



OAKFIELD



Poppy Drive, Horam, Heathfield TN21 9BL

Price Guide £625,000



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## Poppy Drive, Horam, Heathfield TN21 9BL

Guide Price - £625,000-£650,000

A very large and immaculately presented five-bedroom detached family home, offering exceptionally spacious and versatile accommodation throughout. Set within a quiet cul-de-sac on a character-styled, cottage-influenced new build development by Bovis Homes, the property enjoys a desirable position on the outer edge of Horam Village.

The accommodation is both modern and flexible, featuring two additional reception rooms ideal for use as a study and playroom, alongside a generous lounge with an attractive log burner. The heart of the home is the very large kitchen/diner, which benefits from bi-folding doors opening directly onto the rear garden, creating an excellent indoor-outdoor entertaining space. This is further complemented by a separate utility room and a convenient cloakroom.

Upstairs, the property continues to impress with five well-proportioned bedrooms, including three with en-suite shower rooms, as well as a contemporary family bathroom. The house is finished to a high standard throughout and is presented in immaculate, move-in-ready condition.

Externally, the property offers a double garage with electric up-and-over doors, electricity and mezzanine storage in the roof space, ample off-road parking, and excellent practicality with a side access gate to the garage and a rear access door from the garage into the garden. The rear garden is private and not overlooked, providing a peaceful and secluded outdoor space.

Situated within easy walking distance of Horam Village, the location offers a surprisingly comprehensive range of facilities including a golf course, tennis club, doctor's surgery, dentist and mini supermarket. More extensive shopping and leisure amenities can be found in Heathfield, Hailsham and Lewes. For commuters, there is a choice of nearby mainline train stations at Buxted, Polegate and Stonegate, making this an ideal home for those travelling to London.





### Lounge

20'3 x 12'9 (6.17m x 3.89m)

### Open Plan Kitchen/Diner

25'2 x 11'9 (7.67m x 3.58m)

### Games room

11'9 x 8'4 (3.58m x 2.54m)

### Study

12'9 x 11'8 (3.89m x 3.56m)

### Bedroom 1

13'5 x 12'4 (4.09m x 3.76m)

### Bedroom 2

13'5 x 11'8 (4.09m x 3.56m)

### Bedroom 3

12'7 x 10'8 (3.84m x 3.25m)

### Bedroom 4

11'7 x 9'2 (3.53m x 2.79m)



### Bathroom

7'9 x 6'11 (2.36m x 2.11m)

### Double Garage

23'1 x 20'1 (7.04m x 6.12m)



## Floor Plan



## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

