



APRIL COTTAGE, GHYLL ROAD  
HEATHFIELD - GUIDE PRICE £725,000 - £750,000



## April Cottage

Ghyll Road,  
Heathfield, TN21 0XL

**Entrance Porch - Spacious Entrance Hall - Sitting Room - Dining Room - Study - Kitchen/Breakfast Room - Utility Room - Conservatory - Ground Floor Bathroom - First Floor Landing - Master Bedroom Plus En-Suite Bathroom - 4 Further Bedrooms - Family Bathroom - Large Driveway Providing Off Road Parking - Double Garage - Good Sized Garden**

Set within a wraparound garden yet walking distance to local shops, good choice of schools and the amenities of Heathfield, this detached five bedroom property with established garden, double garage, off street parking, tiled veranda and west facing patio offers a leafy, semi-rural lifestyle while still being within 15 minutes drive from railway stations serving London and the vibrant city of Brighton only a bus ride away. Inside the house the rooms are well proportioned with the high ceilings typical of the Edwardian era, a spacious hallway and a number of original features still in place while benefiting from the modern amenities of double glazing, electric shower, utility room, and conservatory. The well-established gardens offers different areas for relaxing, playing, entertaining or even harvesting your own fruit and vegetables with apple, plum, and pear trees and a vegetable plot, as well as a variety of rose bushes, and a wisteria that blooms over the balcony spanning the side length of the house. The double garage, shed and greenhouse offer opportunity for storage and/or more green-fingered activities while the bedrooms and bathrooms upstairs and three reception rooms, bathroom and conservatory downstairs offer plenty of space for friends, family, and flexible living, playing and working. The kitchen diner provides space for entertaining, with a door leading out to the garden as well as two doors leading out from the conservatory making it easy to appreciate the generous outside space. Viewing is fully recommended to appreciate this delightful property.

### **ENTRANCE PORCH:**

Glazed windows and quarry tiled flooring. Ceiling light. Original feature large FRONT door with glazed inset panels into:

### **SPACIOUS ENTRANCE HALL:**

Stairs and lift to first floor. Picture rail. Central heating thermostat. Radiators. Pine timber doors to:

### **SITTING ROOM:**

A dual aspect room with uPVC double glazed windows to rear and bay to side with door to terrace. Attractive fireplace with wood burning fire, paved hearth, tiled inset and timber surround. Picture rail. Radiators.

### **DINING ROOM:**

A dual aspect room with uPVC double glazed windows to front and bay to side with door to terrace. Feature fireplace (blocked off) with brick inset paved hearth and timber surround. Picture rail. Radiators.



**STUDY:**

uPVC double glazed window to side. Radiator.

**KITCHEN/BREAKFAST ROOM:**

A spacious room with the Kitchen area enjoying uPVC double glazed windows to the side and door to garden. Range of roll top work surfaces with inset one and a half bowl sink with mixer tap over and drainer aside. Space and fittings for gas range (available by separate negotiation) with fitted splashback and canopy style extractor hood over. Cupboard and drawer base units. Integrated dishwasher. Localised tiling. Matching wall mounted units with glazed display cabinets, open end displays shelving and plate/cup storage. Vinyl tiled effect flooring and timber ceiling panelling with downlighters. Breakfast area: Radiator. Door to conservatory and to:

**UTILITY ROOM:**

uPVC double glazed windows to side and door to rear access. Plumbing below for washing machine, space for fridge/freezer and wall mounted gas boiler and control panel. Ceramic tiled flooring.

**CONSERVATORY:**

Vaulted ceiling and range of double glazed panels and doors giving access to garden. Wall light points. Vinyl tiled effect flooring. Radiators.

**BATHROOM:**

Obscure uPVC double glazed windows to side. Fitted with a suite comprising of low level WC, panelled bath with tiled display shelf, pedestal wash basin. Vinyl tiled effect flooring. Radiator.

**FIRST FLOOR LANDING:**

Mid level uPVC double glazed window to side. Lift access. Fitted cupboards housing hot water tank and with adjoining storage. Radiators. Range of doors to:

**MASTER BEDROOM:**

A dual aspect room with uPVC double glazed windows to front and side incorporating a doorway to a raised balcony area with views over the townscape to the South Downs in the distance. Fitted wardrobe and linen storage cupboards. Radiators. Pine door to:

**EN-SUITE BATHROOM:**

uPVC double glazed window to front. Fitted with a suite of low level WC, wash basin inset into vanity unit, bidet, timber panelled bath with mixer tap/shower attachment over and timber panelling around.

**BEDROOM TWO:**

uPVC double glazed windows to side incorporating a doorway to a raised balcony area. Fitted wardrobe/linen storage either side of attractive feature fireplace with tiled inset and timber surround. Wash basin with tiled splashback. Radiators.

**BEDROOM THREE:**

uPVC double glazed windows to rear. Access to loft space. Radiator.



#### BEDROOM FOUR:

uPVC double glazed window to side. Attractive feature fireplace tiled inset and cast iron surround. Radiator.

#### BEDROOM FIVE/STUDY:

uPVC double glazed window to side. Radiator.

#### FAMILY BATHROOM:

Obscure uPVC double glazed windows to side. Fitted with a white suite comprising of low level WC, pedestal wash basin, enclosed Mira unit within shower cubicle, timber panelled bath. Half height tiling to walls. Radiator.

#### OUTSIDE:

The FRONT of the property benefits from a large driveway providing off-road parking for several vehicles, flower and shrub borders and access to a DOUBLE GARAGE with up/over door and personal door to side. Gated access either side of the property leads to a left hand side area with lawn, established shrubs and trees and terrace and to the right to the main area of GARDEN which is of a good size with patio terrace, areas of lawn mixed in with flower, fruit trees and shrub beds/borders, pathways and rear seating area. There is outside lighting, a water tap, greenhouse and garden shed.

**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

**COUNCIL TAX BAND:** F

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

**AGENTS NOTE:** Please note that not everything in the photography may be included in the sale. The property also benefits from solar panels that contribute to pre heating the hot water.

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



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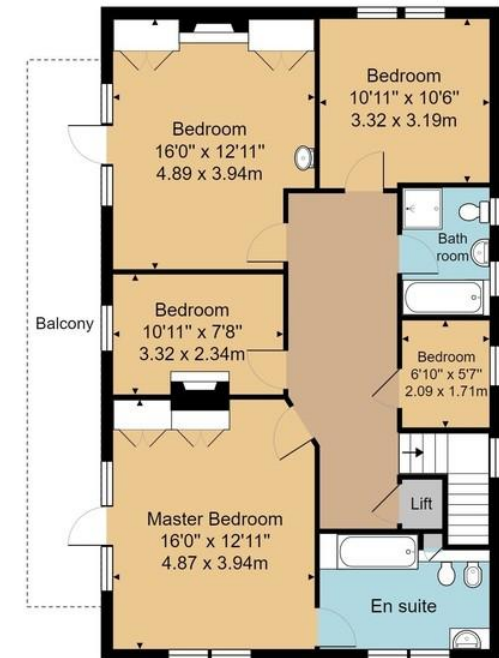
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	72 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 2284 sq. ft / 212.2 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 not 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.