



OAKFIELD



Beauport Home Farm Close, St. Leonards, TN37 7BW

Price Guide £475,000



## Beauport Home Farm Close, St. Leonards, TN37 7BW

This impressive detached family home is situated within a highly sought-after residential development on the edge of St Leonards, offering spacious and versatile accommodation ideally suited to modern family living. Arranged over two floors, the property features a welcoming entrance hall, a bright triple-aspect sitting room filled with natural light, a separate dining room ideal for entertaining, a well-equipped kitchen, utility room and ground-floor cloakroom. Upstairs, the generous principal bedroom benefits from an en-suite shower room, while three further well-proportioned bedrooms are served by a contemporary family bathroom with both a bath and separate shower.

Externally, the property enjoys a private rear garden with lawned areas, decked seating terraces and mature planting, all backing onto woodland and providing a peaceful setting. To the front, a block-paved driveway offers ample off-road parking for several vehicles and leads to an attached garage, with the added benefit of an EV charging point. Further benefits include gas central heating, double glazing throughout and excellent storage space.





### Living Room

20'0" into bay x 16'2" (6.10m into bay x 4.93m)

### Dining Room

15'8" x 15'1" (4.78m x 4.60m)

### Kitchen

15'6" x 8'0" (4.72m x 2.44m)

### Utility Room

8'7" x 5'8" (2.62m x 1.73m)

### WC

### Master Bedroom

20'2" x 15'9" (6.15m x 4.80m )

### Bedroom Two

15'7" x 15'4" (4.75m x 4.67m)

### Bedroom Three

16'3" x 7'7" (4.95m x 2.31m)

### Bedroom Four

15'4" x 8'2" (4.67m x 2.49m)

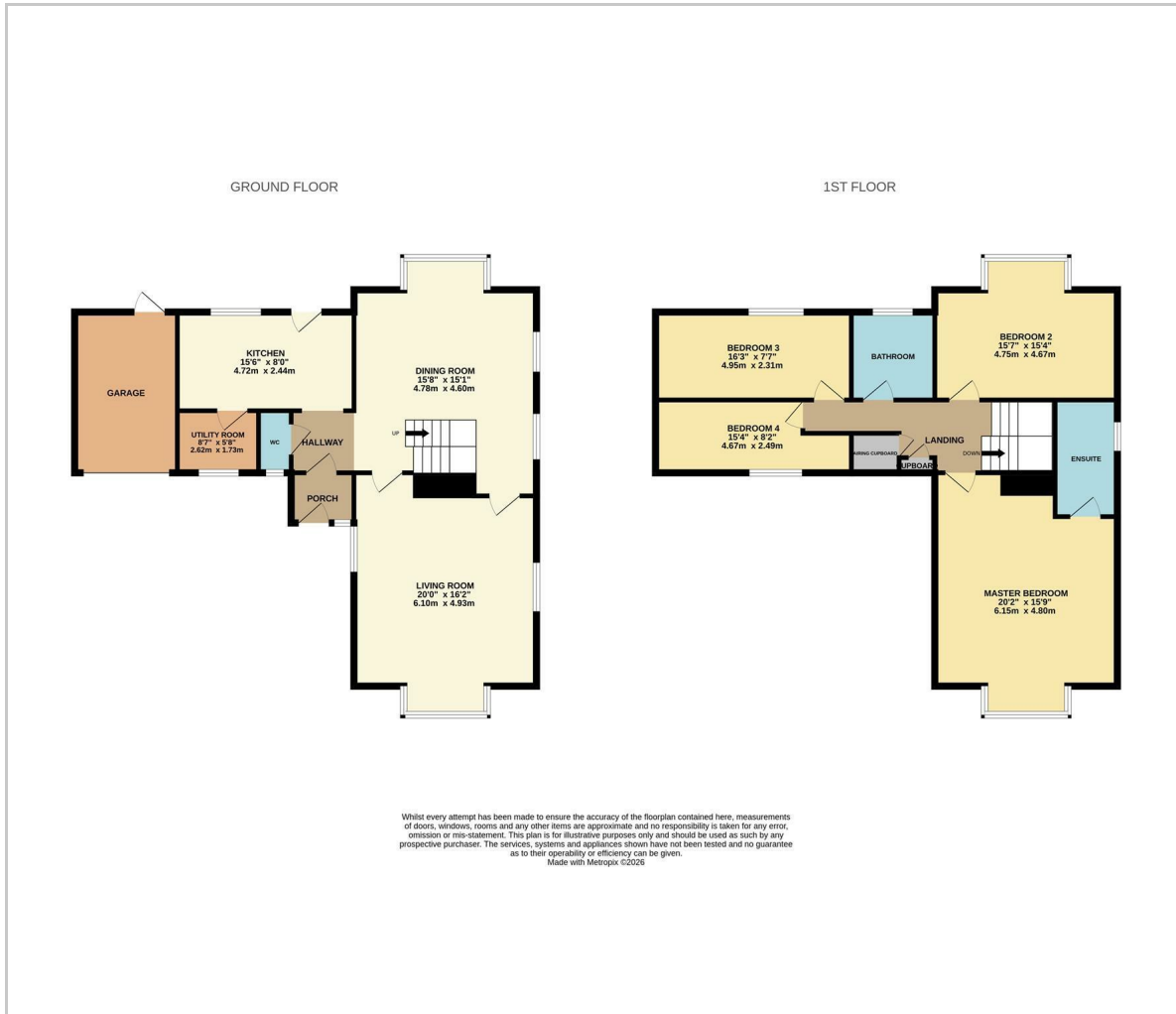
### Bathroom

### Ensuite

Council Tax Band E - £3,271.38 Per annum



## Floor Plan



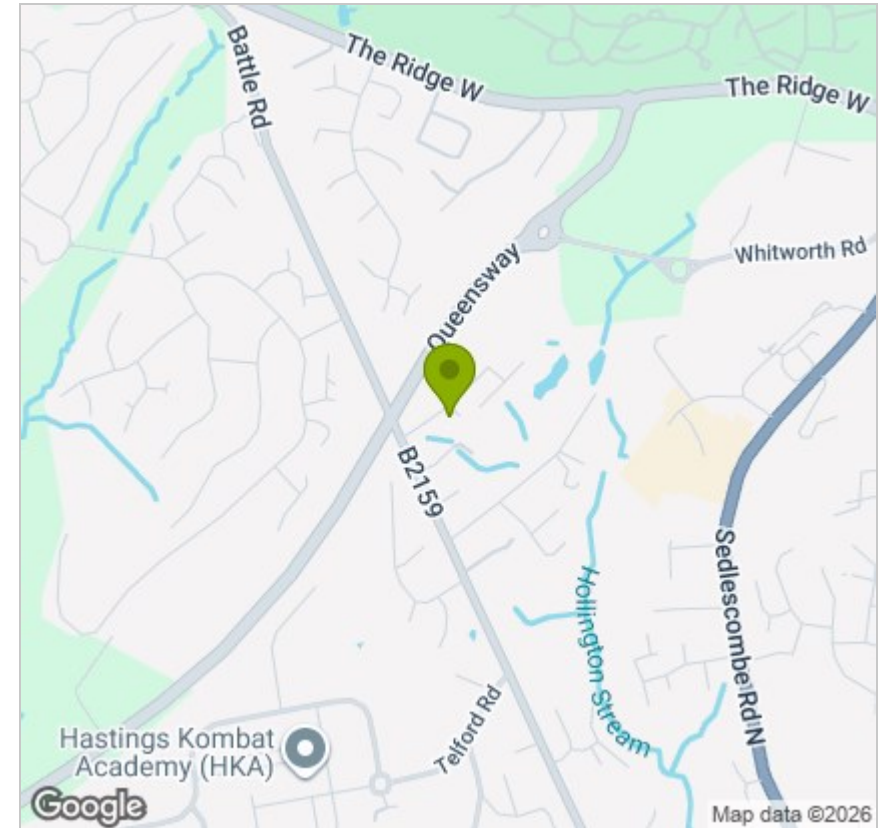
## Viewing

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

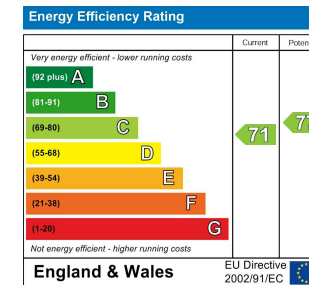
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## Area Map



## Energy Efficiency Graph



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