



1 Coxlow, Horam, Heathfield, East Sussex

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# 1 Coxlow, Horam, Heathfield, East Sussex TN21 0JG

The major portion of a period house with character features offering a unique living environment, and within easy reach of amenities

Heathfield 2.8 miles, Buxted railway station 7.8 miles, Stonegate railway station 9.7 miles, Eastbourne 13 miles, Lewes 13.4 miles, Central London 62.8 miles

Drawing room | Reception Hall | Dining Hall  
Study | Kitchen | Utility | Shower room  
Principal bedroom with en suite bathroom and dressing room | 4 Further bedrooms | Family bathroom | Gym/workshop | Off-road parking  
Garden | EPC rating D

## The property

Forming the north wing of an historic country house, Number 1 Coxlow provides a charming character family home with distinctive features including decorative detailing to windows, wall panelling, beam frameworks and timber-cladding to ceilings, and feature fireplace. On the ground floor a vestibule gives access into a reception hall and adjoining sitting room, both with enchanting recess spaces within bay window alcoves and providing elegant settings for relaxation and dining. The kitchen is fitted with dark-colour-toned cabinetry complemented by wood work surfaces, with a Belfast sink and a corner breakfast bar setting for informal dining.

The bedroom accommodation is arranged across the first and second floors, with the luxurious principal suite situated on the first level with a vast, beautifully appointed bathroom. There are two further bedrooms and a modern family bathroom at this level with a stairway rising to the second level which comprises three rooms, two of which

are linked. A shower room provides additional facilities on the ground floor, and is adjoined by a utility room which offers a home to domestic appliances. The timber outbuilding offers a supplemental space with flexible-uses and currently presents as a gym.

## Outside

Timber gates within a boundary wall open onto a gravelled parking area alongside the timber outbuilding, with a majestic tree marking the centre of this entry point at the property. Paved terracing, edged by a low wall, adjoins the home offering opportunities for outdoor dining and relaxation and a decorative arch is adorned by climbing plants. Positioned opposite the entrance doorway, this decorative frame indicates a route out onto the lawned garden. There is an expanse of grass providing plenty of space for children's play and mature trees at the boundaries create a pleasing sense of seclusion in this outdoor sanctuary.

## Location

The property is situated in the semi-rural village of Horam which provides a convenience store, medical and veterinary practices, a recreation ground and village hall, which hosts a pre-school group and choral society; there is also a bowling club and golf at Horam Park. The town of Heathfield offers a good range of shops including three supermarkets, and Heathfield Markets which operate on Tuesdays and Saturdays, whilst slightly further afield, Royal Tunbridge Wells is a popular destination for shopping at The Pantiles, with cultural activities and dining at a range of restaurants. Commuters can access services at Buxted station for London Bridge and Victoria, and Stonegate station for journeys to London Bridge/Charing Cross/Cannon Street. Well-regarded schooling in the vicinity includes Maynards Green and Cross-in-Hand primary schools; Heathfield Community College, Bede's Senior School, Skippers Hill Manor Prep-school, Moira House and Eastbourne College.

















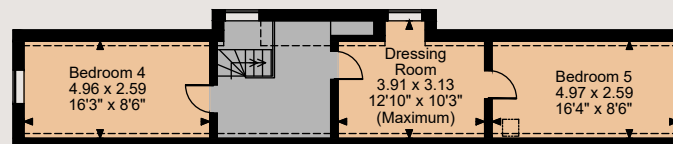
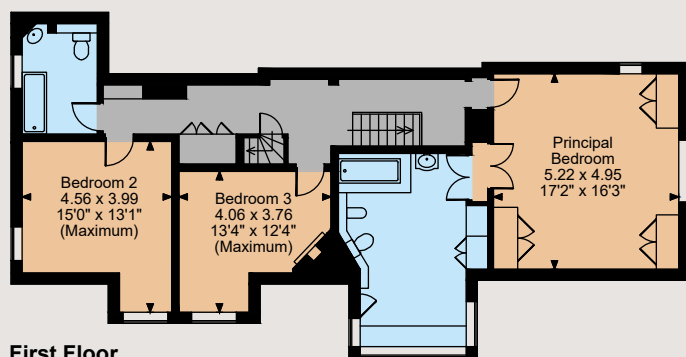
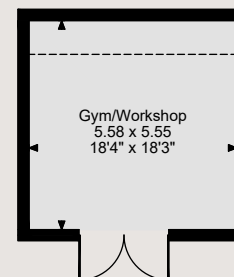
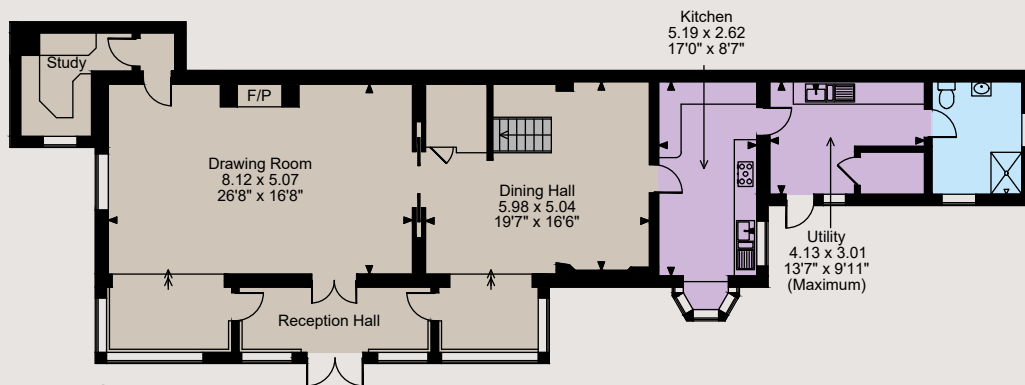








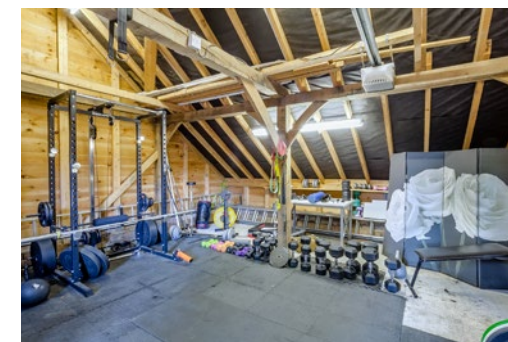
Floorplans  
House internal area 3,087 sq ft (287 sq m)  
Gym/Workshop internal area 280 sq ft (26 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Directions

From the A27, and 4 miles eastwards from the Southerham roundabout, take the turn at the sign-post to Ripe and follow Firle Road which links to Deanland Road. At the junction with the A22, turn right and then take the left turn to Gun Hill, joining Nash Street. Continue through the village of Gun Hill to the junction with the A267. Turn left and after a short distance the property will be on the right.

## General

### Local Authority:

Wealden District Council, Tel: 01892 653 311

East Sussex County Council, Tel: 0345 608 0190

**Services:** All mains services. Gas central heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £825,000

## Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

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