



Motcombe

High Street, Horam, East Sussex, TN21 0EL

SAMUEL & SON  
CHARTERED SURVEYORS



# MOTCOMBE

HIGH STREET, HORAM, EAST SUSSEX, TN21 0EL

An attractive, semi-detached period property with some 1160 sq ft of accommodation over two floors with the addition of a small commercial element conveniently located in the heart of the village.

## **Accommodation:**

Entrance hall • Sitting/dining room • Kitchen  
Three double bedrooms • Family Bathroom  
• Self-contained shop/salon

## **Outside:**

Delightful gardens with sitting out terrace  
Outdoor wc

**Guide £335,000**

## Situation

The property is conveniently situated on the High Street amongst a small variety of shops which includes a Co-op supermarket, grocers with delicatessen, pharmacy, newsagent and hairdressers. There is a doctors surgery, dentist and veterinary practice, along with cafes and pub.

Horam has a vibrant community, providing an excellent variety of services, amenities and recreational facilities which includes Broad Oak & Horam Football Club, a bowls club, tennis club, golf course, riding and fishing at Horam Manor. Significantly Horam also gives access to the famous Cuckoo Trail, a picturesque 12 mile countryside trail along the former railway line from Heathfield to Eastbourne providing a safe route for cyclists, walkers and horse riders.

Heathfield is within a 5 minute drive and provides a very good range of shopping facilities and other services, supermarkets and restaurants.

The area is well served with schools at both primary and secondary levels including Maynards Green Primary School and Heathfield Community College. In terms of transport there



are bus services from the village to the south coast and north to Tunbridge Wells; main line train services at Buxted, Stonegate and Polegate are within a short drive.

## Description

Built around 1900, 'Motcombe' is a delightful property which is in excellent condition and significantly, retains much of its original charm and character and has the benefit a small commercial unit to the front of the building which is currently being used as a hairdressing salon. The unit is self-contained, with its own front door and separate utility area and cloakroom.

## Accommodation

The access to the main house is to the left side of the building via a small gate; a hallway leads onto a very good-size open-plan sitting room and dining room which has south west facing windows and a wood burning stove and leads onto a good-size contemporary kitchen which in turn, leads out onto the garden.







On the first floor there are three good size bedrooms all with stripped wood floors and a well-designed bathroom.

The gas boiler was fitted in 2015 and most of the windows have been replaced with double glazed units which are very much in keeping with the original design.

## Outside

A patio area to the rear leads up to a wonderful garden which displays a wide variety of flowering plants and shrubs. Unique to the property is the "green" roof on the rear extension of the property and there is an external WC which also provides a useful storage area, or it could be incorporated into the house.

## GENERAL PROPERTY INFORMATION

### Services

Mains water, electricity and gas with gas fired central heating and hot water. Mains drainage.

### Local Authority

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

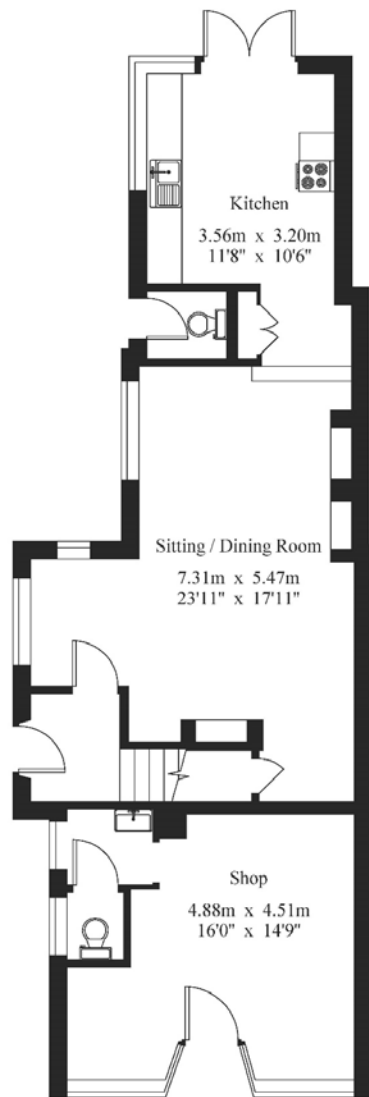
### Outgoings

Council Tax Band 'C'. The Salon is presently subject to Business Rates.

### Viewing

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



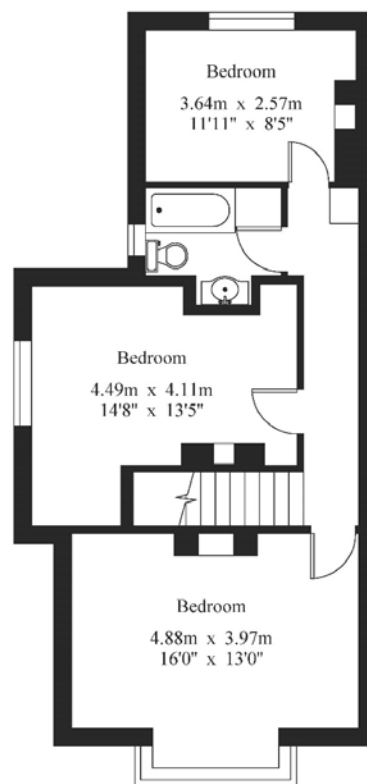


Ground Floor

## Motcombe

House - Gross Internal Area : 107.8 sq.m (1,160 sq.ft.)

Shop - Gross Internal Area : 21.3 sq.m (229 sq.ft.)



First Floor



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