



OAKFIELD



Manor Road, Heathfield

Price Guide £650,000



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# SUMMARY

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Price Guide: £650,000 - £675,000

Nestled along a peaceful private lane in the heart of Horam, this exceptional four-bedroom, three-bathroom residence offers a rare blend of spacious living, natural light, and privacy.

Occupying a generous plot of approximately one-third of an acre, the property exudes quiet charm and understated elegance from the moment you arrive.

Inside, the layout has been thoughtfully designed to create a harmonious flow throughout the home.

The main living room is ideal for cozy evenings and entertaining alike, with expansive patio doors that open out to the garden, seamlessly blending indoor and outdoor spaces. A striking feature fireplace adds a welcoming touch during the colder months.

A second reception room provides versatile space for modern family life—it could function as a snug, playroom, work from home office, 5th bedroom or formal dining area, depending on your needs.

The kitchen is contemporary and highly functional, equipped with premium integrated appliances including a double





electric oven, gas hob, fridge-freezer, dishwasher, washing machine, and tumble dryer.

With ample worktops and a sociable layout, it's perfect for both daily routines and relaxed gatherings.

Additional ground floor features include a spacious entrance hallway and a sleek shower room—practical for guests or busy mornings.

Upstairs, you'll find four generously sized double bedrooms, all offering comfort and flexibility.

Bedroom four currently serves as a home office, while bedrooms one and two are enhanced by built-in wardrobes one of which also benefits from a stylish en suite.

A modern family bathroom serves the remaining bedrooms, complemented by the downstairs shower room for added convenience.





**Living Room**  
23'10 x 12'11

**Dining Room**  
11'10 x 10'5

**Kitchen**  
15'08 x 11'00

**Downstairs Shower Room**  
5'11 x 5'03

**Bathroom**  
11'11 x 7'00

**Bedroom 1**  
14'07 x 11'02

**Bedroom 2**  
11'03 x 10'05

**Bedroom 3**  
13'01 x 9'04

**Bedroom 4**  
12'00 x 10'11

**Council Tax Band - E £3,188 per annum**



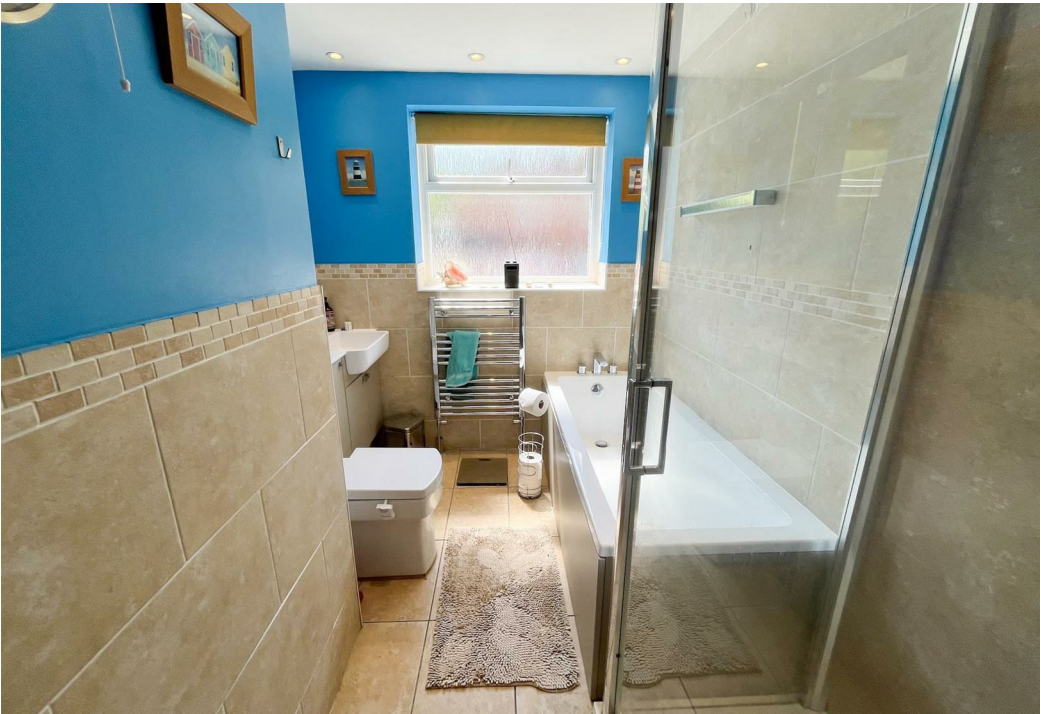
























# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

E

## 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

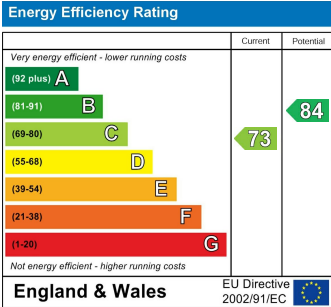




Floorplan



Energy Efficiency Graph



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