



QUINCE TREE COTTAGE  
SCHOOL HILL, OLD HEATHFIELD - £460,000





# Quince Tree Cottage

School Hill, Old Heathfield,  
Heathfield, TN21 9AE

**Entrance Hall - Sitting Room With Feature Fireplace -  
Kitchen - Dining Room With Feature Fire Surround - Cellar  
- 3 Double Bedrooms On The First Floor - Re-Modelled  
Family Bathroom - Separate Shower Room - Attic  
Room/Fourth Bedroom - Boarded Attic Storage Room -  
Large Rear Garden - Shingle Driveway To A Single Garage -  
Outbuilding**

A charming character period cottage offering surprisingly spacious accommodation and being situated in the highly desirable village of Old Heathfield with nearby primary and secondary schools. The accommodation features a large dual aspect sitting room with open fire, separate dining room, modern fitted kitchen, 3 double bedrooms on the first floor with an attic room/fourth bedroom on the second floor, a re-modelled bright family bathroom plus separate shower room and large garden to the rear with single garage and attached outbuilding. NO ONWARD CHAIN.

## **ENTRANCE LOBBY:**

Wooden front door. Built in doaks cupboard.

## **SITTING ROOM:**

Dual aspect with double glazed windows overlooking the front and the rear garden. Feature fireplace with cast iron and tiled insert and tiled hearth. Picture rails. Electric storage heaters.

## **KITCHEN:**

Double glazed window. A range of white fronted matching wall and base cupboards. Wood effect worktop with inset one and a half bowl ceramic sink. Inset electric hob with oven under and filter hood above. Part tiled walls. Space for washing machine, dishwasher and upright fridge freezer.





**DINING ROOM:**

Double glazed window overlooking the rear garden. Picture rail. Electric storage heater. Feature fire surround and cast iron and tile insert.

**INNER LOBBY:**

Door to the cellar.

**STAIRS TO THE FIRST FLOOR LANDING:**

Double glazed window. Built in airing cupboard housing the hot water cylinder with slatted shelves above. Electric storage heater.

**FAMILY BATHROOM:**

Double glazed windows. Comprising of a white suite with panel enclosed bath. Tiled surround. WC. Electric heated towel rail. Vanity unit with inset wash basin and cupboards under.

**SHOWER ROOM:**

Shower cubicle. WC. Wash basin with tiled splashback. Extractor fan. Chrome heated towel rail.

**BEDROOM ONE:**

Double glazed window overlooking the garden and with far reaching countryside views. Built in wardrobe.

**BEDROOM TWO:**

Double glazed window. Built in wardrobe. Picture rail.

**BEDROOM THREE:**

Double glazed window overlooking the garden and with far reaching countryside views. Built in wardrobe and cupboard. Feature fire surround. Picture rail.

**STAIRS TO THE ATTIC ROOM/BEDROOM FOUR:**

Double glazed window enjoying far reaching countryside views. Door to:

**ATTIC STORAGE ROOM:**

Velux double glazed roof window. Boarded floor.

**OUTSIDE:**

The property is approached via a shingle driveway leading to a single garage with up and over door. There is an attached outbuilding and covered walk way. There is a large garden to rear mainly laid to lawn with mature trees and a raised decking.





### SITUATION:

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 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:

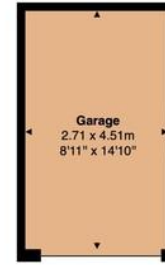
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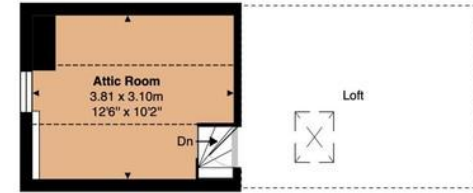


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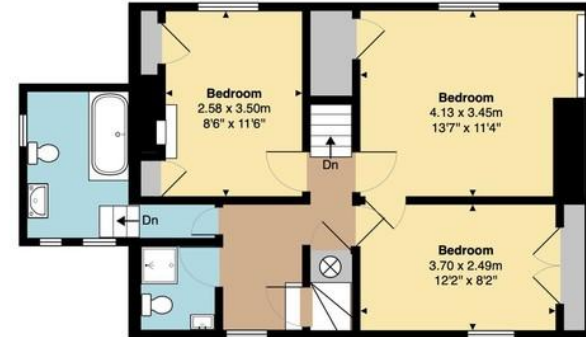
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**Garage**  
Approx Internal Area  
131 sq ft (12.2 sq m)  
(Not Shown In Correct  
Location / Orientation)



**Attic**  
Approx Internal Area  
127 sq ft (11.8 sq m)

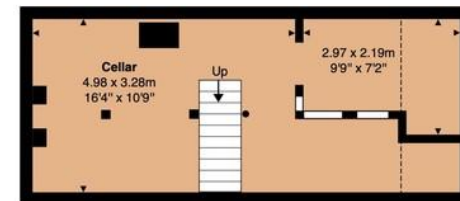


**First Floor**  
Approx Internal Area  
611 sq ft (56.8 sq m)

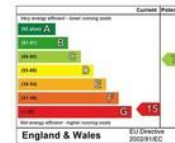


**Workshop / Store**  
Approx Internal Area  
143 sq ft (13.3 sq m)  
(Not Shown In Correct  
Location / Orientation)

**Ground Floor**  
Approx Internal Area  
546 sq ft (50.7 sq m)



**Cellar**  
Approx Internal Area  
286 sq ft (26.6 sq m)



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Old Heathfield, TN21 9AE**

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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