Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Vines Cross Road, Horam, TN21 0HD

- Incredibly Spacious
- 4 Bedroom Detached
- 3 Reception Rooms
- En-Suite, Bathroom
- Private Garden
- Large Driveway



EPC RATING

Current:	Potential:
87 | B	87 | B

£550,000



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Bigger than it looks from the outside, this incredibly spacious detached home is a true Tardis! Immaculately presented throughout, the property offers wonderfully versatile accommodation, generous living spaces and a surprising amount of room for the whole family, all tucked away behind a deceptively modest exterior. Upon entering, you are welcomed by a spacious hallway leading through to a generous living room, providing a comfortable and inviting space in which to relax. The separate dining room offers an ideal setting for family meals and entertaining, while the well-appointed kitchen provides ample room for everyday cooking and busy family life. The ground floor continues to impress with a useful study, perfect for those working from home, alongside a separate utility room and a convenient cloakroom. The layout offers excellent flexibility for modern living, with plenty of space to accommodate a variety of needs. Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, complemented by a family bathroom. The accommodation is thoughtfully arranged to provide comfortable bedroom space for families, guests or those requiring additional room to work or pursue hobbies. Outside, the property continues to deliver. The private garden is a manageable size, offering a lovely space to enjoy the outdoors without becoming a burden to maintain. A pond adds a charming feature, creating an attractive focal point for the garden. To the front, a substantial driveway provides parking for up to six vehicles, making it ideal for households with multiple cars or for those who regularly welcome visitors. The location is equally appealing, with Horam High Street within walking distance, offering a convenient range of local amenities including a Co-op, doctors' surgery and regular bus routes. The property is also within walking distance of Maynards Green Primary School, making it a practical choice for families, while nearby access to the Cuckoo Trail provides excellent opportunities for walking, cycling and enjoying the surrounding countryside.











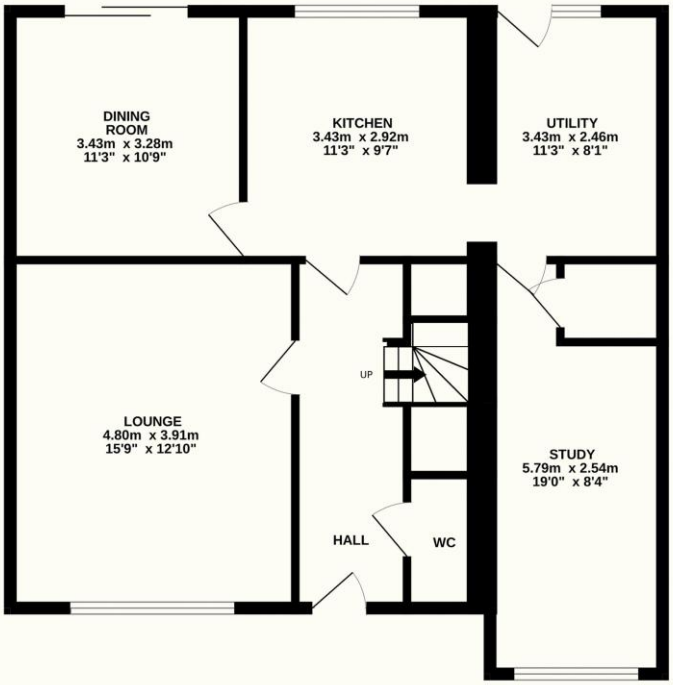




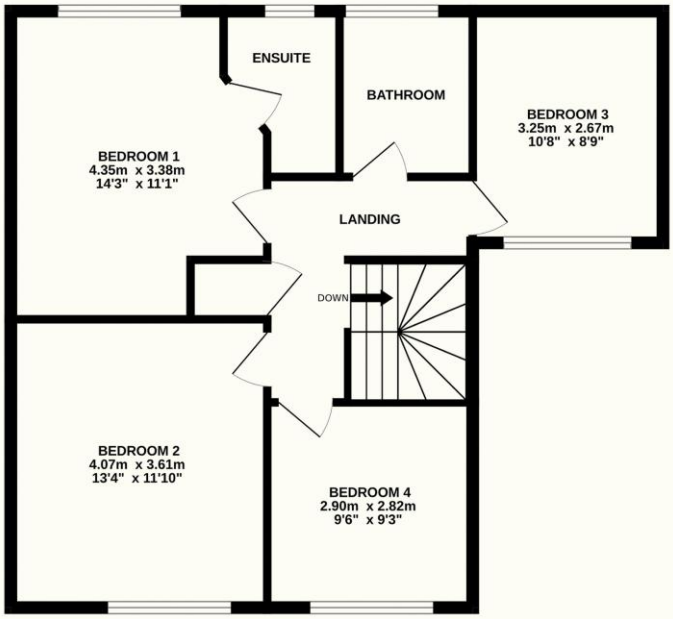


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GROUND FLOOR
79.6 sq.m. (857 sq.ft.) approx.



1ST FLOOR
63.6 sq.m. (684 sq.ft.) approx.



TOTAL FLOOR AREA : 143.2 sq.m. (1541 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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