

CADE STREET, HEATHFIELD
£875,000



Cade Street, Heathfield, East Sussex, TN21 9BN

An individual detached three bedroom property that has recently undergone significant improvement and renovation throughout to provide flexible living accommodation, coupled with a high standard of fitment throughout including oak joinery and floors. The property sits in stunning gardens and grounds extending to almost 3 acres (tbv) offering tranquillity and privacy throughout with garden ponds, large sun terrace, off road parking, garaging/workshop and views to the South Coast. For those looking for peace and quiet in a private yet not isolated position this property must be viewed. Further notable features include the large sitting room with wood burning stove, vaulted dining room with access to the rear terrace, well fitted kitchen with integrated appliances and three bedrooms each with en-suite bath/shower rooms.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: The property is situated down a driveway on the borders of the hamlet of Cade Street and the desirable village of Old Heathfield. Old Heathfield is regarded as one of the most sought after Sussex villages with an idyllic environment and many attractive walks nearby, such as the famous Cuckoo Trail. All Saints Church is nearby, part of which is understood to date back to the 13th Century as is Heathfield Park Estate and Old Heathfield Cricket grounds. These are all within walking distance of the property, as is the highly regarded fourteenth century Star Inn with gourmet restaurant, excellent bar food and beautiful garden and the Half Moon public house in the opposite direction. Although the property enjoys an idyllic location it is far from isolated with a Primary School less than half a mile distant and the thriving market town of Heathfield nearby. The market town offers a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Mainline stations at both Buxted and Stonegate are approximately 6 miles distance, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



Timber oak glazed FRONT door into ENTRANCE HALL: Cast iron style antique radiators. Large double glazed velux window allowing in natural light. Oak flooring. uPVC double glazed window to front and door to outside access. Access to loft space. Wall mounted thermostat. Oak latch door to useful shelved cupboard. Range of oak latch doors to:-

CLOAKROOM: Obscure uPVC double glazed window to side. Fitted with a white suite with chrome effect fittings of low level WC, wall mounted wash basin. Ladder style chrome effect heated towel rail. Localised tiling to walls. Ceramic tiled flooring.

SITTING ROOM: Glazed doors into LARGE SPLIT MAIN RECEPTION ROOM: A stunning vaulted room with uPVC double glazed door with sidescreens and bay window giving access to rear terrace and aspect over the gardens. Two large contemporary wall mounted tubular style radiators. Central fitted wood burning stove upon granite hearth with exposed flue. Wall light points. In the initial entrance there are French doors to the outside terrace and a further contemporary tubular style radiator.

DINING ROOM: A particularly attractive vaulted room with oak flooring, double glazed windows and doors giving access to the rear and an aspect over the gardens. Attractive brick built fireplace with fitted wood burning stove with oak bressumer beam over and quarry tiled hearth. Cast iron style antique radiator. Exposed ceiling beams and feature circular window.

KITCHEN/BREAKFAST ROOM: uPVC double glazed windows to front and side and door in bay window giving access to the terrace. Range of granite effect worktops with inset Butler sink with scored drainer, matching cupboard and drawer units below. Inset 'AEG' four ring hob with extractor hood over. Integrated 'AEG' stainless steel brush fronted oven and grill with 'Cape' microwave over. Matching wall mounted cupboards. Integrated fridge and freezer and pull-out larder cupboard. Localised tiling. Integrated dishwasher. Recessed ceiling downlighters. Wall mounted contemporary radiators. Paved flooring and latch door to: **UTILITIES CUPBOARD** with hot water tank and appliance space. Contemporary oak staircase with glass panels rises to a further:-

LANDING AREA: Circular double glazed window to front and useful storage cupboard. Oak latch door to:-

MASTER BEDROOM: uPVC double glazed window to rear with wonderful views over the gardens to distant countryside and uPVC double glazed window to front. Oak display shelving with access to further useful eaves storage space. Large contemporary style radiator. Latch oak door to:-

EN-SUITE BATHROOM: uPVC double glazed window to front. Fitted with a white suite of low level WC with concealed cistern and display shelf over. Wash basin with mixer tap over and cupboard below. Wall mounted vanity mirror. Panelled bath with mixer tap/shower attachment over. Heated ladder style towel rail. Recessed ceiling downlighters, Extractor fan. Ceramic tiled flooring. Tiling to walls.

GUEST BEDROOM 2: uPVC double glazed window to side. Access to loft space. uPVC double glazed bay window to front. Fitted shelved cupboard. Oak flooring. Contemporary tubular style radiator.

EN-SUITE SHOWER ROOM: Fully tiled room with recessed ceiling downlighters. uPVC double glazed window to front. Fitted with a white contemporary suite of low level WC with concealed cistern inset into vanity unit with display surface over, wash basin with mixer tap over and cupboard/vanity mirror. Large walk-in shower cubicle. Heated ladder style towel rail. Ceramic tiled flooring.

BEDROOM 3: uPVC double glazed window to side. Fitted double wardrobe cupboard. Contemporary tubular style radiator. Door to useful shelved cupboard. Oak flooring. Latch door to:-

EN-SUITE SHOWER ROOM: Fully tiled room with recessed ceiling downlighters. uPVC double glazed window to side. Fitted with a white contemporary suite of low level WC with concealed cistern inset into vanity unit with display surface over, wash basin with mixer tap over and wall mounted vanity mirror. Large double walk-in shower cubicle. Heated ladder style towel rail. Ceramic tiled flooring.

EXTERNALLY: The ground and gardens are a particular feature of this property extending to approximately 3 acres (tbv) of glorious formal gardens amidst a tranquil setting of ponds, terracing, flower and shrub beds including a large **DRIVEWAY** providing **OFF ROAD PARKING** for several vehicles, a detached single **GARAGE** with power and light and useful eaves space and latch door at rear to **WORKSHOP** area. A paved pathway runs around the entire property with further flower and shrub beds. **GREENHOUSE**, **LOG STORE**, outside tap. Various areas of lawn and gardens offering privacy and seclusion. Stunning large patio terrace for alfresco eating/entertaining. Two garden **PONDS**. Mature trees. The gardens are all fence and hedge enclosed. Useful covered **OUTBUILDING**. Brick built and pitch tiled roof further detached garden **STORE**. Further ornamental water feature. The gardens enjoy wonderful views.

TENURE: Freehold

VIEWING ARRANGEMENTS: By appointment with owners agent, Wood & Pilcher, 27 High Street, Heathfield, East Sussex, TN21 8JR on 01435 862211 or email us at heathfield@woodandpilcher.co.uk.

DIRECTIONS: From our offices in Heathfield High Street proceed east through the traffic lights at the top of Mutton Hall Hill and turn right onto the Battle Road (B2096) and continue for approximately 0.5 of a mile into the village of Cade Street turning right in the village by the Half Moon Public House, the property will then be found down a driveway between the two properties named Delabole and Springfield.

ENERGY EFFICIENCY RATING: D

AGENTS NOTE 1: The property benefits from an Air Source Heat Pump providing efficient central heating (see EPC).

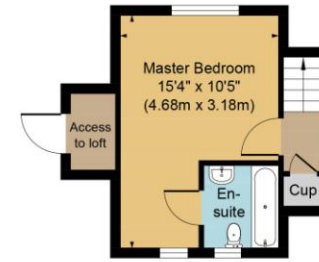
AGENTS NOTE 2: Please note that not everything in the photography may be included in the sale.



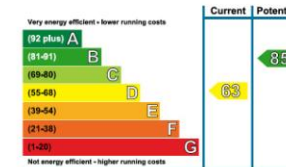


Garage

Ground Floor



First Floor



House Approx. Internal Floor Area 1747 sq. ft / 162.39 sq. m
 Garage Approx. Internal Floor Area 263 sq. ft / 24.46 sq. m
 Approx. Gross Internal Floor Area 2011 sq. ft / 186.86 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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