



TUDOR HOUSE, GHYLL ROAD
HEATHFIELD - GUIDE PRICE £700,000



WOOD & PILCHER

Tudor House

Ghyll Road,
Heathfield, TN21 0XJ

Reception Hall - Cloakroom - Study/Bedroom 5 - Sitting Room - Dining Room - Kitchen/Breakfast Room/Utility Room - 4 Double Bedrooms - En-Suite Shower - Dressing Area - Family Bathroom - Double Garage - Large Driveway - Beautifully Maintained Rear Garden

An attractive modern detached family home with beautifully maintained gardens. The accommodation features 2 good sized reception rooms, kitchen/breakfast room, study/5th bedroom, 4 further double bedrooms (the main bedroom with dressing area and en-suite shower room) and family bathroom. There is a wooden gated driveway to the front and a double garage.

Double glazed uPVC door leading to:

RECEPTION HALL:

Radiator.

CLOAKROOM:

Side aspect double glazed frosted window. Radiator. Pedestal wash basin with tiled splashback and mixer tap. Low level WC. House alarm system keypad.

SITTING ROOM:

Front aspect double glazed windows. Radiators. Log burner with granite surround and hearth. Single glazed French doors leading to:

DINING ROOM:

Rear aspect double glazed sliding door leading to rear garden. Radiator.



KITCHEN/BREAKFAST/UTILITY AREA:

Rear aspect double glazed window. Radiator. Range of wood effect wall and base cupboards with laminate worktop. Inset one and a half bowl stainless steel sink. Inset gas hob with extractor hood above. Built in double oven. Integrated fridge. Space for dishwasher. Part tiled walls. Laminate flooring. Door leading to rear garden.

STUDY/BEDROOM 5:

Rear aspect double glazed window. Radiator.

STAIRS LEADING TO FIRST FLOOR LANDING:

Front aspect double glazed window. Loft hatch with pull down ladder. Airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE:

Front aspect double glazed windows. Radiator. Fitted wardrobes. Benefits from a separate dressing area with further fitted wardrobe space. Leading to:

EN-SUITE SHOWER ROOM:

Rear aspect double glazed frosted window. Radiator. Part tiled walls. Pedestal wash basin. WC. Shower cubicle with screen and fitted unit.

BEDROOM TWO:

Rear aspect double glazed window. Radiator.

BEDROOM THREE:

Rear aspect double glazed window. Radiator. Wash basin and vanity unit under.

BEDROOM FOUR:

Rear aspect double glazed window. Radiator. Cloakroom - Low level WC. Wash basin with mixer tap, tiled splashback and vanity unit

FAMILY BATHROOM:

Front aspect double glazed frosted window. Heated towel rail. Fully tiled walls. Wall mounted wash basin. Low level WC. Panel enclosed bath with shower attachment and rail.



OUTSIDE:

To the front there is a gated entrance leading to driveway with parking for multiple vehicles. There is a double garage with up and over door, power and light and wall mounted gas fired boiler, space for fridge freezer, sink and plumbing for washing machine. In the rear garden there is a paved patio terrace with outside tap, side gate access and separate door to the garage. There is a landscape garden laid to lawn with raised shrub borders, cherry, plum, pear and apple trees, 2 sheds and a greenhouse.

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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



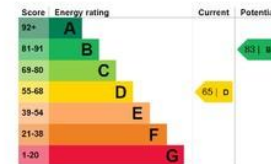
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Approx. Gross Internal Area
1985 ft² ... 184.4 m²

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.