



OAKFIELD



Castlefields, Hartfield, TN7 4JA

Price Guide £280,000



2



1



1



C

## Castlefields, Hartfield, TN7 4JA

Guide Price: £280,000 - £300,000

Situated in a peaceful cul-de-sac in the highly sought-after village of Hartfield, this deceptively spacious split-level maisonette offers the feel of a house with the ease of apartment living.

As you approach along Castlefields, you're welcomed by breathtaking countryside views and the promise of scenic walks right on your doorstep. A gate opens onto a pathway leading to the front door, setting the tone for the privacy and charm this home delivers.

Inside, an inviting entrance hall leads to stairs rising to the first floor, where natural light floods the accommodation. Here you'll find a generous lounge, a stylish modern kitchen, a contemporary bathroom, and a well-proportioned double bedroom.

The top floor hosts a further impressive double bedroom, complete with ample storage, creating a versatile and comfortable living space ideal for families, guests, or home working.

Outside, the rear garden is a true highlight – a wonderful size with lawn and patio areas, perfect for summer entertaining and safe play. A useful shed provides excellent storage, including space for bikes.

A rare opportunity to enjoy village living, countryside views, and spacious, light-filled interiors – all in one exceptional home.





### Living Room

11'6" x 10'4" (3.51m x 3.15m)

### Kitchen

6'5" x 5'1" (1.96m x 1.55m)

### Bedroom One

11'10" x 10'5" (3.61m x 3.18m)

### Bedroom Two

11'9" x 10'4" (3.58m x 3.15m)

### Bathroom

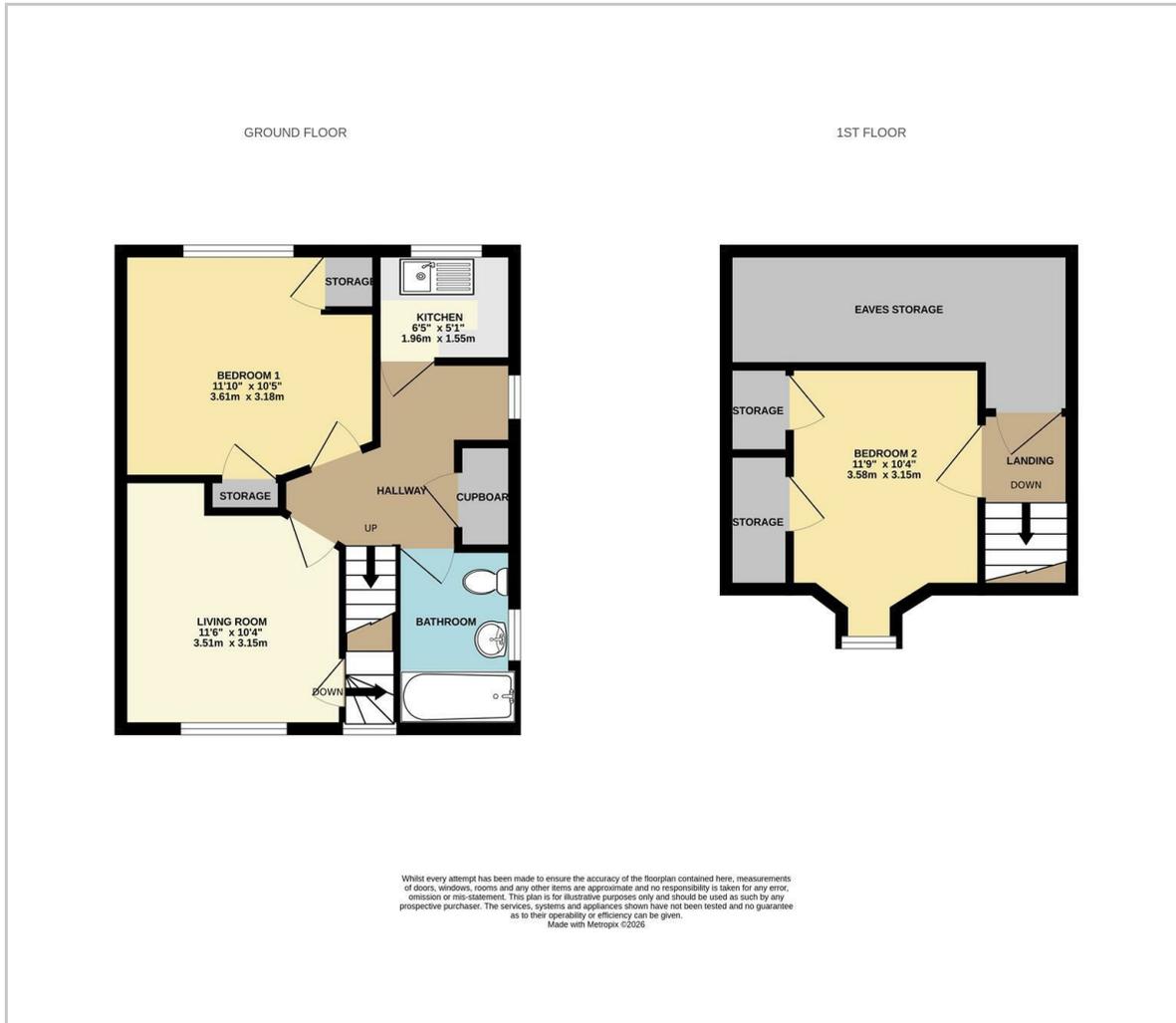
**Council Tax Band B - £2029 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 109 years remaining on the lease and there is a service charge of £207.66 per annum, which includes the building insurance, ground rent and management costs. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

