfast room, a living room with an inglenook-style fireplace, a utility room, a contemporary family bathroom, and three generously sized bedrooms, making it a comfortable family home.

In addition to the main residence, there is a substantial detached barn which offers excellent potential for development.





The barn includes additional stables, a garage, and extensive storage space, while a separate build provides substantial parking.

The outbuildings offer fantastic opportunities to convert into additional accommodation, subject to planning consent, further enhancing the property's appeal. The stables provide ideal facilities for equestrian enthusiasts.

Additional benefits include: bespoke triple glazing, underfloor heating downstairs, individual room climate control and hot tub in the bathroom.





**Living Room**

17'9 x 9'9

**Dining Room**

12'3 x 10'1

**Utility Room**

5'9 x 5'8

**Bedroom**

12'3 x 9'9

**Bedroom**

9'8 x 7'7

**Bedroom**

12'3 x 10'10

**Bathroom**

7'0 x 5'6

**Council Tax Band - F £3,524 per annum**



























# INFORMATION

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## Tenure

Freehold

## Local Authority

Rother District Council

## Council Tax Band

**F**

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 3.00pm

## Viewings

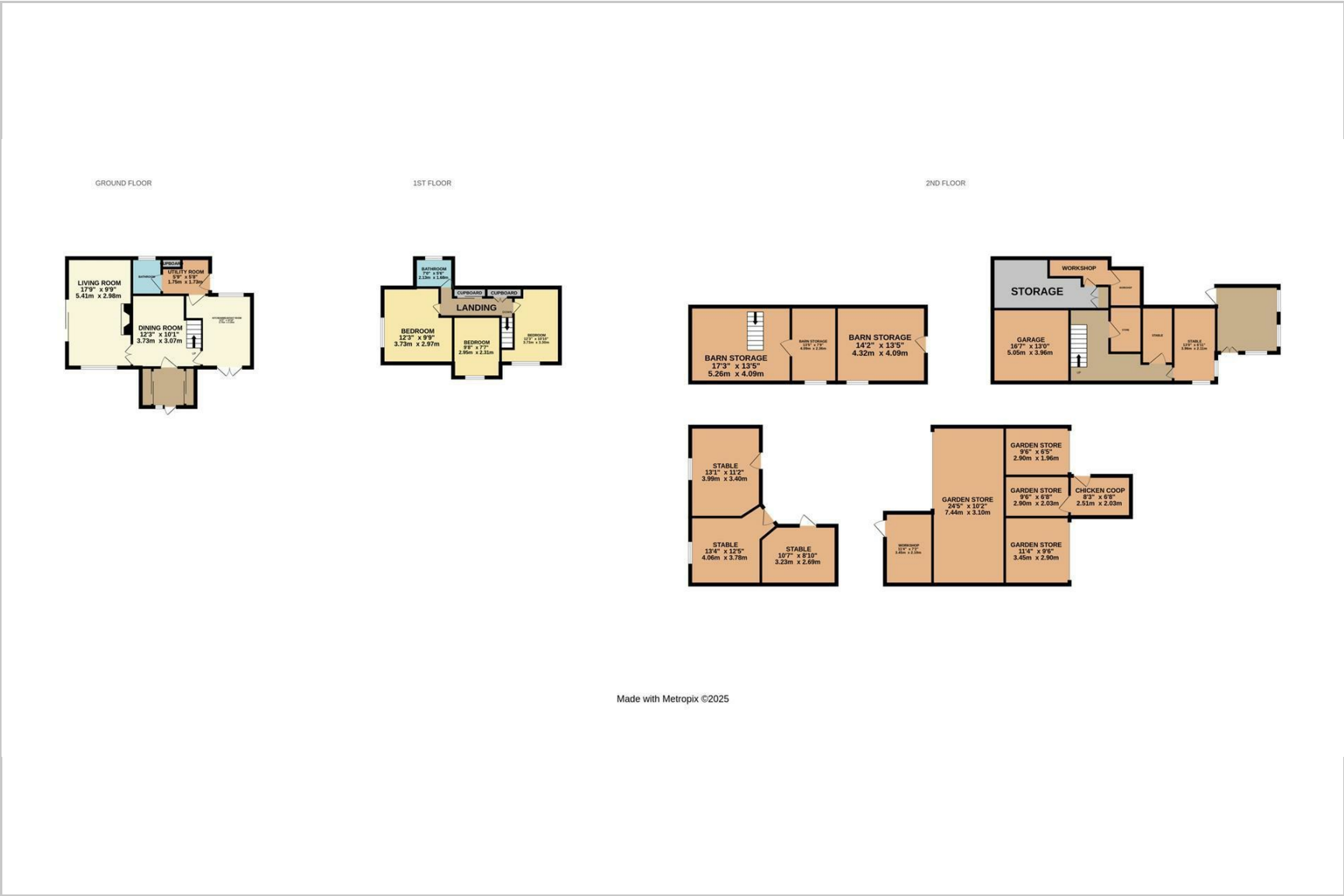
Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



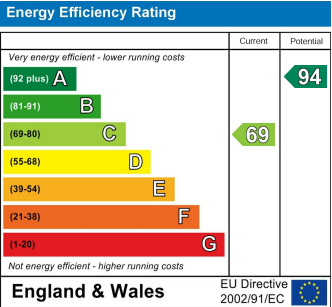


Floorplan



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Energy Efficiency Graph



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