

# CADE STREET, HEATHFIELD



**ROHALLION, CADE STREET, HEATHFIELD, EAST SUSSEX, TN21  
9BU**

**GUIDE PRICE £950,000 FREEHOLD**

An imposing detached Victorian residence that has been extended over time and now offers exceptionally spacious and versatile accommodation (approximately 3220 sq ft) and enjoys delightful far reaching views to the front of the property to the South Coast and the South Downs.



**27 High Street, Heathfield, East Sussex,  
TN21 8JR  
Tel: 01435 862211- Fax: 01435 864303**

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

Rohallion represents an imposing and extended detached Victorian residence sitting on the 'High Ridge' between Heathfield and Battle and enjoying wonderful views to the South Coast. The property enjoys character from its original era including high ceilings and fireplaces, coupled with oak flooring throughout the ground floor. The principal rooms are all of an excellent size (see floorplan) making the house spacious throughout. The three principal reception rooms offer versatility to how they can be used and the living room and the kitchen/dining room give access to the rear gardens. The kitchen/dining room enjoys a fitted Aga and range of worktops and cupboards opening up into a large dining area providing a wonderful entertaining space. The principal sitting room enjoys two feature fireplaces and gives access to a utility room and ground floor toilet.



The master bedroom enjoys an en-suite shower room with three further double bedrooms on the first floor and a spacious bathroom. To the second floor are two bedrooms each with en-suites providing excellent guest/children's rooms. The property sits in a plot extending to approximately 1 acre (tbv) with off road parking to the front and access to delightful, secluded and enclosed gardens giving the property a tranquil setting with sweeping areas of lawn, mature shrubs and trees including Oaks and fruit trees, seating areas, light bluebell woodland and backing onto fields. An internal viewing of this property is essential to appreciate all that it has to offer in this delightful, yet not remote, setting.

**SITUATION:** The property is situated in the hamlet of Cade Street and nearby to the 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 and the Half Moon public house. Although the property enjoys an idyllic location it is far from isolated with a Primary School approximately 0.8 of a mile mile distant and a well regarded Secondary School within walking distance of the property. The thriving market town of Heathfield is nearby and 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. The town also enjoys a wonderful community with various sporting clubs including Rugby, Football and Tennis clubs. Mainline stations at both Buxted and Stonegate are approximately 7 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.

**OAK FLOORING THROUGHOUT THE GROUND FLOOR WITH ENTRANCE HALL, LIVING ROOM, SITTING ROOM, UTILITY ROOM, CLOAKROOM, FURTHER RECEPTION ROOM/HOME OFFICE, KITCHEN/DINING ROOM WITH AGA, FIRST FLOOR LANDING, BEDROOM 1, EN-SUITE SHOWER ROOM, BEDROOM 2, BEDROOM 3, BEDROOM 4, FAMILY BATHROOM, SECOND FLOOR LANDING, BEDROOM 5, EN-SUITE BATHROOM, BEDROOM 6, EN-SUITE BATHROOM, DRIVEWAY, 1 ACRE OF DELIGHTFUL FORMAL GARDENS, OAK TREES, BLUEBELL AREAS, SEATING AREAS OFFERING PRIVACY AND TRANQUILITY. OIL FIRED CENTRAL HEATING.**

**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](mailto:heathfield@woodandpilcher.co.uk).

**DIRECTIONS:** From our offices in Heathfield High Street, proceed east along the A265, continue straight across the traffic lights and take the 1st turning on the right onto the Battle Road. Continue into Cade Street and Rohallion can be found on the left a short distance after the Nursery.

**ENERGY EFFICIENCY RATING:** E

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

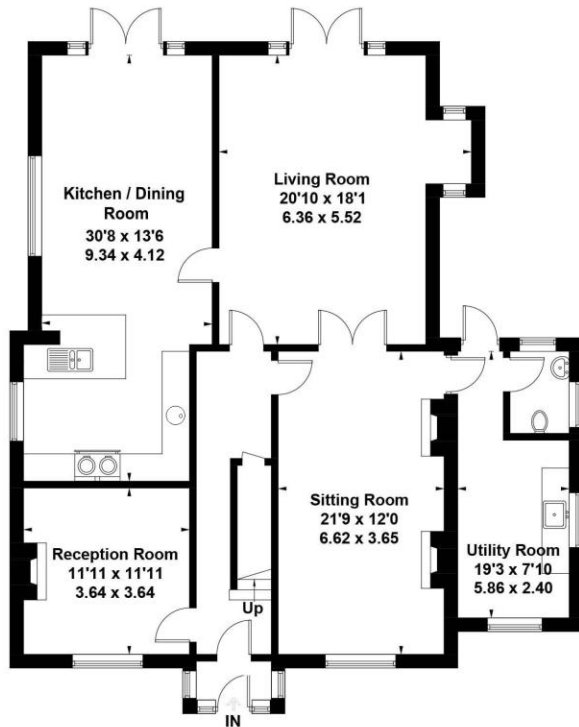




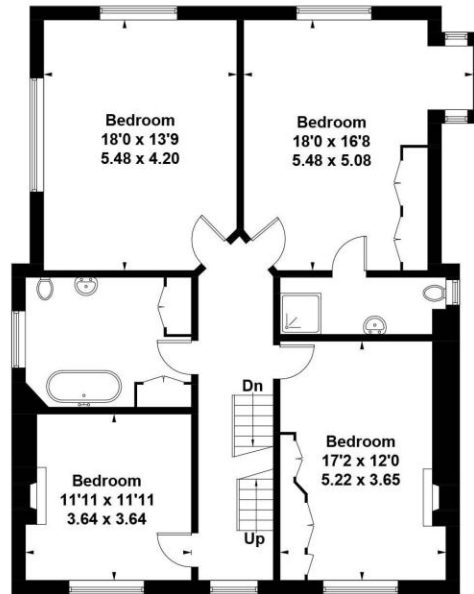




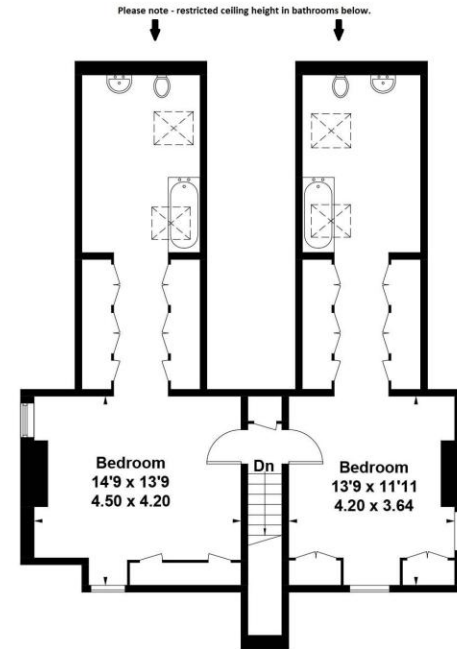




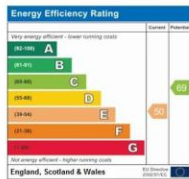
**Ground Floor Approx Internal Floor Area**  
1394 sq ft (129.5 sq m)



**First Floor Approx Internal Floor Area**  
1120 sq ft (104.1 sq m)



**Second Floor Approx Internal Floor Area**  
781 sq ft (72.6 sq m)



## Rohallion, Cade Street, Heathfield, TN21 9BY

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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