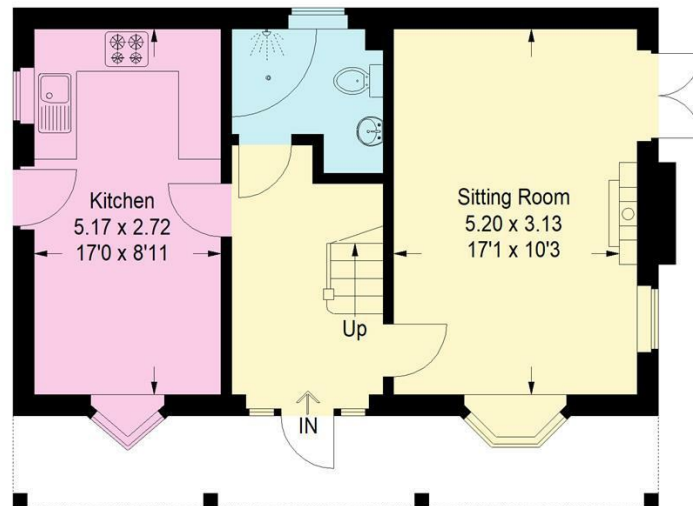


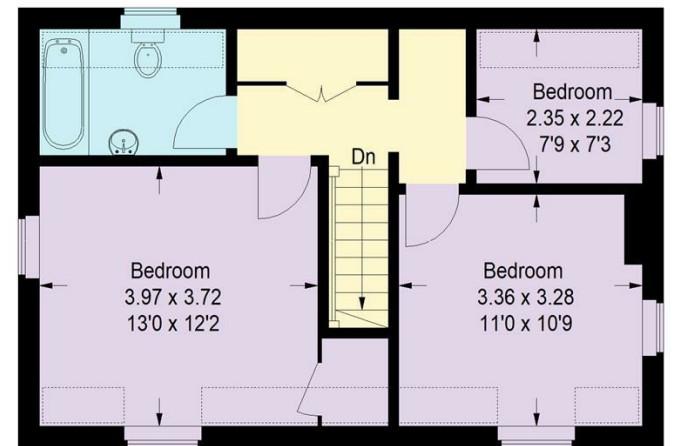


Grange Close, Horam, TN21 0JG

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

ROWLAND
GORRINGE

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



ROWLAND
GORRINGE

Grange Cottage, Horam, Heathfield, East Sussex, TN21 0JG

Grange Cottage,
Horam
Heathfield
East Sussex
TN21 0JG

Offers In The Region Of £340,000 Freehold

Description
Rowland Gorringer are absolutely delighted to be marketing Grange Cottage. This unique and stunning home is situated within the grounds of a elegant converted Victorian Manor House. This home has been loved and well maintained by our clients and offers cosy, characterful living space for a number of different buyers, With spacious accommodation throughout this property would suit first time buyers, downsizers, people searching for a second home in a country village and many more buyers who are in the market for a quirky and well presented, much loved home. The accommodation comprises of a kitchen/diner which has been modernised in recent years, a downstairs shower room and spacious living area complete with a wood burning stove just adding to the charm. On the first floor are three bedrooms, two of which are doubles and an additional family bathroom. Externally there is a private and landscaped garden. Our clients have tactically divided the garden to offer sun trap patios, areas of lawn and well stocked bed borders. The wrap around garden offers privacy and seclusion. Furthermore there is an allocated parking space for the property as well as non restricted road parking. Internal viewings are a must here to really appreciate the living space that is on offer.

Location
The Grange is a converted Victorian manor house which is situated in a pleasant position on the edge of the village of Horam. The cottage is situated within the grounds of this beautiful setting. Within the village you will find a variety of independent shops, including a well regarded butcher, grocers with delicatessen, general stores, pharmacy, together with a choice of hairdressers. There is also a doctor's surgery, dentist, and veterinary practice, along with cafe's and the local pub, The May Garland Inn. A local junior school is in easy walking distance. Community life is strong in Horam, with a busy, lively village hall and a wide variety of clubs and associations, whilst recreational facilities include a bowls club, tennis, cubs and scouts, junior football, children's play area, golf course and fishing at Horam Manor fishery. Peace and solitude are never far away in Horam's countryside. The area offers many opportunities to walk through woodlands, parkland and the beach at Pevensy is only 20 minutes drive. Passing through the village, is The Cuckoo Trail, a former railway line which Streamside has direct access to. This 14 mile leafy, tree-lined track runs between Heathfield and Eastbourne, providing a safe route for cyclists, walkers, and horse riders. A frequent bus service runs from just outside the property to Eastbourne or Tunbridge Wells.

