# MANOR COTTAGES

## HORAM, HEATHFIELD - £375,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

**2 Manor Cottages, Horam,**
**Heathfield TN21 0JE**

**Entrance Hall - Sitting Room With Feature Fireplace - Kitchen/Diner - Conservatory - Three Bedrooms - Family Bathroom - Large Garden - Vehicle Access To The Rear With Substantial Driveway/Yard Providing Off Street Parking For A Number Of Vehicles**

A well presented attractive three bedroom semi-detached cottage with large garden and gated driveway/yard providing parking for a number of vehicles. The accommodation features spacious sitting room with feature brick fireplace and open plan kitchen/diner with doors leading to a conservatory. There is a large garden to the rear and the property is conveniently situated just a short walk from Horam village High Street and also the recreation grounds and Manor Farm lakes. NO ONWARD CHAIN.

**ENTRANCE HALL:**
Double glazed window. Wooden flooring.

**CLOAKROOM:**
Double glazed window. WC. Wash basin with tiled splashback. Inset spotlights. Wall mounted 'Viessmann' gas boiler.

**SITTING ROOM:**
Dual aspect with double glazed windows. Feature brick fireplace with tiled mantle and hearth. Built-in shelving. Coved ceiling. Radiators.

**KITCHEN/DINER:**
Range of cream fronted matching wall and base cupboards. Wooden worktop with inset four burner gas hob. Built-in double oven. Inset butler sink. Space for slimline dishwasher and washing machine. Further fitted storage cupboard in the dining area. Understairs storage cupboard. Coved ceiling. Inset spotlights. Wooden flooring. Radiator. Glazed double doors leading to:

**CONSERVATORY:**
Double glazed windows. Stable door leading to the garden. Built-in shoe cupboard. Tiled floor. Radiator.

**FIRST FLOOR LANDING:**
Access to the loft. Coved ceiling.

**BEDROOM:**
Double glazed window to the front. Access to the loft. Coved ceiling. Radiator.

**BEDROOM:**
Dual aspect with double glazed windows. Built-in double wardrobe. Coved ceiling. Radiator.

**BEDROOM:**
Double glazed window overlooking the garden. Range of fitted wardrobes with bed recess and cupboards above. Coved ceiling. Radiator.

**BATHROOM:**
Double glazed windows. White suite comprising panel enclosed bath. Pedestal wash basin. WC. Separate shower cubicle. Built-in airing cupboard housing the hot water cylinder with slatted shelving above. Part panelled walls. Heated towel rail. Radiator.

**OUTSIDE:**
There is a lawned garden to the FRONT and large garden to the REAR with lawned area, fruit trees and low-level manicured hedging. Side gate. Wood store. Summer house. Large greenhouse. Brick built storage shed. Further large timber built storage shed with power and light. Gated vehicle access to the rear with substantial DRIVEWAY providing parking for a number of vehicles.

**SITUATION:**
The property is conveniently situated on the outskirts of the popular Sussex village of Horam with shops, dentist, doctors, Co-op convenience store and access to the famous Cuckoo Trail with countryside walks along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes drive and offers a wide range of shops and supermarkets.

The area is well served with schools for all age groups. Mainline stations with services to London are at Buxted and Stonegate, each approximately 8 miles distant. Royal Tunbridge Wells offers shopping, leisure and grammar schools is approx 16 miles distant and the coastal towns of Brighton and Eastbourne can be reached within approximately 45 and 35 minutes drive respectively.

**VIEWING:**
By telephone appointment to Wood & Pilcher on 01435 862211.

**TENURE:**
Freehold

**COUNCIL TAX BAND:**
C

**ADDITIONAL INFORMATION:**
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage.
Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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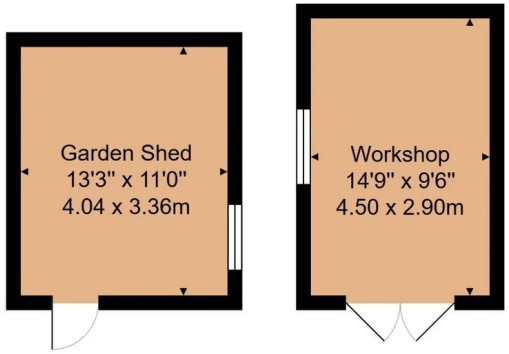
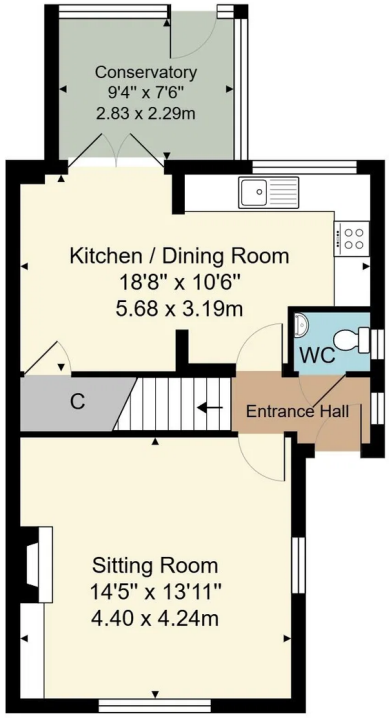
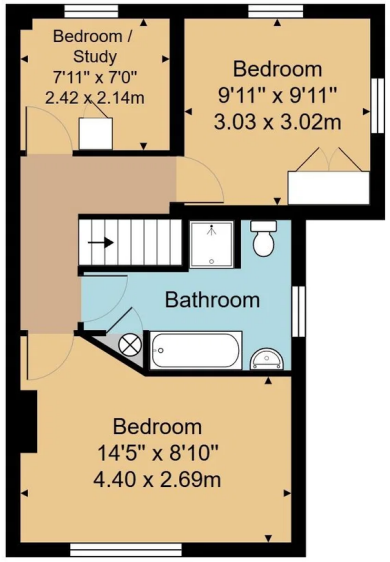
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK




**Outbuildings**




**Ground Floor**




**First Floor**

House Approx. Gross Internal Area 985 sq. ft / 91.5 sq. m
Outbuildings Approx. Internal Area 286 sq. ft / 26.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.