



OAKFIELD



Spring Close, Horam, Heathfield TN21 0FZ

Price Guide £475,000



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Guide Price- £475,000 - £500,000

Set within a desirable and discreet position on the edge of Horam, the home enjoys the charm and warmth of village living. Horam itself is renowned for its welcoming community feel, selection of independent shops, cosy pubs, and scenic countryside walks.

This delightful four-bedroom detached house is immaculately presented throughout and offers an exceptional opportunity to enjoy the best of village life with all the benefits of modern comfort. Positioned on the outskirts of the village, it combines a peaceful setting with convenient access to local amenities.

Ideal for growing families, the layout has been thoughtfully designed to provide flexibility and space. A separate study/snug sits just off the main living room—perfect for working from home or giving children additional space of their own. The living room is bright and inviting, enhanced by large bi-folding doors that open directly onto the garden and create a seamless indoor-outdoor feel.

The good size modern kitchen/dining room is well-appointed and ideal for anyone who enjoys cooking or entertaining, a convenient utility room is set alongside the kitchen with direct access to the garden. Nearby playing fields offer even more outdoor space for children to enjoy.

Upstairs, the main bedroom benefits from fitted wardrobe space and a stylish en-suite shower room. Three additional well-sized bedrooms ensure comfort for family and guests alike as well as a family bathroom.

The rear garden is south east facing, private and not overlooked offering a good size garden mostly laid to lawn with a patio area ideal for relaxing during summer months and watching the wildlife in the trees. Direct rear access to the double garage, off-road parking, and an electric vehicle charging point.





Kitchen/Dining Room

24'1 x 10'3 (7.34m x 3.12m)

Living Room

14'5 x 11'3 (4.39m x 3.43m)

Family Room

11'3 x 9'6 (3.43m x 2.90m)

Bedroom 1

12'0 x 8'9 (3.66m x 2.67m)

Bedroom 2

11'1 x 10'8 (3.38m x 3.25m)

Bedroom 3

10'0 x 9'3 (3.05m x 2.82m)

Bedroom 4

10'7 x 6'3 (3.23m x 1.91m)

Double Garage

19'11 x 19'11 (6.07m x 6.07m)

Council Tax Band- F - £3695.56

The yearly maintenance cost is £534 per year. This covers road cleaners and garden upkeep.



Floor Plan

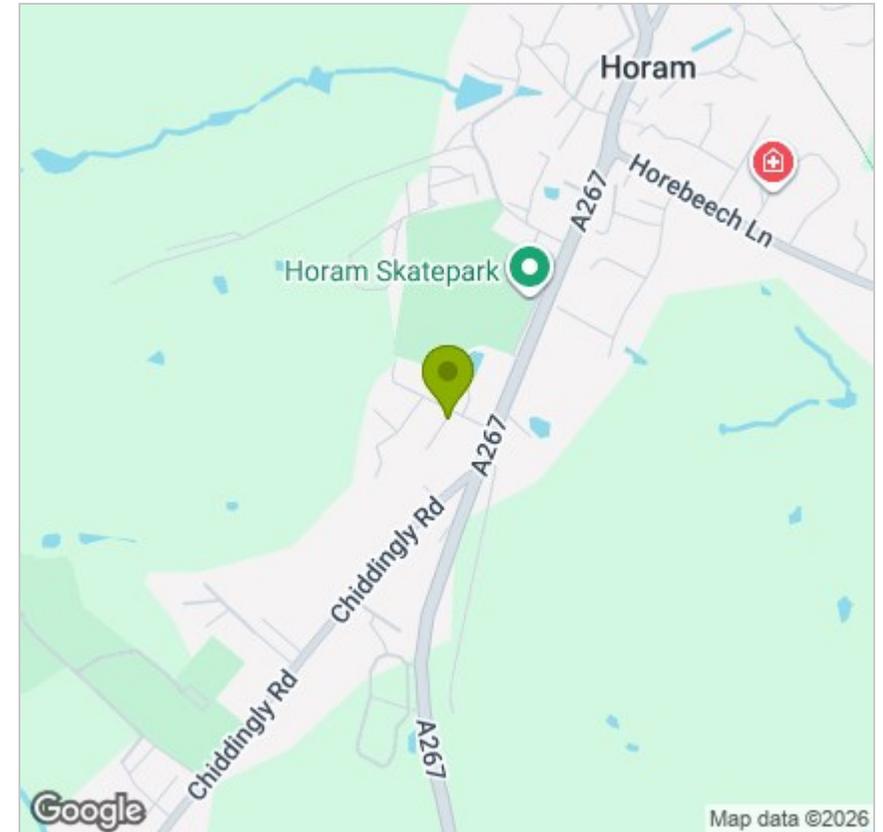


Viewing

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

