



TANGLES, MUTTON HALL HILL  
HEATHFIELD - GUIDE PRICE £525,000 - £550,000





# Tangles

Mutton Hall Hill,  
Heathfield, TN21 8NE

**Porch/Enclosed Veranda - Entrance Hall - Cloakroom -  
Sitting Room - Kitchen/Breakfast Room - Utility Room -  
3 Double Bedrooms (Main With En-Suite Shower Room) -  
Single Bedroom - Family Bathroom - Gated Driveway With  
2 Bay Car Port & Additional Parking - Large Mature Tiered  
Rear Garden - Shed & Outbuilding**

A spacious 4 bedroom attached character home (Circa 1880) with a well maintained large rear garden, gated driveway to the front of the property with a 2 bay car port and additional parking. The accommodation features a large reception room, enclosed veranda currently used as an office, cloakroom, remodelled kitchen/breakfast room, utility room, 3 double bedrooms (main with en-suite shower room), single bedroom and family bathroom. NO ONWARD CHAIN.

Entrance leading into:

## **PORCH/ENCLOSED VERANDA:**

Feature double glazed sash wooden framed windows. Radiator. Currently being used as an office space.

## **CLOAKROOM:**

Front aspect double glazed sash wooden framed window. Heated towel rail. Low level WC. Wash hand basin with mixer tap.

## **ENTRANCE HALL:**

Original parquet flooring. Radiator. Under stairs storage.

## **SITTING ROOM:**

Side and front aspect double glazed sash wooden framed windows. Open fire place with mantle surround. Corner shelving unit. Radiator.





**KITCHEN/BREAKFAST ROOM:**

Rear aspect double glazed sash wooden framed windows overlooking rear garden. Radiators. Granite worktops. Range of wall and base cupboards. Island with built in storage. Aga. Space for fridge freezer, Range cooker, plumbing for dishwasher. Butler sink with mixer taps. Separate dining area. Double doors leading to rear garden.

**UTILITY ROOM:**

Double glazed sash wooden framed window. Wall units with white work surface. Stainless steel sink with mixer tap. Space and plumbing for washing machine, tumble dryer and fridge freezer. Part tiled walls.

**STAIRS LEADING TO FIRST FLOOR LANDING:**

Loft hatch.

**BEDROOM ONE:**

Front and side aspect double glazed sash wooden framed windows. Radiator. Loft hatch.

**EN-SUITE:**

Low level WC. Wall mounted unit. Pedestal wash hand basin. Shower cubicle with tiled walls and screen. Extractor fan. Airing cupboard.

**BEDROOM TWO:**

Front aspect double glazed sash wooden framed window. Bespoke integral/fitted bunk beds. Radiator. Fitted wardrobes.

**BEDROOM THREE:**

Side aspect double glazed sash wooden framed window. Radiator.

**BEDROOM FOUR:**

Front aspect double glazed sash wooden framed window. Radiator. Fitted wardrobes.

**FAMILY BATHROOM:**

Rear aspect double glazed sash wooden framed window. Heated towel rail. Low level WC. Bidet with mixer tap. Pedestal wash hand basin with mixer tap. Panel enclosed bath with shower attachment. Fully tiled walls.





### OUTSIDE:

In the large well maintained rear garden there is a patio area with outside power and light, leading to tiered garden with additional seating areas, large lawn surrounded by trees and matures flower and shrub borders, shed and additional outbuilding which could be used as office space/workshop with front and rear double glazed windows and power. There is also a herb garden and area for growing vegetables, pergola, summer house, log store and chicken run. To the front of the property there is a wooden gated entrance to large driveway with parking for multiple vehicles and a 2 bay car port.

### 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 including Waitrose. 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 and Lewes is approximately 13 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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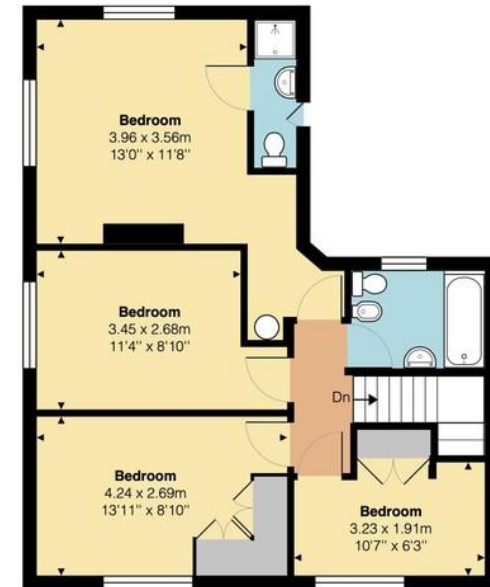
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	75   C
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**  
Approx Internal Area  
860 sq ft (79.9 sq m)



**First Floor**  
Approx Internal Area  
623 sq ft (57.8 sq m)

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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.