



OAKFIELD



Horam, Heathfield TN21 0HA

Asking Price £525,000



SUMMARY

This beautifully presented 4-bedroom detached Edwardian-style home combines period charm with modern comfort, set within a semi-rural location on the outskirts of the desirable Sussex village of Horam.

The property sits on a generous plot with a large front and rear garden, a private driveway, offering plenty of space and privacy. A detached garage offers additional storage options but is in need of some TLC, possibly even needing to be demolished.

Inside, the home features a spacious kitchen/diner, perfect for family meals and entertaining, along with a cosy lounge that provides a comfortable space to relax and unwind. There is also a study downstairs, ideal for people who work from home. The interiors are tastefully decorated throughout, blending character and style.

Upstairs, there are four good-sized bedrooms, including a principle bedroom with a generous ensuite bathroom, providing a private and relaxing retreat.

The large, peaceful rear garden is a real highlight of the property — a beautifully maintained space ideal for families,



relaxation, and wonderful al fresco dining during the warmer months.

Enjoying a tranquil setting, the home benefits from easy access to the Cuckoo Trail, which offers miles of scenic walking, cycling and riding routes stretching from Eastbourne to Heathfield.

Horam itself provides all the essentials for everyday living, including local shops, a dentist, doctors, vets, and a good choice of leisure facilities such as a nine-hole golf course, tennis courts, fishing lakes, and riding stables.

This is a wonderful opportunity to own a characterful Edwardian-style property in a peaceful yet well-connected village location.



Kitchen/ Dining/ Family Room

23'8 x 14'9

Sitting Room

12'0 x 11'7

Bedroom

10'1 x 9'0

Bedroom

10'1 x 8'10

Bedroom

12'5 x 9'4

Bedroom

12'0 x 11'11

Loft Room

13'5 x 10'1

Loft Room

24'10 x 10'1

Garden Room

7'4 x 7'3

Garage

17'6 x 9'0

Council Tax Band -F -£3768















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

F

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

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

Area Map



Floorplan

Energy Efficiency Graph

Maynards Green Road, Horam, TN210HA

Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft

Garden Room / Garage = 19.2 sq m / 207 sq ft

Total = 143.0 sq m / 1539 sq ft



= Reduced headroom below 1.5m / 5'0"

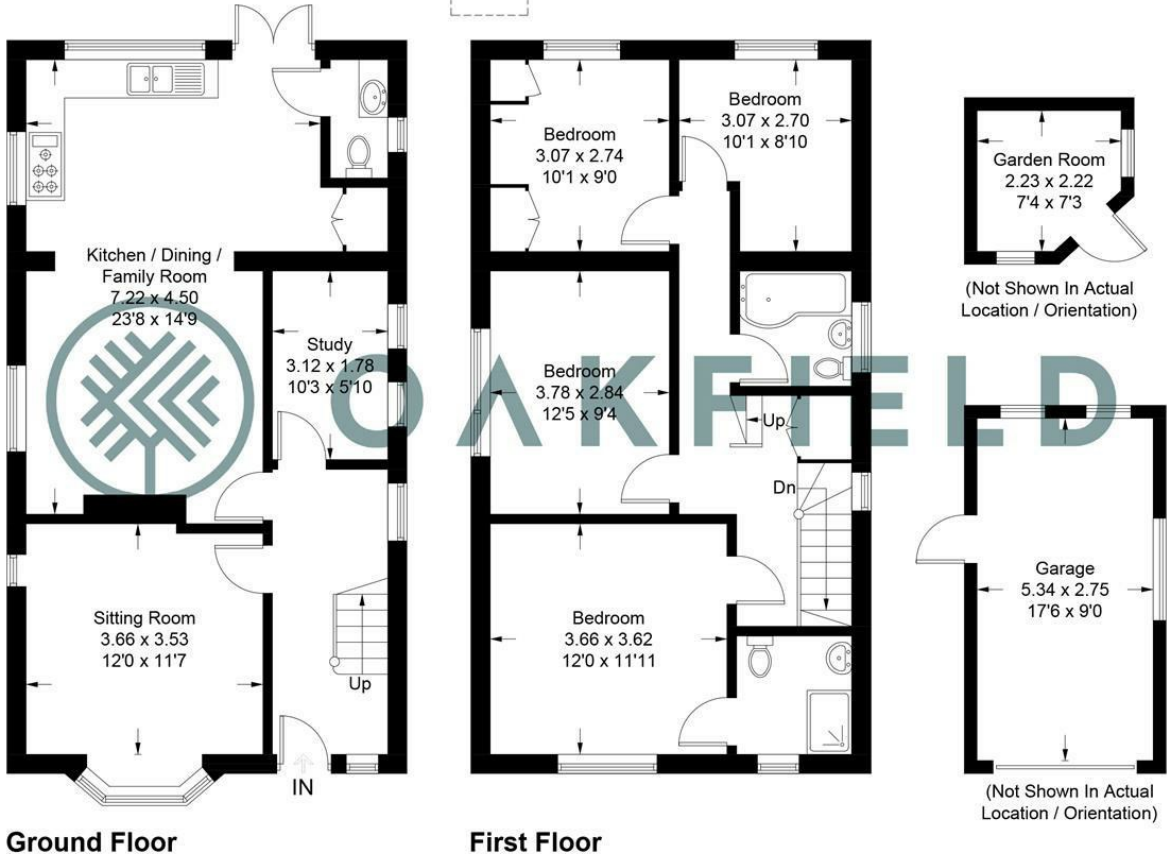


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		63	77
England & Wales		EU Directive 2002/91/EC	

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