



OLD STABLE, GREEN LANE

HEATHFIELD - GUIDE PRICE £625,000 - £650,000



WOOD & PILCHER

Old Stable

Green Lane,
Heathfield, TN21 8EP

Enclosed Porch - Entrance Hall - Sitting Room With Feature Brick Fire Surround - Dining Room - Study/Bedroom 4 - Remodelled En-Suite Shower Room - Spacious Landing - 3 Good Sized Bedrooms (2 With Views Towards The South Downs And The Coast) - Family Bathroom - Gated Shingled Driveway - Single Detached Garage With Electric Door - Large Mature Well Stocked Rear Garden

A charming detached 3/4 bedroom character home with grounds extending to approximately a quarter of an acre with beautifully maintained mature gardens and views towards the south coast from the first floor. The accommodation features 2 good sized reception rooms, a remodelled kitchen/breakfast room, study/4th bedroom with remodelled en-suite shower room and 3 further good sized bedrooms and bathroom on the first floor. There is a gated driveway to the front and a single detached garage.

ENCLOSED PORCH:

Stable front door. Beamed ceiling. Part panelled walls. Quarry tiled floor.

ENTRANCE HALL:

Leaded light double glazed windows. Wood effect flooring. Radiator. Coved ceiling. Inset spotlights. Under stairs storage cupboard.

SITTING ROOM:

Leaded light double glazed windows in the bay overlooking the garden and with distant views toward the South Downs. Feature brick fire surround with tiled hearth. Radiators. Coved ceiling. Inset spotlights. Double doors leading to:



DINING ROOM:

Wood effect flooring. Leaded light double glazed French doors opening out onto the patio and garden. Radiators. Coved ceiling. Inset spotlights.

REMODELLED KITCHEN/BREAKFAST ROOM:

Dual aspect with leaded light double glazed windows. Matching cream fronted wall and base cupboards. Wood effect worktops with inset sink. Space for a range style cooker and dishwasher. Integrated washing machine. Beamed ceiling. Radiator. Part panelled walls. Part tiled walls.

STUDY/BEDROOM FOUR:

Leaded light double glazed window. Wood effect flooring. Radiator. Coved ceiling. Inset spotlights.

REMODELLED EN-SUITE SHOWER ROOM:

Leaded light double glazed window. Shower cubicle with glass screen and sliding doors and electric shower. Tiled floor and walls. Inset wash basin with cupboards under. WC with concealed cistern. Heated towel rail. Extractor fan.

STAIRS LEADING TO A SPACIOUS LANDING:

With access to eaves storage spaces.

BEDROOM ONE:

Leaded light double glazed windows overlooking the garden and with fabulous views towards the South Downs. Range of fitted wardrobes. Further eaves storage cupboard. Radiators. Inset spotlights.

BEDROOM TWO:

Leaded light double glazed windows overlooking the garden and with views towards the south coast. Radiator.

BEDROOM THREE:

Leaded light double glazed window. Eaves storage cupboard. Radiator.



OUTSIDE:

A 5 bar gate leads to a shingle driveway. There is a single detached garage with electric up and over door, power and light. There is a particularly large well stocked mature rear garden with vast paved patio area, mature flower and shrub beds, extensive lawn, timber shed with power and light, side gate and a further timber shed at the bottom of the garden and an outside water tap.

SITUATION:

The property is conveniently located for access to Heathfield with its wide 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. Train stations at both Buxted and Stonegate are approximately 6 miles distant, 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 distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

TENURE:

Freehold

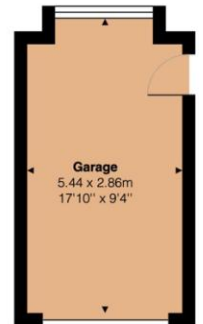
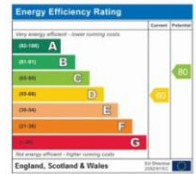
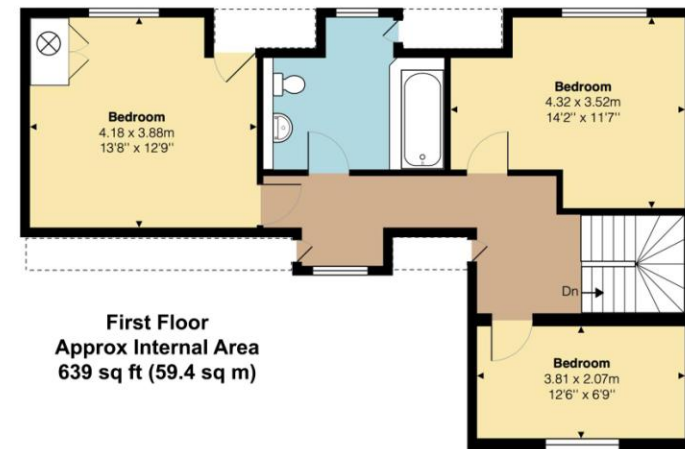
VIEWING:

By appointment with Wood & Pilcher 01435 862211

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Garage / Store
Approx Internal Area
164 sq ft (15.2 sq m)
(Not Shown In Correct
Location / Orientation)

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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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