



Summerfield

Vines Cross Road, Horam, East Sussex, TN21

SAMUEL & SON
CHARTERED SURVEYORS

SUMMERFIELD

VINES CROSS ROAD, HORAM, EAST SUSSEX, TN21

A beautifully presented five bedroom detached period house set in attractive gardens and grounds of about one and a quarter acres in a very convenient, semi-rural location within a short walk of the centre of the village.

Accommodation

Sitting room • Kitchen/dining room • Utility/boot room
5 Bedrooms • Shower room • Bathroom • EPC D
Study/Family room • Family bathroom • Balcony
Large garden and grounds • In all about 1.25 acres

Guide £1.1 million

DESCRIPTION

The house dates to the early 1900's and has been refurbished and updated to an exceptional standard by the current owners to provide a good balance of bright, generously proportioned family accommodation retaining much of its original charm and character. The living space is set out over three levels and extends to nearly 2,500 sq. ft.

The front door opens into an entrance lobby which in turn opens into a good-size entrance hall with oak flooring and attractive open staircase to the first floor. Doors lead to the sitting room which has a working fireplace, a living room/study with original stripped pine floorboards, a cloakroom, utility room and most notably, a superb kitchen/dining room. Most of these rooms have double aspect windows and access directly to the garden.

The large kitchen/dining room is a lovely feature of the house; it has been very well designed and is fitted with a comprehensive range of wall and floor units with ample work surfaces and incorporates an under-counter fridge and two sink units.

Additionally, there is a freestanding island unit, a gas Aga, separate cooking facilities, a walk-in larder and double doors leading onto a west facing terrace. A separate utility room with direct access to the garden provides practical space for a washing machine and dryer, and houses the gas boiler.

On the first floor, there are three double bedrooms - one with an en-suite bathroom and a further bathroom with roll-top bath and separate WC and handwash basin. On the top floor there are two bedrooms – the smaller of which is used as a dressing room/study – and there is useful eaves storage.

Outside

The property is approached off Vines Cross Road, via a driveway which is screened by hedging and trees and leads up to a parking area set to the front and side of the house.

The extensive gardens and grounds are a wonderful feature of the property providing excellent outdoor living and entertaining space and plenty of interest for a keen gardener.





At the front, there is a sizable area of lawn enclosed by hedging and trees of an interesting variety, including swamp willow and a blue gum tree. To the rear of the house, a more formal area of lawned garden leads onto a considerable length of garden which is maintained as meadow, interspersed with a number of specimen trees including pines, horse chestnut, Rowan and plum and apple trees. At the top there is a good size storage shed and, nearer the house there is a greenhouse and a former garage which is now used for storage.

Situation

The house falls on the border of the High Weald Area of Outstanding Natural Beauty within half a mile of the center of the village of Horam which provides a good range of local shops and amenities including a small Co-op supermarket, doctor's surgery, dentist, and veterinary practice, as well as a variety of local clubs and recreational facilities and access to the popular Cuckoo Trail, a scenic 12-mile route on the former railway line between Polegate and Heathfield.

The market town of Heathfield is about 4½ miles to the north offering a wider range of services, a choice of supermarkets including a Waitrose, post office, banking, some interesting independent shops, cafes, and restaurants. The coastal resort of Eastbourne is about 15 miles to the south whilst the spa town of Tunbridge Wells with its excellent modern shopping center is about 18 miles to the north and Brighton is about 25 miles away.

There is an excellent choice of schooling in the area serving both state and private sectors. Heathfield offers primary and secondary education together with several primary schools in the surrounding villages; private schools include Bedes at Upper Dicker, St Andrew's Prep, Eastbourne College, Bedes Prep and Rodean Moira House at Eastbourne and Mayfield School in the village of Mayfield.

Mainline rail services to London are available from Stonegate (9.4 miles), Buxted (7.4 miles) and Polegate (9 miles); Gatwick airport is about an hour by car.



Services

Mains electricity, water and drainage; gas fired central heating.

Local Authority

Wealden District Council. www.wealden.gov.uk

Outgoings

Council Tax Band 'G'.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam.

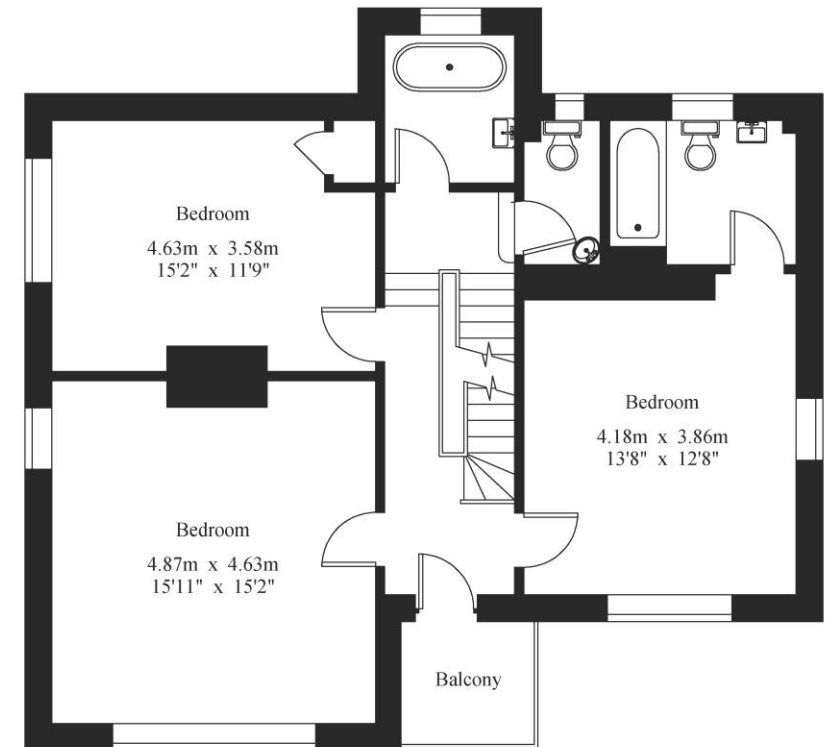
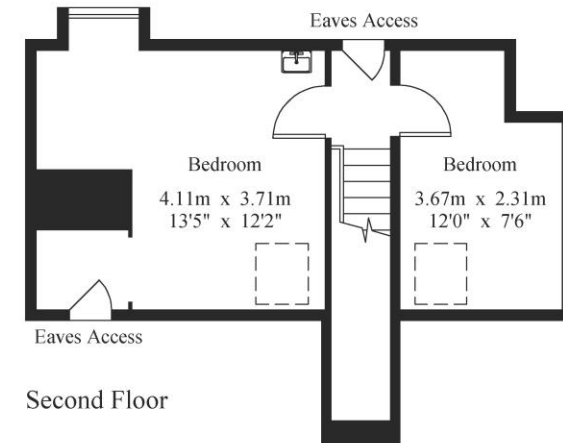
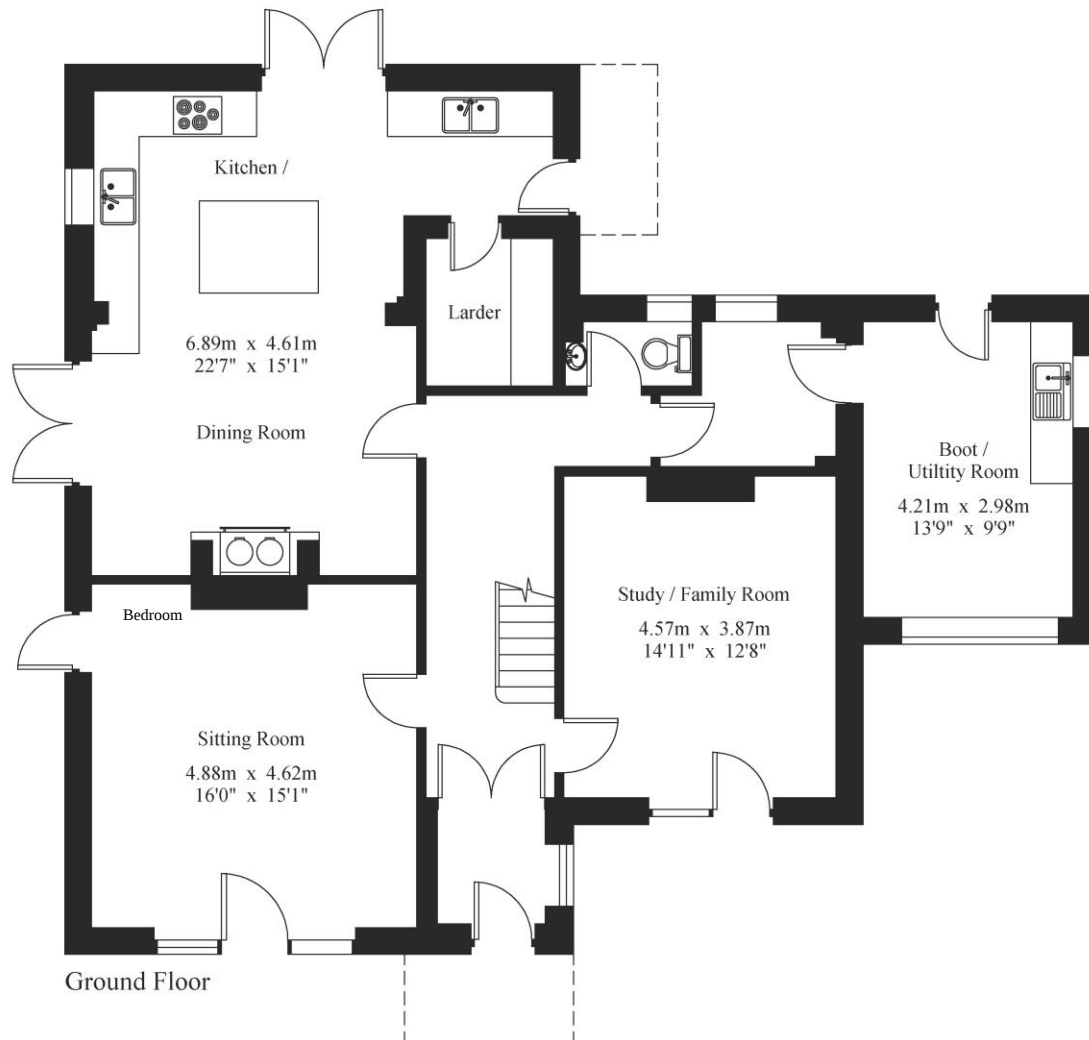
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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Gross Internal Area : 231.8 sq.m (2,495 sq.ft.)



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