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Peter Oliver



Scotsford Road, Broad Oak, TN21 8UD

- ▼ 4 Bed Detached
- ▼ Landscaped Garden
- ▼ Gorgeous Outlook
- ▼ Studio In Garden
- ▼ 4 Reception Rooms
- ▼ Garage & Driveway



### EPC RATING

Current:  
69 C

Potential:  
80 C

**Guide Price:**  
**£650,000 - £675,000**





## Scotsford Road, Broad Oak, TN21 8UD

Nestled in the picturesque village of Broad Oak, Heathfield, this beautifully presented 4-bedroom detached chalet bungalow offers a perfect blend of modern living with stunning rural views. The property is set in a tranquil location, not overlooked, and is ideal for those seeking privacy and a peaceful country lifestyle. As you enter the property, you are greeted by a brand-new porch and a welcoming entrance hall. The spacious double-aspect living room features a striking open fireplace, creating a warm and inviting atmosphere. The large kitchen diner is perfect for family meals, offering an abundance of cupboard and worktop space, ideal for those who love to cook and entertain. A separate office provides a dedicated space for work or study, while the snug area with a cozy log burner and bifold doors opens up to the garden, offering a seamless connection between the indoors and outdoors. Additionally, an 18-foot utility room provides plenty of storage space, along with a garage for extra convenience. The ground floor also features a large double bedroom, a downstairs bathroom with shower over bath and an extra separate toilet, offering flexibility for family living or guests. Upstairs, you'll find two well-sized single bedrooms and the principal bedroom, which boasts a luxurious walk-in wardrobe. The family bathroom is beautifully appointed with underfloor heating, ensuring comfort throughout the year. The property continues to impress with a 30 square meter outbuilding in the garden, which offers numerous possibilities. Equipped with multiple electric points & heating, it can be used as a home office, studio, games room, or whatever suits your lifestyle. In the summer and winter the bifold doors can be opened up to enjoy the space even more! The landscaped garden is a highlight, featuring a wood store, high-quality Astroturf, a hot tub, and, most importantly, breathtaking views that stretch for miles – the perfect backdrop for relaxing or entertaining. A generous driveway to the front of the property offers parking for multiple vehicles, and the property is located along a peaceful country lane, further enhancing its appeal. This delightful home offers a perfect balance of modern convenience and country charm, making it an ideal choice for anyone looking to enjoy a serene, private lifestyle with easy access to local amenities.

Uckfield: 01825 703000  
 Crowborough: 01892 489000  
 Lettings: 01825 701030  
[Info@peteroliverhomes.co.uk](mailto:Info@peteroliverhomes.co.uk)

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 The Property  
Ombudsman

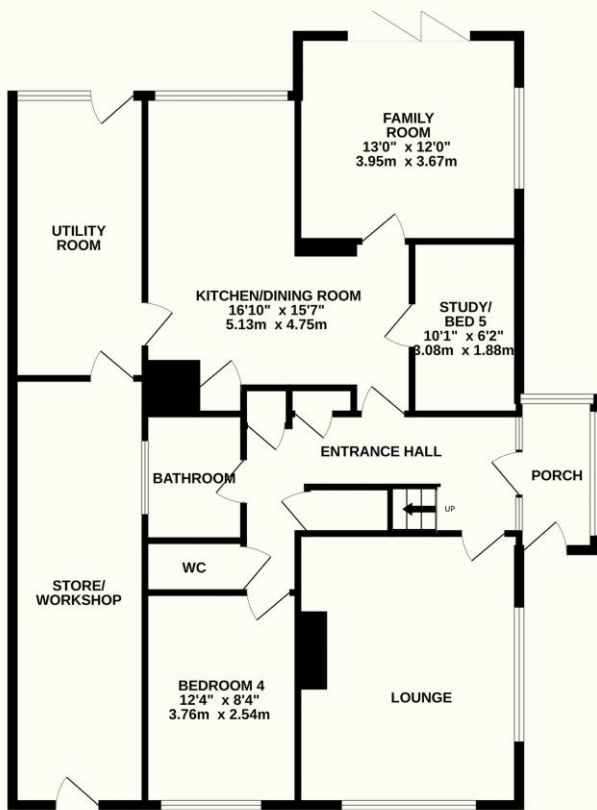
 The Property  
Ombudsman  
LETTINGS



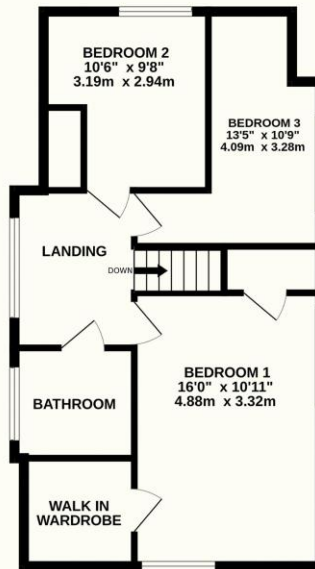




GROUND FLOOR  
1318 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



DETACHED OUTBUILDING  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 2213 sq.ft. (205.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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