



23 Cornflower Avenue, Horam
Heathfield

£650,000
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23 Cornflower Avenue

Horam, Heathfield

An exceptional five bedroom three bathroom detached executive style home with a private driveway and detached double garage. Occupying a pleasant corner plot adjoining ancient woodland and stunning meadowland.

The property is entered via central hallway with a cloakroom found nearby, there is a double aspect sitting room, a study and the main living area is open plan, made up of the stunning kitchen with a central island and breakfast bar, a dining/living area with a set of Bi-fold doors opening to the rear garden. The utility room is found off the living area and has a personal door opening to the side of the property.

- An exceptional five double bedroom three bath detached executive style modern home constructed in 2022
- Beautifully positioned at the end of a no through lane adjoining stunning meadow land and ancient woodland
- Detached double garage with a fully boarded loft
- Landscaped rear garden
- A magnificent open plan 30' x 15'4 kitchen/family/living room
- Utility room | Cloakroom
- Principal bedroom with dressing room and en-suite shower room
- Guest bedroom with en-suite





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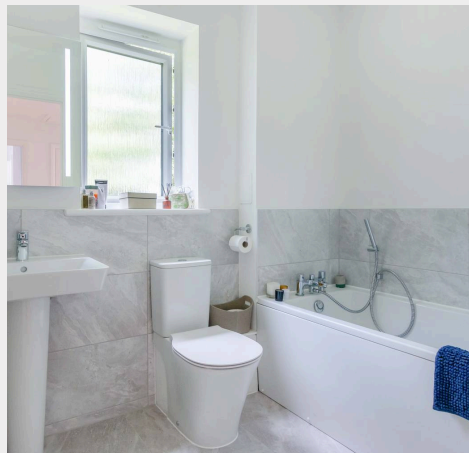
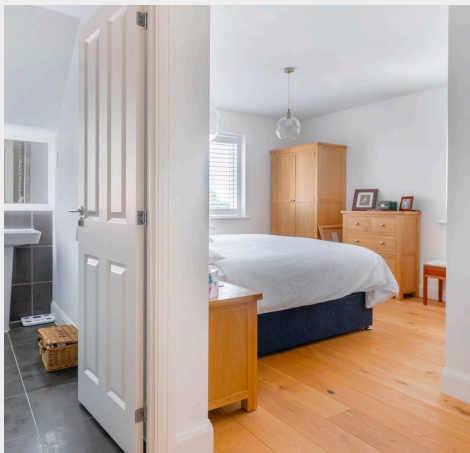
The first floor provides a spacious galleried landing, there are five double bedrooms with a guest room with en-suite shower room and an impressive principal bedroom with a dressing area, built-in wardrobe, and an en-suite shower room. The family bathroom has an enclosed bath and separate shower cubicle.

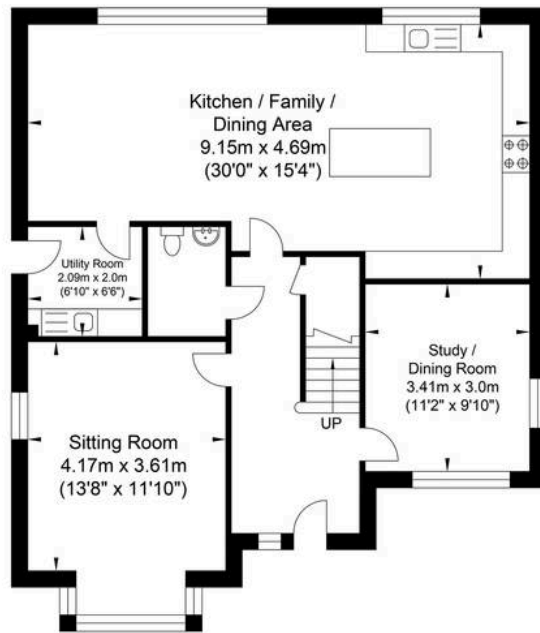
Outside, the front of the property is approached via a block paved driveway with which in turn leads to the detached double garage. The rear garden has been beautifully landscaped with a deep seating terrace, level lawn and timber outbuilding, enclosed by close board fencing.

This impressive home was constructed by Bovis Homes in 2022 and has been significantly improved by the current owners, featuring solid oak flooring throughout the property, a beautifully fitted kitchen with integrated appliances and a central island and a large double garage with a fully boarded loft. The position of the property is wonderful, found at the end of a no through road with a fine view across the meadow land and beyond.

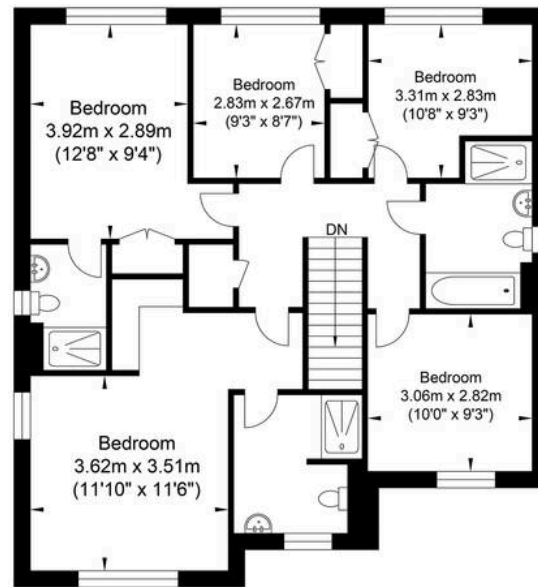
Council Tax band: TBD

Tenure: Freehold

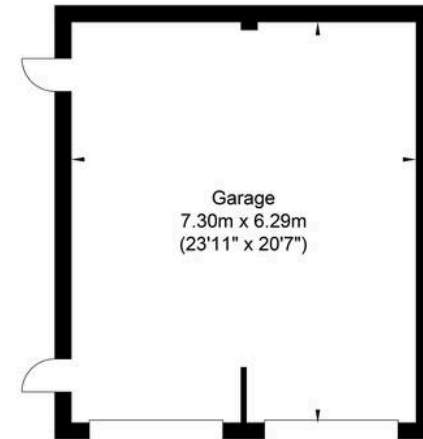




Ground Floor
Approximate Floor Area
919.23 sq ft
(85.40 sq m)



First Floor
Approximate Floor Area
902.01 sq ft
(83.80 sq m)



Garage
Approximate Floor Area
494.27 sq ft
(45.92 sq m)

Approximate Gross Internal Area (Excluding Garage) = 169.20 sq m / 1821.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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