



Horam Flat Farm

Chiddingly Road, Horam, East Sussex, TN21 0JL

SAMUEL & SON  
CHARTERED SURVEYORS

## **HORAM FLAT FARM**

### **CHIDDINGLY ROAD, HORAM, EAST SUSSEX, TN21 0JL**

A good size four bedroom detached house with large gardens and adjoining pasture field conveniently situated within a mile of Horam village centre.

**IN ALL ABOUT 3.5 ACRES**

**Guide £495,000 Freehold**

### **Location**

The property is conveniently situated on the Chiddingly Road within a short drive of Horam village and is just under four miles from Heathfield. Horam provides very useful day-to-day facilities and services including a Co-op convenience store, doctors surgery, a café, dentist, vet, pharmacy, petrol station and a couple of general stores. The larger towns of Eastbourne and Uckfield are 13.5 miles and 11 miles respectively; Tunbridge Wells 17.5 miles and Lewes 14 miles away approximately. Heathfield and Hailsham provide very good shopping facilities and are within a short drive; the larger towns provide comprehensive shopping and leisure facilities as well as mainline train services to London.

There are excellent state and private schools in the area including primary schools in Maynards Green, Chiddingly and Hellingly and state secondary schools in Heathfield, Hailsham and Uckfield. Private schools include Vinehall Preparatory school, Skippers Hill, Claremont, Mayfield, Bedes, Battle Abbey and Eastbourne College.

### **Description**

Horam Flat Farm is a good-size, four bedroom detached house with gardens and a paddock which, until recently formed part of a 35 acre farm, situated just under a mile from the centre of Horam village.

The house was originally built in the 1930's and has been extended over time to provide some 2,000 sq ft of accommodation over two floors. On the ground floor there are three reception rooms, a sizable kitchen with fitted units and a multi-fuel

Rayburn, a sunroom/utility room and a shower room. On the first floor there are four good-size bedrooms – one with an en suite bathroom, and a separate shower room. Generally, the house is in good order with some attractive features such as wood flooring to some of the ground floor living rooms; the bathroom/shower rooms and kitchen would benefit from updating but otherwise you could move straight in.

### **Outside**

The house sits in a pretty garden of about half an acre which displays a mature range of flowering plants and shrubs, together with lawn, a terrace, an ornamental pond and a summer house. There is an extensive vegetable garden with fruit cages and two greenhouses. A driveway is set to the north side of the house with access off the Chiddingly Road.

The adjoining paddock lies to the south of the house extending to about 3 acres and is level and fenced with a separate gated access from the road. There is a small pond to the southern boundary of the paddock.

### **Services**

Mains electricity and water; private drainage; oil fired central heating.

### **Outgoings**

Council Tax Band 'F'.

### **Local Authority**

Wealden District Council [www.wealden.gov.uk](http://www.wealden.gov.uk)

### **Viewing**

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son. Tel: 01435 810077. Follow this link to our [Virtual Tour](#).

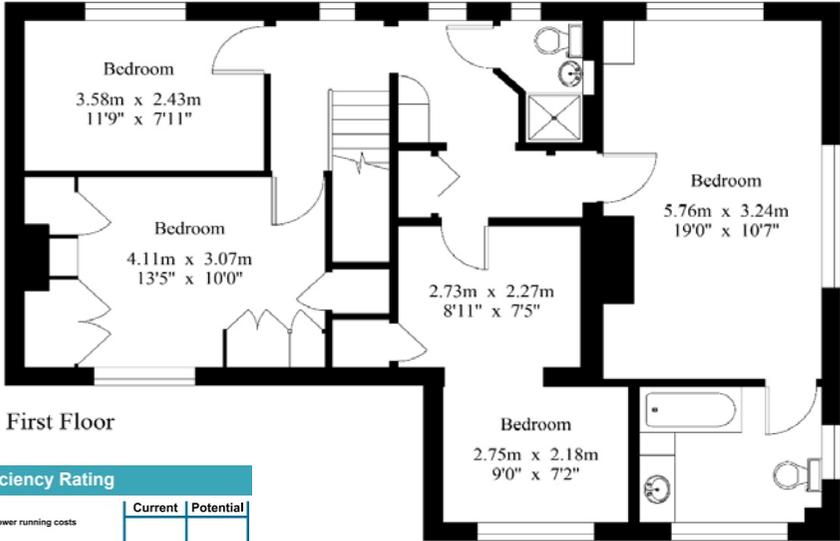
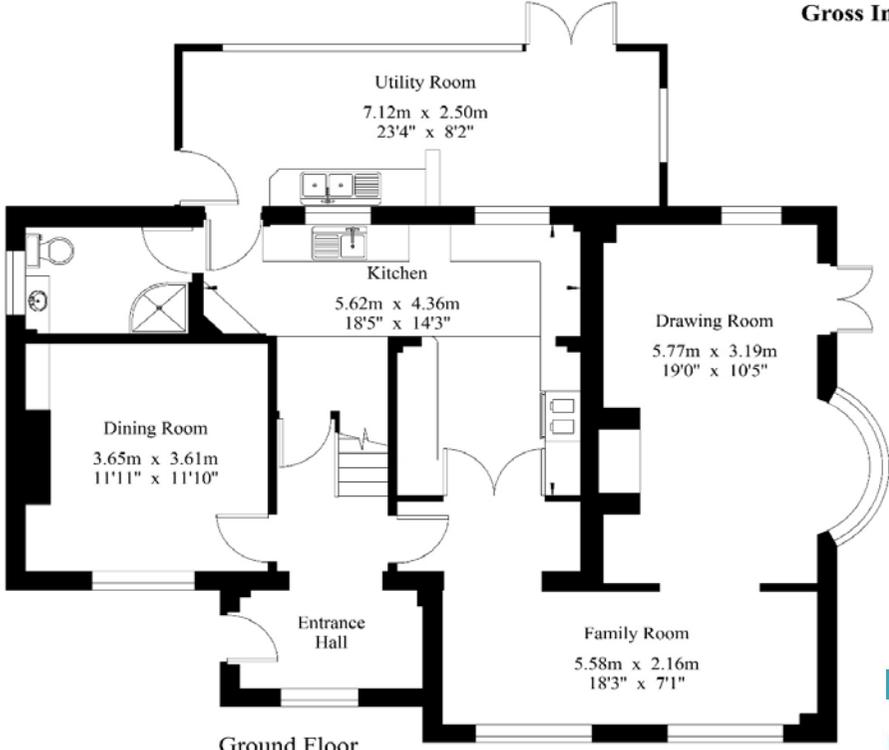
### **Agent's Note**

There is a public footpath which runs along the driveway to the side of the house and electricity cables and a pylon which run over the paddock. The Vendor will, for the time being, retain a right of access over the driveway to the side of the house that leads on to an adjoining barns complex. It is the Vendor's intention to redirect this access.



# Horam Flat Farm

Gross Internal Area : 187.0 sq.m (2,012 sq.ft.)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100%; background: linear-gradient(to top, #006400, #008000, #00A000, #00C000, #FFD700, #FFA500, #FF4500, #FF0000);"></div> <div style="margin-left: 10px; text-align: center;"> <div style="border: 1px solid black; padding: 2px 5px; background-color: #006400; color: white; font-weight: bold;">89</div> <div style="border: 1px solid black; padding: 2px 5px; background-color: #FFD700; color: black; font-weight: bold; margin-top: 10px;">51</div> </div> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

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