

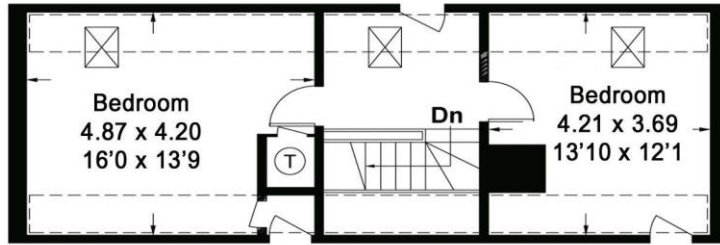


Weald House, Heathfield Road, Burwash Weald, East Sussex TN19 7FB

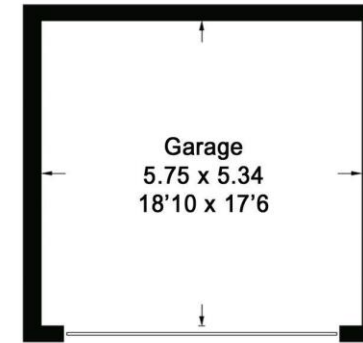
Guide Price £745,000 Freehold

When experience counts...

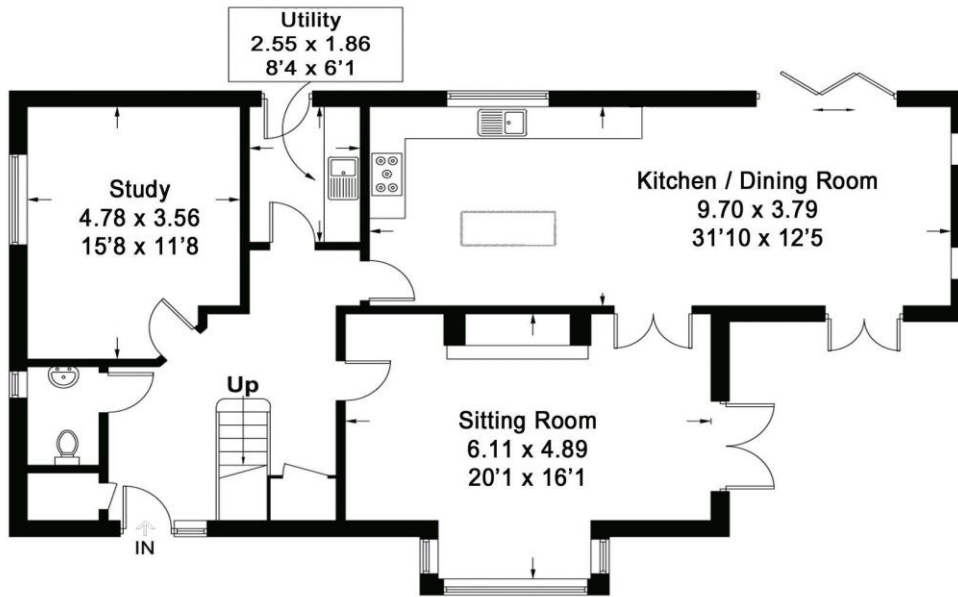
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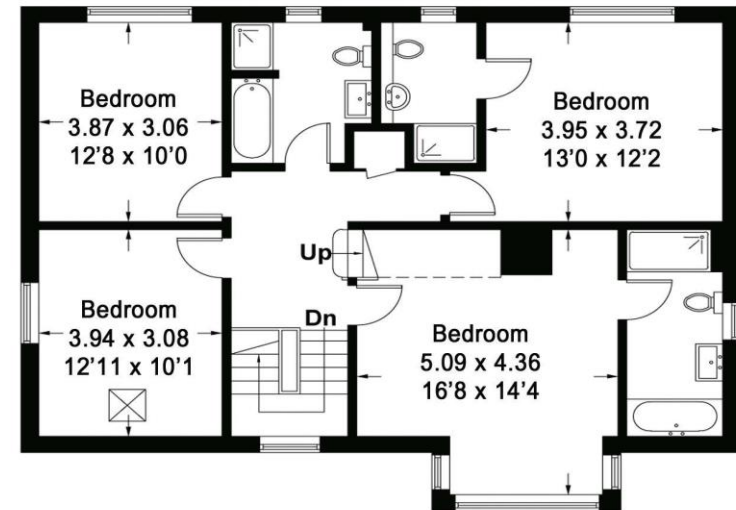
Second Floor Approx Internal Floor Area
489 sq ft (45.4 sq m)



Garage Approx Internal Floor Area
489 sq ft (45.4 sq m)
(Not Shown In Actual Location / Orientation)



Ground Floor Approx Internal Floor Area
1159 sq ft (107.7 sq m)



First Floor Approx Internal Floor Area
986 sq ft (91.6 sq m)

Guide Price £745,000 Freehold

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VIEWING

By appointment with Bracketts.

LOCATION

Heathfield 4.5 miles Royal Tunbridge Wells 17 miles Eastbourne 21 miles Dale Hill Golf Club 8 miles The development is set within the Sussex portion of the High Weald Area of Outstanding Natural Beauty "one of the best surviving medieval landscapes in Northern Europe" with assorted foot and bridle paths close by. Within a couple of miles is the picturesque, tree lined, village of Burwash, where "Batemans" the National Trust run Jacobean former home of Rudyard Kipling and a C of E primary school will be found.

DESCRIPTION

A most appealing detached new build residence, constructed with partially clad elevations under a pitched tiled roof. The property affords many low maintenance features and has Ecodan air sourced central heating with individually zoned underfloor heating to the ground floor. The property has been finished to a high standard with luxury sanitary ware throughout and a hand-built kitchen with Neff appliances. This unit has Amtico floor coverings and carpets throughout the accommodation which is arranged as follows:

Deep Storm Porch

Outside security light. Panelled Front Door with large decorative glazed features and an adjacent window to:

Generous Hallway

Understairs storage cupboard, step-in cloaks cupboard housing the electric consumer unit. Further downstairs storage cupboard.

Cloakroom

Generous wash basin with splashback and mirror above and cupboard beneath. WC. Spotlights. Extractor fan.

Sitting Room

Bay window to the front and glazed double doors to the side to an area of Indian stone paving. This room has an oak bressumer above a hand-crafted brick fireplace with a raised hearth and a wood burner. Oak double doors with glazed inserts to:

Kitchen/Family Room

The kitchen area having an L-shaped sweep of light granite and hand-painted door fronts to a hand-built kitchen with Neff

fitments. L-shaped sweep of working surface with a twin bowl stainless steel sink with swan neck mixer taps over and a four ring electric hob with a Neff extractor canopy and light above. There are assorted base units and an integrated dishwasher. Suspended wall cupboards. Double oven in a housing unit with a tall fridge and freezer concealed to either side. Central oak topped island with cupboards and display space/drawers beneath. The open plan vaulted family area is a great feature of the house and has triple aspects with windows to the side, bi-fold doors to the rear and double doors accessing the paved area to the front.

Dining Room/Study

Window to the side.

Turning stairs to:

First Floor Landing

Radiator, thermostat control. Shelved airing cupboard housing radiator.

Principal Bedroom

Bay window to the front with fine views and radiator set beneath. Feature recess. Remote for the shower in the en suite.

En Suite Bathroom

Duravit suite comprising a double ended bath with overflow filler and a hair rinser, generous areas of ceramic tiling providing splashback. Double width wash basin with twin waterfall taps, splashback and mirror above and storage beneath. WC. Electric shaver socket. Chrome towel rail/radiator. Double width shower cubicle with an Aqualisa shower having both a Deluge shower head and hand wand and fitted with a sliding glazed door, extractor and low voltage ceiling spotlights.

Guest Bedroom

Radiator beneath window to the rear.

En Suite Shower Room

A white suite comprising a double width shower cubicle accessed via a glazed sliding door. This is fully tiled, has a hand wand and a deluge shower head. Vanity shelf inset with a wash basin and cupboards beneath and a concealed WC cistern. Electric shaver socket. Ceramic wall tiles and a full width mirror. Chrome towel rail/radiator. Window to the rear.

Bedroom 3

Radiator beneath a window to the side and a Velux window to the front.

Bedroom 4

Radiator beneath a window to the rear with views.

Family Bathroom

A white suite comprising a double ended bath with a generous ceramic tiled splashback, adjacent to which is a fully tiled shower cubicle and a hand wand. Vanity style wash basin with a waterfall tap, splashback and mirror above and cupboard below. Concealed WC cistern. Window to the rear. Electric shaver socket. Chrome towel rail/radiator.

Attractive Top Floor Landing

Velux to the rear.

Bedroom 5

Radiator beneath a Velux to the rear.

Bedroom 6

Velux window to the rear, radiator. Eaves storage cupboard housing a tank and a further airing cupboard with the Ecodan warm air heating exchange unit and a pressurised hot water cylinder.

OUTSIDE

To the front of the property is a **Detached Double Garage** clad in timber under a pitched tiled roof accessed via electric up and over doors. This house enjoys a generous area of south facing lawn in front of the property which extends to the side. Here, there is also a large seating area paved in Indian stone. To the rear of the property there are further areas of lawn. Sleepers provide a raised bed and there is a further area of lawn and a small paved seating area. Outside taps power points and lights.

ROUTE TO VIEW

Leave Heathfield in an easterly direction on the A265 towards Etchingham, passing through Broad Oak and Burwash Common. Continue on this road and just past Foot's Lane on the right hand side, the entrance to the small development will be found on the left hand side, denoted by our 'For Sale' board.

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