



GATE COTTAGE
CADE STREET, HEATHFIELD - £675,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

GATE COTTAGE
WOOD & PILCHER
FOR SALE
01435 862211

Gate Cottage

Cade Street,
Heathfield, TN21 9BS

Enclosed Porch - Entrance Hall - Cloakroom - 'L' Shaped Sitting Room With Wood Burner - Dining Room With Wood Burner - Kitchen/Breakfast Room - Landing - 5 Bedrooms - Family Bathroom Plus En-Suite Shower Room - Gated Driveway - Gardens & Grounds Extending To Approximately Two Thirds Of An Acre

An attractive and deceptively spacious detached 5 bedroom cottage the original house dating back to Circa 1850's. Set on a bold plot approaching two thirds of an acre with formal gardens and extensive lawned area. The accommodation features a large 'L' shaped sitting room with wood burning stove, separate large dining room also with wood burning stove, kitchen/breakfast room and family bathroom plus en-suite shower to the master bedroom. Situated in the Hamlet of Cade Street with easy access to Heathfield Community College and less than 2 miles from Heathfield Town Centre. NO ONWARD CHAIN.

ENCLOSED PORCH:

Double glazed front door. Double glazed side window. Quarry tiled floor.

ENTRANCE HALL:

Electric storage heater. Beamed ceiling. Mains operated smoke detector.

CLOAKROOM:

WC. Wash basin with tiled splashback. Extractor fan.

'L' SHAPED SITTING ROOM:

Double glazed windows. Wood burning stove. Beamed ceiling. Double glazed French doors leading to the garden. Battery operated carbon monoxide detector. Electric storage heater.

DINING ROOM:

Dual aspect with double glazed windows and double glazed French doors opening onto the garden. Wood Burning stove. Polished wooden flooring. Battery operated carbon monoxide detector. Electric storage heater.



KITCHEN/BREAKFAST ROOM:

Dual aspect with double glazed windows and double glazed door leading to the garden. Range of matching limed oak wall and base cupboards. Laminate worktops with inset ceramic sink. Space for a Range style cooker with filter hood above. Space for washing machine and tumble dryer. Tiled floor. Electric storage heater.

STAIRS TO THE FIRST FLOOR LANDING:

Access to the loft. Mains operated smoke detector.

BEDROOM ONE:

Double glazed windows overlooking the garden. Built in wardrobes and further eaves storage cupboard. Polished wooden flooring. Electric storage heater.

EN-SUITE SHOWER ROOM:

Large shower cubicle with thermostatic shower featuring a handheld shower and drencher head. WC. Wash basin with cupboard under. Tiled walls. Inset spotlights. Extractor fan. Chrome heated towel rail. Built in airing cupboard housing the hot water cylinder and with slatted shelves.

BEDROOM TWO:

Dual aspect with double glazed windows overlooking the gardens and fields beyond. Polished wooden flooring. Electric storage heater.

BEDROOM THREE:

Double glazed window. Beamed ceiling. Fitted wardrobe/cupboard. Electric storage heater.

BEDROOM FOUR:

Double glazed windows. Beamed ceiling. Picture rail. Fitted wardrobe/cupboard. Electric storage heater.

BEDROOM FIVE:

Double glazed windows overlooking the gardens and field beyond. Beamed ceiling. Electric storage heater.

FAMILY BATHROOM:

Double glazed window. Beamed ceiling. Tiled floor and walls. WC. Pedestal wash basin. Tile enclosed bath with electric shower over and folding glass shower screen. Chrome heated towel rail. Electric heater.

OUTSIDE:

A 5 bar gate opens into a shingle driveway providing parking for a number of vehicles. There is a large timber workshop, further timber shed, extensive lawn and shrub beds, raised timber decked area, summer house, covered hot tub, greenhouse and mature hedging.



SITUATION:

Situated on the borders of the hamlet of Cade Street and the desirable village of Old Heathfield. 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

COUNCIL TAX BAND:

E

VIEWING:

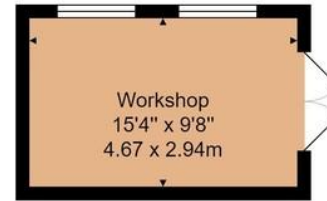
By appointment with Wood & Pilcher 01435 862211

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 obtained. 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

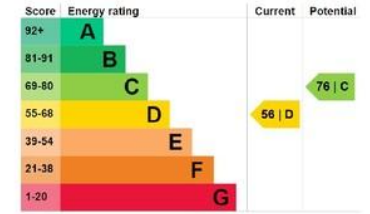


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

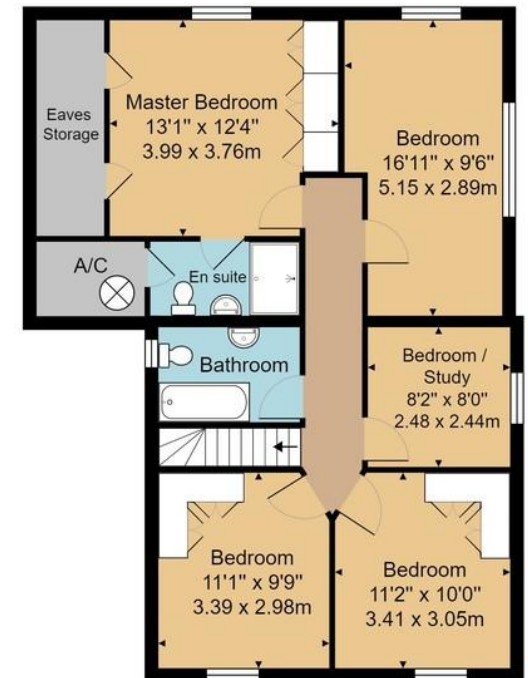
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1740 sq. ft / 161.6 sq. m
Outbuilding Approx. Internal Area 148 sq. ft / 13.7 sq. m

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.