



Cokerswood House, Horam, East Sussex

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# Cockerswood House, Horam, East Sussex TN21 0JN

A beautiful detached property, set in delightful mature gardens and grounds of 1.8 acres, with outbuildings, in a quiet semi-rural setting

Heathfield 3.9 miles, Stonegate Station 10.8 miles (London Charing Cross 1 hour), Uckfield Station 10.3 miles, Lewes 12.8 miles, Eastbourne 14.8 miles, Royal Tunbridge Wells 18.4 miles, M25 (J5) 34 miles, Gatwick Airport 33.6 miles

Reception hall | Sitting room | Garden room  
Kitchen/dining room | Cloakroom | Utility/Boot room | 4 Bedrooms | Family bathroom | Shower room | Possible annexe | Gardens | Garage  
Double carport | Pallet shed | Summer house  
Dog kennel | Wood store | EPC rating D  
Enviably plot consisting of 1.8 acres

## The property

Cockerswood is a versatile detached brick-built and part weatherboarded home set in picturesque Sussex countryside. The property is currently arranged as a generous four-bedroom home, but could have a possible annexe or fifth bedroom as there are two staircases.

The welcoming reception hall with woodburner has a cloakroom, a view to the garden and a door to the feature 31 ft. garden room. This sociable space enjoys a warm south-westerly aspect, with far-reaching rural vistas and bi-folding doors to the rear terrace. Further is the dual aspect sitting room with its attractive curved bay window, feature fireplace and stove and the large kitchen/dining room. There is ample space for informal dining here, alongside a range of attractive Shaker-style, contrasting wall and base cabinetry, thick wooden worksurfaces and a range of integrated modern appliances. There is a utility/boot room with door to the garden.

On the first floor is a well-presented family bathroom and a shower room, serving four well-proportioned bedrooms, including the dual-aspect 18 ft. principal room. A hallway with stairs opens into the possible annexe which includes bedroom 4, kitchen/living space or optional bedroom 5 and contemporary shower room.

## Outside

The property sits within an enviable rural plot on the village fringes, totalling 1.8 acres in all. It is approached via a five-bar wooden gate opening to a considerable private gravelled forecourt and surrounded and interspersed with mature trees and shrubbery. From here is access to the two-car carport and a separate single garage. Gates flow into the side and rear garden, past a pretty summer house, patio and pallet shed, along with a 32 ft. timber-clad dog kennel. There is a paved terrace beside the home enjoying the sunny south-westerly aspect, bordered by colourful established flowers, a kitchen garden and greenhouse, followed by lush level lawn and borders that flows onto the land. The field is separated with metal-railed fencing and part mowed, with wildflower sections and various fruit trees.

## Location

The sought-after village location of Horam is well-served for everyday amenities, with a local store, doctor and dentist surgeries, a village hall, petrol station and country park. The nearby market town of Heathfield offers a further range of recreational, leisure and shopping facilities. Picturesque Lewes, the scenic coastline at Eastbourne and Royal Tunbridge Wells are all within easy reach. Stonegate Station provides frequent rail services to London, with the A21 linking to the M25 and M26. Notable nearby schools include Eastbourne College, Brighton College, Mayfield School, Battle Abbey School and Tonbridge School.













Floorplans  
 House internal area 3,112 sq ft (289 sq m)  
 Garage internal area 111 sq ft (10 sq m)  
 Outbuildings internal area 876 sq ft (81 sq m)  
 Total internal area 4,099 sq ft (381 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions**  
 What3Words: ///scouting.centally.nozzles

**General**  
**Local Authority:** Wealden District Council  
**Services:** Mains electricity and water. Private drainage and oil-fired central heating. Broadband is available to the property. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,500,000

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