



OAKFIELD



Street End Lane, Heathfield

Price Guide £1,100,000



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# SUMMARY

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This beautiful and unique detached house offers a rare opportunity for spacious, flexible living in a sought-after rural setting. Ideal for families or multi-occupancy arrangements, the property features four generously sized double bedrooms, each with its own ensuite bathroom, providing privacy and comfort throughout.

A large family lounge, complete with character beams and a stunning inglenook fireplace, creates a warm and inviting space to relax, while the expansive kitchen-diner is perfect for both everyday living and entertaining.

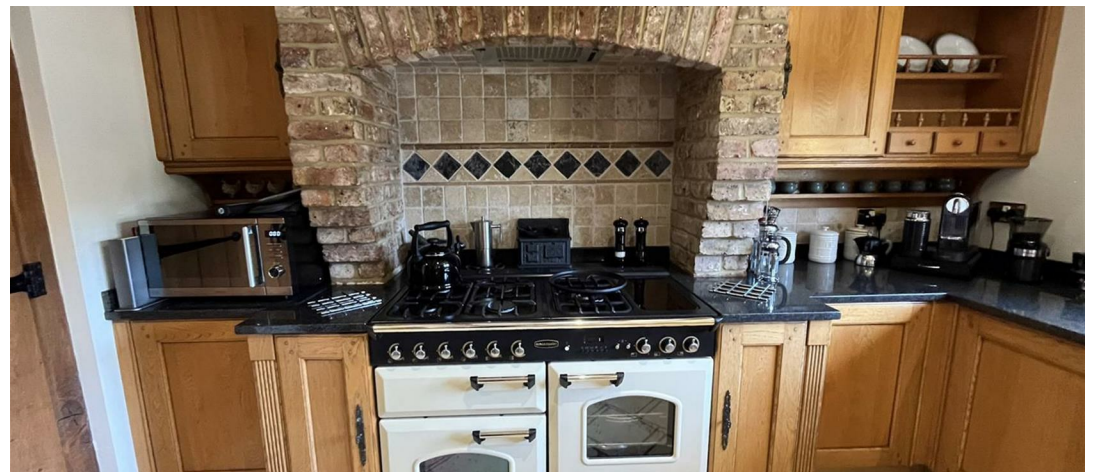
Set behind private gates, the property is approached via a sweeping driveway and occupies approximately two acres of attractive, well-maintained gardens with far-reaching 90-degree views across the valley.

The grounds offer both beauty and tranquillity, making this home a peaceful countryside retreat with incredible potential.

There is a versatile games room that could easily serve as a fifth bedroom or be used as a home office, studio, or additional living area.

Planning permission is already in place (reference WD/2018/0590/F), and the current owner has begun a substantial rear extension.

Though unfinished, this offers a fantastic opportunity—particularly for someone in the building trade to complete the project and significantly enhance the property, either as an even larger family home or with the potential to create additional self-contained accommodation or workspace.



A triple garage has already been constructed, with a double garage base also in place but not yet completed.

The property would suit a wide range of buyers, from those looking for a forever home to those interested in developing a business opportunity such as a holiday let, retreat, or dual living setup.

Located in the village of Broad Oak, the home benefits from access to a local shop, post office, community centre, gym, and regular bus services. The area is rich in countryside walks and public footpaths, perfect for those who enjoy outdoor activities.

Heathfield Community College is approximately two miles away, and Heathfield town centre, with its supermarkets, shops, medical centres, dentists, and pharmacies, is just over a mile from the property.

The nearest train stations—Stonegate, Buxted, and Crowborough—are all within a 15-minute drive, providing convenient access to London and the South East.

This is an exceptional opportunity to acquire a character-filled home with space, privacy, and significant scope to add value, all set within a charming and well-connected East Sussex village.



**Lounge**  
23'1 x 23'0

**Diner**  
18'10 x 12'0

**Kitchen**  
20'8 x 12'0

**Bedroom 1**  
15'3 x 13'11

**Bedroom 2**  
13'3 x 10'3

**Bedroom 3**  
12'0 x 9'9

**Bedroom 4**  
14'2 x 9'1

**Corndor**  
21'1 x 6'6

**Games Room/Bedroom 5**  
18'1 x 14'4

**Utility Room**  
12'3 x 9'11

**Bedroom**  
23'7 x 12'5

**Ensuite**  
8'5 x 5'4

**Bedroom**  
13'3 x 12'4

**Bedroom**  
12'9 x 12'4

**Council Tax Band - G**















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

**G**

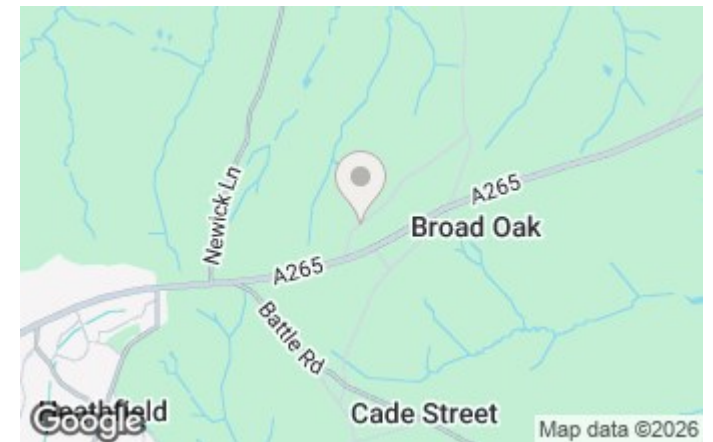
## Opening Hours

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

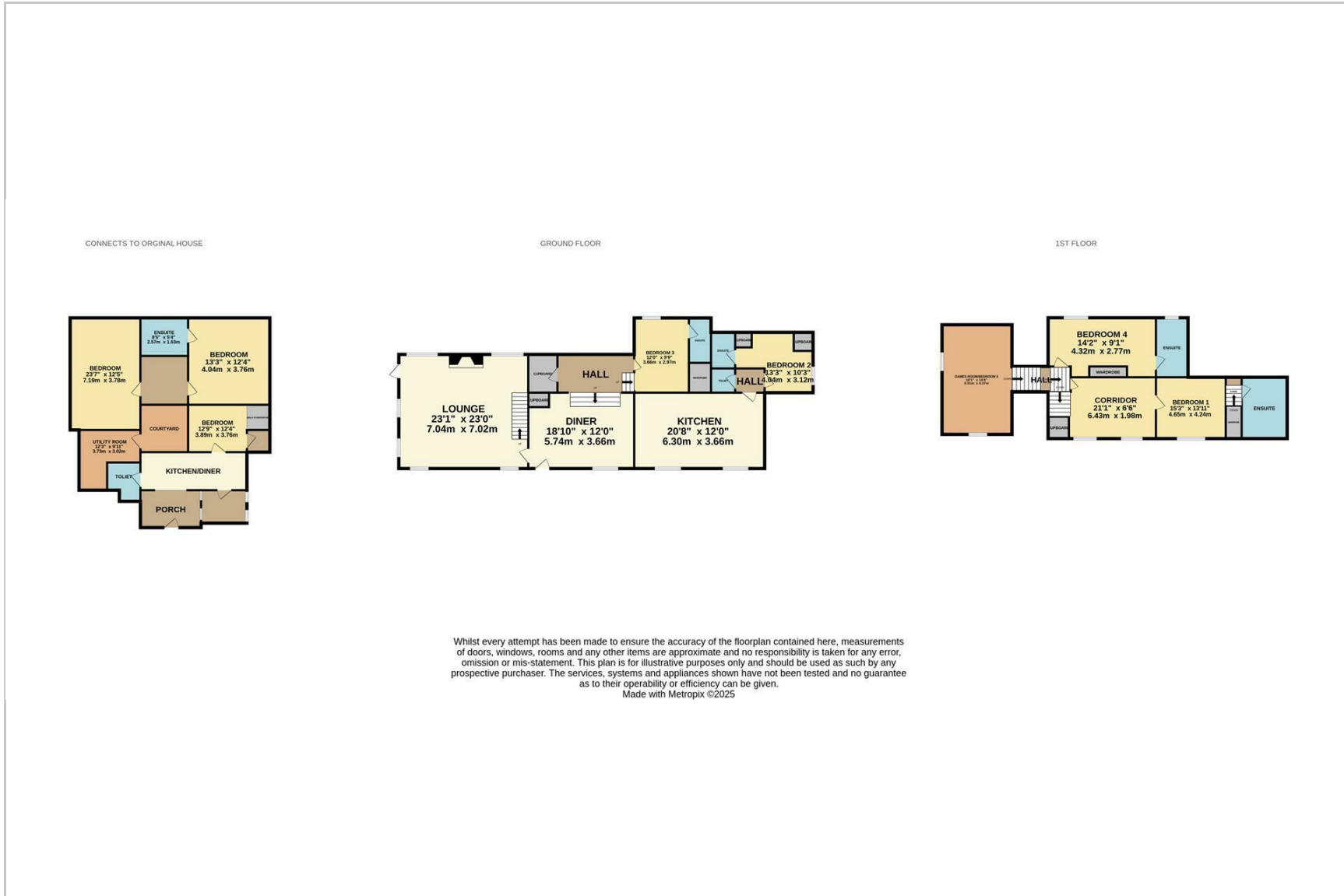
## Viewings

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

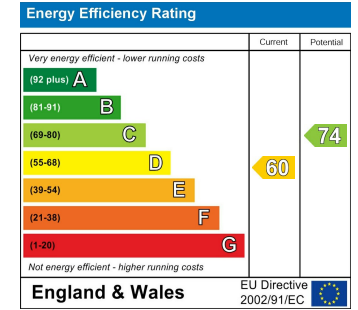
## Area Map



# Floorplan



# Energy Efficiency Graph



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